

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00007-7501	1-00150-0015	1-00065-0006	
Condominium Section	0735-R1			
Address	1 COENTIES SLIP	122 DUANE STREET	21 MAIDEN LANE	
Neighborhood	FINANCIAL	CIVIC CENTER	FINANCIAL	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	42	26	32	
Year Built	1920	1920	1900	
Gross SqFt	36,500	29,165	37,800	
Estimated Gross Income	\$1,216,180	\$1,005,259	\$1,216,011	
Gross Income per SqFt	\$33.32	\$34.47	\$32.17	
Estimated Expense	\$293,460	\$199,927	\$348,140	
Expense SqFt	\$8.04	\$6.86	\$9.21	
Net Operating Income	\$922,720	\$805,332	\$867,871	
Full Market Value	\$7,156,000	\$4,207,000	\$5,876,000	
Market Value per SqFt	\$196.05	\$144.25	\$155.45	
Distance from Condominium in miles		0.87	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00008-7501	1-00140-0005	1-00079-0010	1-00068-0016
Condominium Section	1822-R1			
Address	39 WHITEHALL STREET	147 CHAMBERS STREET	17 JOHN STREET	84 WILLIAM STREET
Neighborhood	FINANCIAL	TRIBECA	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	78	123	114	123
Year Built	1985	1997	1920	1907
Gross SqFt	126,420	130,568	107,243	111,184
Estimated Gross Income	\$6,823,366	\$5,560,937	\$4,497,582	\$5,147,164
Gross Income per SqFt	\$53.97	\$42.59	\$41.94	\$46.29
Estimated Expense	\$1,638,934	\$1,407,390	\$1,276,764	\$1,445,424
Expense SqFt	\$12.96	\$10.78	\$11.91	\$13.00
Net Operating Income	\$5,184,432	\$4,153,547	\$3,220,818	\$3,701,740
Full Market Value	\$39,143,000	\$31,359,000	\$24,317,000	\$27,948,000
Market Value per SqFt	\$309.63	\$240.17	\$226.75	\$251.37
Distance from Condominium in miles		0.92	0.54	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00015-7501	1-00056-0004	1-00069-0018	
Condominium Section	1025-R1			
Address	17 BATTERY PLACE	90 WEST STREET	2 GOLD STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	RR-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	500	411	652	
Year Built		1908	2003	
Gross SqFt	554,174	357,001	627,330	
Estimated Gross Income	\$16,609,710	\$12,264,598	\$24,219,493	
Gross Income per SqFt	\$29.97	\$34.35	\$38.61	
Estimated Expense	\$3,668,467	\$3,184,917	\$6,529,718	
Expense SqFt	\$6.62	\$8.92	\$10.41	
Net Operating Income	\$12,941,243	\$9,079,681	\$17,689,775	
Full Market Value	\$93,405,000	\$68,552,000	\$133,558,000	
Market Value per SqFt	\$168.55	\$192.02	\$212.90	
Distance from Condominium in miles		0.30	0.48	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00015-7502	1-00027-0017	1-00017-0029	1-00021-0006
Condominium Section	1557-R1			
Address	20 WEST STREET	67 WALL STREET	90 WASHINGTON STREET	69 BROADWAY
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	282	323	399	245
Year Built	1930	1921	1969	1900
Gross SqFt	249,076	303,175	325,515	303,086
Estimated Gross Income	\$8,946,810	\$11,522,703	\$11,692,855	\$9,699,622
Gross Income per SqFt	\$35.92	\$38.01	\$35.92	\$32.00
Estimated Expense	\$2,744,818	\$3,764,017	\$3,588,447	\$2,542,914
Expense SqFt	\$11.02	\$12.42	\$11.02	\$8.39
Net Operating Income	\$6,201,992	\$7,758,686	\$8,104,408	\$7,156,708
Full Market Value	\$46,825,007	\$58,578,000	\$61,188,000	\$54,033,000
Market Value per SqFt	\$187.99	\$193.22	\$187.97	\$178.28
Distance from Condominium in miles		0.38	0.16	0.19

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00016-7501	1-00016-0195	1-00069-0006	1-00016-0020
<b>Condominium Section</b>	0308-R1			
<b>Address</b>	377 RECTOR PLACE	325 NORTH END AVENUE	211 PEARL STREET	70 BATTERY PLACE
<b>Neighborhood</b>	TRIBECA	TRIBECA	FINANCIAL	TRIBECA
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	239	276	194	210
<b>Year Built</b>	1985	2004	2007	1998
<b>Gross SqFt</b>	219,495	356,483	222,000	230,766
<b>Estimated Gross Income</b>	\$7,072,129	\$14,630,288	\$7,153,372	\$6,196,187
<b>Gross Income per SqFt</b>	\$32.22	\$41.04	\$32.22	\$26.85
<b>Estimated Expense</b>	\$1,169,908	\$4,350,285	\$1,184,231	\$1,722,965
<b>Expense SqFt</b>	\$5.33	\$12.20	\$5.33	\$7.47
<b>Net Operating Income</b>	\$5,902,221	\$10,280,003	\$5,969,141	\$4,473,222
<b>Full Market Value</b>	\$44,562,006	\$77,614,000	\$45,067,000	\$33,740,000
<b>Market Value per SqFt</b>	\$203.02	\$217.72	\$203.00	\$146.21
<b>Distance from Condominium in miles</b>		0.00	0.56	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00016-7502	1-00140-0005	1-00077-0024	1-00079-0010
<b>Condominium Section</b>	0313-R1			
<b>Address</b>	320 ALBANY STREET	147 CHAMBERS STREET	82 FULTON STREET	17 JOHN STREET
<b>Neighborhood</b>	TRIBECA	TRIBECA	FINANCIAL	FINANCIAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	133	123	205	114
<b>Year Built</b>	1986	1997	1900	1920
<b>Gross SqFt</b>	139,719	130,568	159,000	107,243
<b>Estimated Gross Income</b>	\$5,859,815	\$5,560,937	\$5,126,869	\$4,497,582
<b>Gross Income per SqFt</b>	\$41.94	\$42.59	\$32.24	\$41.94
<b>Estimated Expense</b>	\$1,664,053	\$1,407,390	\$1,387,789	\$1,276,764
<b>Expense SqFt</b>	\$11.91	\$10.78	\$8.73	\$11.91
<b>Net Operating Income</b>	\$4,195,762	\$4,153,547	\$3,739,080	\$3,220,818
<b>Full Market Value</b>	\$31,677,997	\$31,359,000	\$28,230,000	\$24,317,000
<b>Market Value per SqFt</b>	\$226.73	\$240.17	\$177.55	\$226.75
<b>Distance from Condominium in miles</b>		0.47	0.54	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7503	1-00079-0010	1-00140-0005	1-00068-0016
Condominium Section	0385-R1			
Address	250 SOUTH END AVENUE	17 JOHN STREET	147 CHAMBERS STREET	84 WILLIAM STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	FINANCIAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	109	114	123	123
Year Built	1985	1920	1997	1907
Gross SqFt	105,000	107,243	130,568	111,184
Estimated Gross Income	\$4,471,950	\$4,497,582	\$5,560,937	\$5,147,164
Gross Income per SqFt	\$42.59	\$41.94	\$42.59	\$46.29
Estimated Expense	\$1,131,900	\$1,276,764	\$1,407,390	\$1,445,424
Expense SqFt	\$10.78	\$11.91	\$10.78	\$13.00
Net Operating Income	\$3,340,050	\$3,220,818	\$4,153,547	\$3,701,740
Full Market Value	\$19,435,362	\$24,317,000	\$31,359,000	\$27,948,000
Market Value per SqFt	\$185.10	\$226.75	\$240.17	\$251.37
Distance from Condominium in miles		0.40	0.47	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7504	1-00079-0010	1-00053-0033	1-00140-0005
Condominium Section	0360-R1			
Address	300 ALBANY STREET	17 JOHN STREET	110 GREENWICH STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	FINANCIAL	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	107	114	61	123
Year Built	1986	1920	1929	1997
Gross SqFt	87,479	107,243	57,941	130,568
Estimated Gross Income	\$3,668,869	\$4,497,582	\$2,051,698	\$5,560,937
Gross Income per SqFt	\$41.94	\$41.94	\$35.41	\$42.59
Estimated Expense	\$1,041,875	\$1,276,764	\$663,933	\$1,407,390
Expense SqFt	\$11.91	\$11.91	\$11.46	\$10.78
Net Operating Income	\$2,626,994	\$3,220,818	\$1,387,765	\$4,153,547
Full Market Value	\$19,833,999	\$24,317,000	\$10,045,000	\$31,359,000
Market Value per SqFt	\$226.73	\$226.75	\$173.37	\$240.17
Distance from Condominium in miles		0.40	0.22	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7505	1-00016-0190	1-00016-0221	
Condominium Section	0371-R1			
Address	380 RECTOR PLACE	22 RIVER TERRACE	201 WARREN STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	247	324	152	
Year Built	1987	2000	1998	
Gross SqFt	255,845	331,500	244,617	
Estimated Gross Income	\$9,801,422	\$13,664,355	\$8,659,776	
Gross Income per SqFt	\$38.31	\$41.22	\$35.40	
Estimated Expense	\$2,499,606	\$2,925,339	\$2,622,848	
Expense SqFt	\$9.77	\$8.82	\$10.72	
Net Operating Income	\$7,301,816	\$10,739,016	\$6,036,928	
Full Market Value	\$55,129,007	\$81,080,000	\$45,579,000	
Market Value per SqFt	\$215.48	\$244.59	\$186.33	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7506	1-00079-0010	1-00140-0005	1-00053-0033
Condominium Section	0398-R1			
Address	280 RECTOR PLACE	17 JOHN STREET	147 CHAMBERS STREET	110 GREENWICH STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	FINANCIAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	121	114	123	61
Year Built	1985	1920	1997	1929
Gross SqFt	106,129	107,243	130,568	57,941
Estimated Gross Income	\$4,451,050	\$4,497,582	\$5,560,937	\$2,051,698
Gross Income per SqFt	\$41.94	\$41.94	\$42.59	\$35.41
Estimated Expense	\$1,263,996	\$1,276,764	\$1,407,390	\$663,933
Expense SqFt	\$11.91	\$11.91	\$10.78	\$11.46
Net Operating Income	\$3,187,054	\$3,220,818	\$4,153,547	\$1,387,765
Full Market Value	\$24,062,007	\$24,317,000	\$31,359,000	\$10,045,000
Market Value per SqFt	\$226.72	\$226.75	\$240.17	\$173.37
Distance from Condominium in miles		0.40	0.47	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7507	1-00140-0005	1-00079-0010	1-00077-0001
Condominium Section	0450-R1			
Address	300 RECTOR PLACE	147 CHAMBERS STREET	17 JOHN STREET	87 JOHN STREET
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	154	123	114	163
Year Built	1986	1997	1920	1926
Gross SqFt	126,008	130,568	107,243	160,000
Estimated Gross Income	\$5,284,776	\$5,560,937	\$4,497,582	\$5,328,325
Gross Income per SqFt	\$41.94	\$42.59	\$41.94	\$33.30
Estimated Expense	\$1,500,755	\$1,407,390	\$1,276,764	\$1,895,424
Expense SqFt	\$11.91	\$10.78	\$11.91	\$11.85
Net Operating Income	\$3,784,021	\$4,153,547	\$3,220,818	\$3,432,901
Full Market Value	\$28,569,001	\$31,359,000	\$24,317,000	\$25,918,000
Market Value per SqFt	\$226.72	\$240.17	\$226.75	\$161.99
Distance from Condominium in miles		0.47	0.40	0.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7508	1-00126-0027	1-00056-0004	1-00026-0021
Condominium Section	0498-R1			
Address	200 RECTOR PLACE	38 MURRAY STREET	90 WEST STREET	45 WALL STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	546	392	411	439
Year Built	1987	1964	1908	1958
Gross SqFt	586,224	620,552	357,001	493,187
Estimated Gross Income	\$20,136,794	\$21,811,884	\$12,264,598	\$16,176,578
Gross Income per SqFt	\$34.35	\$35.15	\$34.35	\$32.80
Estimated Expense	\$5,229,118	\$5,709,711	\$3,184,917	\$3,835,292
Expense SqFt	\$8.92	\$9.20	\$8.92	\$7.78
Net Operating Income	\$14,907,676	\$16,102,173	\$9,079,681	\$12,341,286
Full Market Value	\$112,553,026	\$121,572,000	\$68,552,000	\$93,177,000
Market Value per SqFt	\$192.00	\$195.91	\$192.02	\$188.93
Distance from Condominium in miles		0.39	0.13	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7509	1-00140-0005	1-00016-0221	
Condominium Section	0621-R1			
Address	21 SOUTH END AVENUE	147 CHAMBERS STREET	201 WARREN STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	182	123	152	
Year Built	1988	1997	1998	
Gross SqFt	208,281	130,568	244,617	
Estimated Gross Income	\$8,122,959	\$5,560,937	\$8,659,776	
Gross Income per SqFt	\$39.00	\$42.59	\$35.40	
Estimated Expense	\$2,239,021	\$1,407,390	\$2,622,848	
Expense SqFt	\$10.75	\$10.78	\$10.72	
Net Operating Income	\$5,883,938	\$4,153,547	\$6,036,928	
Full Market Value	\$44,424,000	\$31,359,000	\$45,579,000	
Market Value per SqFt	\$213.29	\$240.17	\$186.33	
Distance from Condominium in miles		0.47	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7510	1-00016-0190	1-00016-0195	1-00016-0210
Condominium Section	0779-R1			
Address	99 BATTERY PLACE	22 RIVER TERRACE	325 NORTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	293	324	276	341
Year Built	1988	2000	2004	1998
Gross SqFt	341,489	331,500	356,483	357,000
Estimated Gross Income	\$14,014,709	\$13,664,355	\$14,630,288	\$12,766,388
Gross Income per SqFt	\$41.04	\$41.22	\$41.04	\$35.76
Estimated Expense	\$4,166,166	\$2,925,339	\$4,350,285	\$3,049,238
Expense SqFt	\$12.20	\$8.82	\$12.20	\$8.54
Net Operating Income	\$9,848,543	\$10,739,016	\$10,280,003	\$9,717,150
Full Market Value	\$74,356,990	\$81,080,000	\$77,614,000	\$73,365,000
Market Value per SqFt	\$217.74	\$244.59	\$217.72	\$205.50
Distance from Condominium in miles		0.00	0.00	0.00

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7511	1-00140-0005	1-00641-0017	1-00768-0059
Condominium Section	0780-R1			
Address	2 SOUTH END AVENUE	147 CHAMBERS STREET	379 WEST 12 STREET	238 WEST 19 STREET
Neighborhood	TRIBECA	TRIBECA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	163	123	148	202
Year Built	1990	1997	1996	1986
Gross SqFt	156,260	130,568	123,646	157,364
Estimated Gross Income	\$6,347,281	\$5,560,937	\$5,022,378	\$5,255,721
Gross Income per SqFt	\$40.62	\$42.59	\$40.62	\$33.40
Estimated Expense	\$1,521,972	\$1,407,390	\$1,204,175	\$1,649,996
Expense SqFt	\$9.74	\$10.78	\$9.74	\$10.49
Net Operating Income	\$4,825,309	\$4,153,547	\$3,818,203	\$3,605,725
Full Market Value	\$36,430,997	\$31,359,000	\$28,828,000	\$27,223,000
Market Value per SqFt	\$233.14	\$240.17	\$233.15	\$172.99
Distance from Condominium in miles		0.47	1.89	2.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7513	1-00016-0185	1-00140-0005	1-00412-0053
Condominium Section	1217-R1			
Address	25 BATTERY PLACE	211 NORTH END AVENUE	147 CHAMBERS STREET	207 EAST HOUSTON STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	117	256	123	244
Year Built	2003	2004	1997	2006
Gross SqFt	267,723	278,142	130,568	209,499
Estimated Gross Income	\$11,798,553	\$12,820,516	\$5,560,937	\$9,232,030
Gross Income per SqFt	\$44.07	\$46.09	\$42.59	\$44.07
Estimated Expense	\$3,185,904	\$3,774,188	\$1,407,390	\$2,492,648
Expense SqFt	\$11.90	\$13.57	\$10.78	\$11.90
Net Operating Income	\$8,612,649	\$9,046,328	\$4,153,547	\$6,739,382
Full Market Value	\$65,025,999	\$68,300,000	\$31,359,000	\$50,882,000
Market Value per SqFt	\$242.89	\$245.56	\$240.17	\$242.87
Distance from Condominium in miles		0.00	0.47	1.67

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7514	1-00016-0195	1-00016-0210	
Condominium Section	1623-R1			
Address	30 WEST STREET	325 NORTH END AVENUE	399 CHAMBERS STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	234	276	341	
Year Built	2006	2004	1998	
Gross SqFt	431,824	356,483	357,000	
Estimated Gross Income	\$16,582,042	\$14,630,288	\$12,766,388	
Gross Income per SqFt	\$38.40	\$41.04	\$35.76	
Estimated Expense	\$4,478,015	\$4,350,285	\$3,049,238	
Expense SqFt	\$10.37	\$12.20	\$8.54	
Net Operating Income	\$12,104,027	\$10,280,003	\$9,717,150	
Full Market Value	\$91,386,007	\$77,614,000	\$73,365,000	
Market Value per SqFt	\$211.63	\$217.72	\$205.50	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7515	1-00016-0185	1-00224-0001	1-00412-0053
Condominium Section	1848-R1			
Address	225 RECTOR PLACE	211 NORTH END AVENUE	450 WASHINGTON STREET	207 EAST HOUSTON STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	304	256	286	244
Year Built	1985	2004	2007	2006
Gross SqFt	257,848	278,142	305,542	209,499
Estimated Gross Income	\$11,363,361	\$12,820,516	\$13,045,283	\$9,232,030
Gross Income per SqFt	\$44.07	\$46.09	\$42.70	\$44.07
Estimated Expense	\$3,068,391	\$3,774,188	\$3,556,196	\$2,492,648
Expense SqFt	\$11.90	\$13.57	\$11.64	\$11.90
Net Operating Income	\$8,294,970	\$9,046,328	\$9,489,087	\$6,739,382
Full Market Value	\$62,626,989	\$68,300,000	\$71,643,000	\$50,882,000
Market Value per SqFt	\$242.88	\$245.56	\$234.48	\$242.87
Distance from Condominium in miles		0.00	0.93	1.67

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7516	1-00016-0190	1-00016-0185	1-00224-0001
Condominium Section	1858-R1			
Address	1 RIVER TERRACE	22 RIVER TERRACE	211 NORTH END AVENUE	450 WASHINGTON STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	256	324	256	286
Year Built	2006	2000	2004	2007
Gross SqFt	434,398	331,500	278,142	305,542
Estimated Gross Income	\$18,548,795	\$13,664,355	\$12,820,516	\$13,045,283
Gross Income per SqFt	\$42.70	\$41.22	\$46.09	\$42.70
Estimated Expense	\$5,056,393	\$2,925,339	\$3,774,188	\$3,556,196
Expense SqFt	\$11.64	\$8.82	\$13.57	\$11.64
Net Operating Income	\$13,492,402	\$10,739,016	\$9,046,328	\$9,489,087
Full Market Value	\$101,868,002	\$81,080,000	\$68,300,000	\$71,643,000
Market Value per SqFt	\$234.50	\$244.59	\$245.56	\$234.48
Distance from Condominium in miles		0.00	0.00	0.93

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7517	1-00016-0195	1-00016-0210	
Condominium Section	1902-R1			
Address	70 BATTERY PLACE	325 NORTH END AVENUE	399 CHAMBERS STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	249	276	341	
Year Built	2006	2004	1998	
Gross SqFt	438,177	356,483	357,000	
Estimated Gross Income	\$16,825,997	\$14,630,288	\$12,766,388	
Gross Income per SqFt	\$38.40	\$41.04	\$35.76	
Estimated Expense	\$4,543,895	\$4,350,285	\$3,049,238	
Expense SqFt	\$10.37	\$12.20	\$8.54	
Net Operating Income	\$12,282,102	\$10,280,003	\$9,717,150	
Full Market Value	\$92,729,993	\$77,614,000	\$73,365,000	
Market Value per SqFt	\$211.63	\$217.72	\$205.50	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00016-7518	1-00412-0053	1-00016-0221	
<b>Condominium Section</b>	2198-R1			
<b>Address</b>	333 RECTOR PLACE	207 EAST HOUSTON STREET	201 WARREN STREET	
<b>Neighborhood</b>	TRIBECA	LOWER EAST SIDE	TRIBECA	
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
<b>Total Units</b>	174	244	152	
<b>Year Built</b>	1985	2006	1998	
<b>Gross SqFt</b>	237,725	209,499	244,617	
<b>Estimated Gross Income</b>	\$9,447,192	\$9,232,030	\$8,659,776	
<b>Gross Income per SqFt</b>	\$39.74	\$44.07	\$35.40	
<b>Estimated Expense</b>	\$2,688,670	\$2,492,648	\$2,622,848	
<b>Expense SqFt</b>	\$11.31	\$11.90	\$10.72	
<b>Net Operating Income</b>	\$6,758,522	\$6,739,382	\$6,036,928	
<b>Full Market Value</b>	\$51,026,997	\$50,882,000	\$45,579,000	
<b>Market Value per SqFt</b>	\$214.65	\$242.87	\$186.33	
<b>Distance from Condominium in miles</b>		1.67	0.00	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00017-7502	1-00097-0024	1-00097-0001	1-00079-0010
<b>Condominium Section</b>	1192-R1			
<b>Address</b>	33 RECTOR STREET	225 FRONT STREET	119 SOUTH STREET	17 JOHN STREET
<b>Neighborhood</b>	FINANCIAL	SOUTHBRIDGE	SOUTHBRIDGE	FINANCIAL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	13	13	17	114
<b>Year Built</b>	1920	1900	1900	1920
<b>Gross SqFt</b>	37,236	15,400	14,053	107,243
<b>Estimated Gross Income</b>	\$1,510,665	\$591,929	\$570,155	\$4,497,582
<b>Gross Income per SqFt</b>	\$40.57	\$38.44	\$40.57	\$41.94
<b>Estimated Expense</b>	\$252,088	\$177,940	\$95,203	\$1,276,764
<b>Expense SqFt</b>	\$6.77	\$11.55	\$6.77	\$11.91
<b>Net Operating Income</b>	\$1,258,577	\$413,989	\$474,952	\$3,220,818
<b>Full Market Value</b>	\$9,502,001	\$3,126,000	\$3,586,000	\$24,317,000
<b>Market Value per SqFt</b>	\$255.18	\$202.99	\$255.18	\$226.75
<b>Distance from Condominium in miles</b>		0.67	0.67	0.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00018-7501	1-00016-0185	1-00033-0011	1-00224-0001
<b>Condominium Section</b>	1741-R1			
<b>Address</b>	13 RECTOR STREET	211 NORTH END AVENUE	95 WALL STREET	450 WASHINGTON STREET
<b>Neighborhood</b>	FINANCIAL	TRIBECA	FINANCIAL	TRIBECA
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	452	256	510	286
<b>Year Built</b>	1956	2004	1969	2007
<b>Gross SqFt</b>	316,810	278,142	456,001	305,542
<b>Estimated Gross Income</b>	\$13,787,571	\$12,820,516	\$19,844,548	\$13,045,283
<b>Gross Income per SqFt</b>	\$43.52	\$46.09	\$43.52	\$42.70
<b>Estimated Expense</b>	\$4,467,021	\$3,774,188	\$6,427,524	\$3,556,196
<b>Expense SqFt</b>	\$14.10	\$13.57	\$14.10	\$11.64
<b>Net Operating Income</b>	\$9,320,550	\$9,046,328	\$13,417,024	\$9,489,087
<b>Full Market Value</b>	\$70,370,007	\$68,300,000	\$90,733,000	\$71,643,000
<b>Market Value per SqFt</b>	\$222.12	\$245.56	\$198.98	\$234.48
<b>Distance from Condominium in miles</b>		0.33	0.40	1.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00024-7501	1-00016-0221	1-00016-0190	1-00521-0045
<b>Condominium Section</b>	1912-R1			
<b>Address</b>	40 BROAD STREET	201 WARREN STREET	22 RIVER TERRACE	303 ELIZABETH STREET
<b>Neighborhood</b>	FINANCIAL	TRIBECA	TRIBECA	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	162	152	324	195
<b>Year Built</b>	1982	1998	2000	1991
<b>Gross SqFt</b>	231,300	244,617	331,500	187,368
<b>Estimated Gross Income</b>	\$9,462,483	\$8,659,776	\$13,664,355	\$7,665,420
<b>Gross Income per SqFt</b>	\$40.91	\$35.40	\$41.22	\$40.91
<b>Estimated Expense</b>	\$1,804,140	\$2,622,848	\$2,925,339	\$1,461,850
<b>Expense SqFt</b>	\$7.80	\$10.72	\$8.82	\$7.80
<b>Net Operating Income</b>	\$7,658,343	\$6,036,928	\$10,739,016	\$6,203,570
<b>Full Market Value</b>	\$57,820,986	\$45,579,000	\$81,080,000	\$46,837,000
<b>Market Value per SqFt</b>	\$249.98	\$186.33	\$244.59	\$249.97
<b>Distance from Condominium in miles</b>		0.44	0.44	1.64

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00025-7501	1-00031-0001	1-00033-0011	1-00016-0195
Condominium Section	1957-R1			
Address	15 WILLIAM STREET	10 HANOVER SQUARE	95 WALL STREET	325 NORTH END AVENUE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	320	497	510	276
Year Built	2005	1972	1969	2004
Gross SqFt	477,747	487,404	456,001	356,483
Estimated Gross Income	\$19,606,737	\$18,953,270	\$19,844,548	\$14,630,288
Gross Income per SqFt	\$41.04	\$38.89	\$43.52	\$41.04
Estimated Expense	\$5,828,513	\$5,194,568	\$6,427,524	\$4,350,285
Expense SqFt	\$12.20	\$10.66	\$14.10	\$12.20
Net Operating Income	\$13,778,224	\$13,758,702	\$13,417,024	\$10,280,003
Full Market Value	\$104,026,043	\$103,878,000	\$90,733,000	\$77,614,000
Market Value per SqFt	\$217.74	\$213.13	\$198.98	\$217.72
Distance from Condominium in miles		0.13	0.18	0.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00026-7501	1-00919-0014	1-00604-0033	
Condominium Section	1480-R1			
Address	15 BROAD STREET	240 EAST 39 STREET	633 WASHINGTON STREET	
Neighborhood	FINANCIAL	MURRAY HILL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	382	470	414	
Year Built	1914	1997	1892	
Gross SqFt	648,926	624,519	553,000	
Estimated Gross Income	\$28,721,465	\$24,519,187	\$27,233,666	
Gross Income per SqFt	\$44.26	\$39.26	\$49.25	
Estimated Expense	\$6,995,422	\$6,058,772	\$6,550,971	
Expense SqFt	\$10.78	\$9.70	\$11.85	
Net Operating Income	\$21,726,043	\$18,460,415	\$20,682,695	
Full Market Value	\$164,031,994	\$139,376,000	\$156,155,000	
Market Value per SqFt	\$252.77	\$223.17	\$282.38	
Distance from Condominium in miles		3.40	1.80	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00027-7501	1-00068-0016	1-00079-0010	
Condominium Section	1424-R1			
Address	55 WALL STREET	84 WILLIAM STREET	17 JOHN STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	107	123	114	
Year Built	1836	1907	1920	
Gross SqFt	159,544	111,184	107,243	
Estimated Gross Income	\$7,039,081	\$5,147,164	\$4,497,582	
Gross Income per SqFt	\$44.12	\$46.29	\$41.94	
Estimated Expense	\$1,987,918	\$1,445,424	\$1,276,764	
Expense SqFt	\$12.46	\$13.00	\$11.91	
Net Operating Income	\$5,051,163	\$3,701,740	\$3,220,818	
Full Market Value	\$38,135,998	\$27,948,000	\$24,317,000	
Market Value per SqFt	\$239.03	\$251.37	\$226.75	
Distance from Condominium in miles		0.16	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00027-7502	1-00016-0210	1-00016-0190	1-00016-0195
Condominium Section	1991-R1			
Address	20 EXCHANGE PLACE	399 CHAMBERS STREET	22 RIVER TERRACE	325 NORTH END AVENUE
Neighborhood	FINANCIAL	TRIBECA	TRIBECA	TRIBECA
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	350	341	324	276
Year Built	1929	1998	2000	2004
Gross SqFt	346,789	357,000	331,500	356,483
Estimated Gross Income	\$13,890,120	\$12,766,388	\$13,664,355	\$14,630,288
Gross Income per SqFt	\$40.05	\$35.76	\$41.22	\$41.04
Estimated Expense	\$3,648,220	\$3,049,238	\$2,925,339	\$4,350,285
Expense SqFt	\$10.52	\$8.54	\$8.82	\$12.20
Net Operating Income	\$10,241,900	\$9,717,150	\$10,739,016	\$10,280,003
Full Market Value	\$80,272,000	\$73,365,000	\$81,080,000	\$77,614,000
Market Value per SqFt	\$231.47	\$205.50	\$244.59	\$217.72
Distance from Condominium in miles		0.53	0.53	0.53

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00028-7501	1-00079-0010	1-00053-0033	1-00283-0024
<b>Condominium Section</b>	1590-R1			
<b>Address</b>	82 BEAVER STREET	17 JOHN STREET	110 GREENWICH STREET	10 RUTGERS STREET
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	FINANCIAL	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	126	114	61	89
<b>Year Built</b>	1987	1920	1929	2001
<b>Gross SqFt</b>	96,902	107,243	57,941	75,953
<b>Estimated Gross Income</b>	\$3,431,300	\$4,497,582	\$2,051,698	\$2,635,552
<b>Gross Income per SqFt</b>	\$35.41	\$41.94	\$35.41	\$34.70
<b>Estimated Expense</b>	\$1,110,497	\$1,276,764	\$663,933	\$622,912
<b>Expense SqFt</b>	\$11.46	\$11.91	\$11.46	\$8.20
<b>Net Operating Income</b>	\$2,320,803	\$3,220,818	\$1,387,765	\$2,012,640
<b>Full Market Value</b>	\$17,522,000	\$24,317,000	\$10,045,000	\$15,195,000
<b>Market Value per SqFt</b>	\$180.82	\$226.75	\$173.37	\$200.06
<b>Distance from Condominium in miles</b>		0.35	0.36	1.07

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00029-7501	1-00078-0001	1-00065-0020	1-00092-0017
<b>Condominium Section</b>	1002-R1			
<b>Address</b>	48 BEAVER STREET	135 WILLIAM STREET	12 JOHN STREET	47 ANN STREET
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	FINANCIAL	SOUTHBRIDGE
<b>Building Classification</b>	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	40	32	20	13
<b>Year Built</b>	1920	1905	1900	1935
<b>Gross SqFt</b>	65,396	76,988	31,118	24,610
<b>Estimated Gross Income</b>	\$1,528,305	\$1,798,849	\$771,607	\$551,978
<b>Gross Income per SqFt</b>	\$23.37	\$23.37	\$24.80	\$22.43
<b>Estimated Expense</b>	\$529,708	\$623,688	\$187,390	\$152,650
<b>Expense SqFt</b>	\$8.10	\$8.10	\$6.02	\$6.20
<b>Net Operating Income</b>	\$998,597	\$1,175,161	\$584,217	\$399,328
<b>Full Market Value</b>	\$7,230,300	\$8,737,000	\$4,385,000	\$2,950,000
<b>Market Value per SqFt</b>	\$110.56	\$113.49	\$140.92	\$119.87
<b>Distance from Condominium in miles</b>		0.37	0.35	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00029-7503	1-00097-0024	1-00065-0006	1-00175-0020
Condominium Section	1541-R1			
Address	21 SOUTH WILLIAM STREET	225 FRONT STREET	21 MAIDEN LANE	43 WHITE STREET
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	31	13	32	18
Year Built	1900	1900	1900	1915
Gross SqFt	20,308	15,400	37,800	33,500
Estimated Gross Income	\$733,322	\$591,929	\$1,216,011	\$1,209,601
Gross Income per SqFt	\$36.11	\$38.44	\$32.17	\$36.11
Estimated Expense	\$205,517	\$177,940	\$348,140	\$338,906
Expense SqFt	\$10.12	\$11.55	\$9.21	\$10.12
Net Operating Income	\$527,805	\$413,989	\$867,871	\$870,695
Full Market Value	\$3,985,002	\$3,126,000	\$5,876,000	\$6,574,000
Market Value per SqFt	\$196.23	\$202.99	\$155.45	\$196.24
Distance from Condominium in miles		0.49	0.38	1.02

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00031-7501	1-00027-0009	1-00016-0210	
Condominium Section	1836-R1			
Address	75 WALL STREET	63 WALL STREET	399 CHAMBERS STREET	
Neighborhood	FINANCIAL	FINANCIAL	TRIBECA	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	347	482	341	
Year Built	1987	1929	1998	
Gross SqFt	422,833	400,531	357,000	
Estimated Gross Income	\$15,940,804	\$15,871,507	\$12,766,388	
Gross Income per SqFt	\$37.70	\$39.63	\$35.76	
Estimated Expense	\$4,287,527	\$4,698,800	\$3,049,238	
Expense SqFt	\$10.14	\$11.73	\$8.54	
Net Operating Income	\$11,653,277	\$11,172,707	\$9,717,150	
Full Market Value	\$87,981,999	\$84,354,000	\$73,365,000	
Market Value per SqFt	\$208.08	\$210.61	\$205.50	
Distance from Condominium in miles		0.06	0.60	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00039-7501	1-00079-0010	1-00140-0005	
<b>Condominium Section</b>	0122-R1			
<b>Address</b>	164 PEARL STREET	17 JOHN STREET	147 CHAMBERS STREET	
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	TRIBECA	
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	121	114	123	
<b>Year Built</b>	1956	1920	1997	
<b>Gross SqFt</b>	109,468	107,243	130,568	
<b>Estimated Gross Income</b>	\$4,627,212	\$4,497,582	\$5,560,937	
<b>Gross Income per SqFt</b>	\$42.27	\$41.94	\$42.59	
<b>Estimated Expense</b>	\$1,242,462	\$1,276,764	\$1,407,390	
<b>Expense SqFt</b>	\$11.35	\$11.91	\$10.78	
<b>Net Operating Income</b>	\$3,384,750	\$3,220,818	\$4,153,547	
<b>Full Market Value</b>	\$25,555,006	\$24,317,000	\$31,359,000	
<b>Market Value per SqFt</b>	\$233.45	\$226.75	\$240.17	
<b>Distance from Condominium in miles</b>		0.33	0.74	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00041-7501	1-00053-0033	1-00150-0015	1-00065-0006
<b>Condominium Section</b>	1054-R1			
<b>Address</b>	50 PINE STREET	110 GREENWICH STREET	122 DUANE STREET	21 MAIDEN LANE
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	CIVIC CENTER	FINANCIAL
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	20	61	26	32
<b>Year Built</b>	1902	1929	1920	1900
<b>Gross SqFt</b>	39,607	57,941	29,165	37,800
<b>Estimated Gross Income</b>	\$1,365,253	\$2,051,698	\$1,005,259	\$1,216,011
<b>Gross Income per SqFt</b>	\$34.47	\$35.41	\$34.47	\$32.17
<b>Estimated Expense</b>	\$271,704	\$663,933	\$199,927	\$348,140
<b>Expense SqFt</b>	\$6.86	\$11.46	\$6.86	\$9.21
<b>Net Operating Income</b>	\$1,093,549	\$1,387,765	\$805,332	\$867,871
<b>Full Market Value</b>	\$8,256,000	\$10,045,000	\$4,207,000	\$5,876,000
<b>Market Value per SqFt</b>	\$208.45	\$173.37	\$144.25	\$155.45
<b>Distance from Condominium in miles</b>		0.33	0.61	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00041-7503	1-00065-0010	1-00071-0001	1-00065-0020
Condominium Section	1186-R1			
Address	56 PINE STREET	9 MAIDEN LANE	156 FRONT STREET	12 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	90	68	66	20
Year Built	1893	1900	1930	1900
Gross SqFt	73,507	58,354	52,969	31,118
Estimated Gross Income	\$2,546,282	\$2,087,396	\$1,834,816	\$771,607
Gross Income per SqFt	\$34.64	\$35.77	\$34.64	\$24.80
Estimated Expense	\$640,981	\$742,339	\$462,069	\$187,390
Expense SqFt	\$8.72	\$12.72	\$8.72	\$6.02
Net Operating Income	\$1,905,301	\$1,345,057	\$1,372,747	\$584,217
Full Market Value	\$14,384,997	\$10,155,000	\$10,364,000	\$4,385,000
Market Value per SqFt	\$195.70	\$174.02	\$195.66	\$140.92
Distance from Condominium in miles		0.22	0.14	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00044-7501	1-00033-0011	1-00604-0033	
Condominium Section	1853-R1			
Address	18 PINE STREET	95 WALL STREET	633 WASHINGTON STREET	
Neighborhood	FINANCIAL	FINANCIAL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	408	510	414	
Year Built	1928	1969	1892	
Gross SqFt	548,976	456,001	553,000	
Estimated Gross Income	\$25,466,997	\$19,844,548	\$27,233,666	
Gross Income per SqFt	\$46.39	\$43.52	\$49.25	
Estimated Expense	\$7,125,708	\$6,427,524	\$6,550,971	
Expense SqFt	\$12.98	\$14.10	\$11.85	
Net Operating Income	\$18,341,289	\$13,417,024	\$20,682,695	
Full Market Value	\$138,477,008	\$90,733,000	\$156,155,000	
Market Value per SqFt	\$252.25	\$198.98	\$282.38	
Distance from Condominium in miles		0.23	1.71	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00052-7501	1-00149-0014	1-00274-0014	1-00489-0036
Condominium Section	0947-R1			
Address	112 LIBERTY STREET	99 CHAMBERS STREET	75 MONROE STREET	59 THOMPSON STREET
Neighborhood	FINANCIAL	CIVIC CENTER	LOWER EAST SIDE	SOHO
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	18	24	32
Year Built	1900	1938	1900	1900
Gross SqFt	21,069	22,500	10,785	15,918
Estimated Gross Income	\$592,882	\$727,787	\$303,516	\$411,358
Gross Income per SqFt	\$28.14	\$32.35	\$28.14	\$25.84
Estimated Expense	\$204,791	\$169,951	\$104,838	\$161,110
Expense SqFt	\$9.72	\$7.55	\$9.72	\$10.12
Net Operating Income	\$388,091	\$557,836	\$198,678	\$250,248
Full Market Value	\$2,062,500	\$4,106,000	\$1,500,000	\$1,889,000
Market Value per SqFt	\$97.89	\$182.49	\$139.08	\$118.67
Distance from Condominium in miles		0.45	0.99	1.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00052-7502	1-00065-0020	1-00078-0001	
Condominium Section	1034-R1			
Address	114 LIBERTY STREET	12 JOHN STREET	135 WILLIAM STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	12	20	32	
Year Built	1913	1900	1905	
Gross SqFt	65,992	31,118	76,988	
Estimated Gross Income	\$1,589,747	\$771,607	\$1,798,849	
Gross Income per SqFt	\$24.09	\$24.80	\$23.37	
Estimated Expense	\$465,904	\$187,390	\$623,688	
Expense SqFt	\$7.06	\$6.02	\$8.10	
Net Operating Income	\$1,123,843	\$584,217	\$1,175,161	
Full Market Value	\$7,670,350	\$4,385,000	\$8,737,000	
Market Value per SqFt	\$116.23	\$140.92	\$113.49	
Distance from Condominium in miles		0.16	0.27	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00053-7501	1-00065-0010	1-00079-0010	1-00818-0010
Condominium Section	1572-R1			
Address	120 GREENWICH STREET	9 MAIDEN LANE	17 JOHN STREET	43 WEST 16 STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FLATIRON
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	102	68	114	95
Year Built	1903	1900	1920	1911
Gross SqFt	71,985	58,354	107,243	64,049
Estimated Gross Income	\$3,019,051	\$2,087,396	\$4,497,582	\$2,906,023
Gross Income per SqFt	\$41.94	\$35.77	\$41.94	\$45.37
Estimated Expense	\$857,341	\$742,339	\$1,276,764	\$813,686
Expense SqFt	\$11.91	\$12.72	\$11.91	\$12.70
Net Operating Income	\$2,161,710	\$1,345,057	\$3,220,818	\$2,092,337
Full Market Value	\$16,321,001	\$10,155,000	\$24,317,000	\$15,797,000
Market Value per SqFt	\$226.73	\$174.02	\$226.75	\$246.64
Distance from Condominium in miles		0.23	0.27	2.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00053-7502	1-00069-0006	1-00016-0020	1-00016-0015
Condominium Section	2071-R1			
Address	123 WASHINGTON STREET	211 PEARL STREET	70 BATTERY PLACE	50 BATTERY PLACE
Neighborhood	FINANCIAL	FINANCIAL	TRIBECA	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	160	194	210	209
Year Built	2007	2007	1998	1998
Gross SqFt	215,467	222,000	230,766	239,165
Estimated Gross Income	\$5,927,497	\$7,153,372	\$6,196,187	\$6,580,344
Gross Income per SqFt	\$27.51	\$32.22	\$26.85	\$27.51
Estimated Expense	\$1,443,629	\$1,184,231	\$1,722,965	\$1,602,924
Expense SqFt	\$6.70	\$5.33	\$7.47	\$6.70
Net Operating Income	\$4,483,868	\$5,969,141	\$4,473,222	\$4,977,420
Full Market Value	\$30,737,262	\$45,067,000	\$33,740,000	\$37,580,000
Market Value per SqFt	\$142.65	\$203.00	\$146.21	\$157.13
Distance from Condominium in miles		0.38	0.19	0.19

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00065-7501	1-00470-0005	1-00150-0015	1-00149-0014
Condominium Section	0021-R1			
Address	65 NASSAU STREET	160 MOTT STREET	122 DUANE STREET	99 CHAMBERS STREET
Neighborhood	FINANCIAL	LITTLE ITALY	CIVIC CENTER	CIVIC CENTER
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	29	35	26	18
Year Built	1920	1910	1920	1938
Gross SqFt	28,550	11,967	29,165	22,500
Estimated Gross Income	\$984,119	\$419,983	\$1,005,259	\$727,787
Gross Income per SqFt	\$34.47	\$35.10	\$34.47	\$32.35
Estimated Expense	\$195,853	\$139,410	\$199,927	\$169,951
Expense SqFt	\$6.86	\$11.65	\$6.86	\$7.55
Net Operating Income	\$788,266	\$280,573	\$805,332	\$557,836
Full Market Value	\$6,125,000	\$2,118,000	\$4,207,000	\$4,106,000
Market Value per SqFt	\$214.54	\$176.99	\$144.25	\$182.49
Distance from Condominium in miles		0.97	0.42	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00068-7501	1-00079-0010	1-00077-0001	
Condominium Section	1648-R1			
Address	80 JOHN STREET	17 JOHN STREET	87 JOHN STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	145	114	163	
Year Built	1927	1920	1926	
Gross SqFt	186,512	107,243	160,000	
Estimated Gross Income	\$7,016,581	\$4,497,582	\$5,328,325	
Gross Income per SqFt	\$37.62	\$41.94	\$33.30	
Estimated Expense	\$2,215,763	\$1,276,764	\$1,895,424	
Expense SqFt	\$11.88	\$11.91	\$11.85	
Net Operating Income	\$4,800,818	\$3,220,818	\$3,432,901	
Full Market Value	\$36,245,999	\$24,317,000	\$25,918,000	
Market Value per SqFt	\$194.34	\$226.75	\$161.99	
Distance from Condominium in miles		0.16	0.06	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00068-7502	1-00079-0010	1-00140-0005	1-00068-0016
<b>Condominium Section</b>	1885-R1			
<b>Address</b>	90 WILLIAM STREET	17 JOHN STREET	147 CHAMBERS STREET	84 WILLIAM STREET
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	TRIBECA	FINANCIAL
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	113	114	123	123
<b>Year Built</b>	1967	1920	1997	1907
<b>Gross SqFt</b>	112,213	107,243	130,568	111,184
<b>Estimated Gross Income</b>	\$4,779,152	\$4,497,582	\$5,560,937	\$5,147,164
<b>Gross Income per SqFt</b>	\$42.59	\$41.94	\$42.59	\$46.29
<b>Estimated Expense</b>	\$1,209,656	\$1,276,764	\$1,407,390	\$1,445,424
<b>Expense SqFt</b>	\$10.78	\$11.91	\$10.78	\$13.00
<b>Net Operating Income</b>	\$3,569,496	\$3,220,818	\$4,153,547	\$3,701,740
<b>Full Market Value</b>	\$26,950,012	\$24,317,000	\$31,359,000	\$27,948,000
<b>Market Value per SqFt</b>	\$240.17	\$226.75	\$240.17	\$251.37
<b>Distance from Condominium in miles</b>		0.18	0.60	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00069-7502	1-00069-0006	1-00016-0020	1-00016-0015
<b>Condominium Section</b>	1062-R1			
<b>Address</b>	90 JOHN STREET	211 PEARL STREET	70 BATTERY PLACE	50 BATTERY PLACE
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	TRIBECA	TRIBECA
<b>Building Classification</b>	RR-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	221	194	210	209
<b>Year Built</b>	1931	2007	1998	1998
<b>Gross SqFt</b>	214,364	222,000	230,766	239,165
<b>Estimated Gross Income</b>	\$5,897,154	\$7,153,372	\$6,196,187	\$6,580,344
<b>Gross Income per SqFt</b>	\$27.51	\$32.22	\$26.85	\$27.51
<b>Estimated Expense</b>	\$1,436,239	\$1,184,231	\$1,722,965	\$1,602,924
<b>Expense SqFt</b>	\$6.70	\$5.33	\$7.47	\$6.70
<b>Net Operating Income</b>	\$4,460,915	\$5,969,141	\$4,473,222	\$4,977,420
<b>Full Market Value</b>	\$34,461,000	\$45,067,000	\$33,740,000	\$37,580,000
<b>Market Value per SqFt</b>	\$160.76	\$203.00	\$146.21	\$157.13
<b>Distance from Condominium in miles</b>		0.04	0.57	0.57

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00072-7501	1-00097-0001	1-00097-0024	1-00097-0018
<b>Condominium Section</b>	0065-R1			
<b>Address</b>	170 JOHN STREET	119 SOUTH STREET	225 FRONT STREET	217 FRONT STREET
<b>Neighborhood</b>	FINANCIAL	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	14	17	13	33
<b>Year Built</b>	1982	1900	1900	2004
<b>Gross SqFt</b>	24,362	14,053	15,400	40,000
<b>Estimated Gross Income</b>	\$936,475	\$570,155	\$591,929	\$1,458,461
<b>Gross Income per SqFt</b>	\$38.44	\$40.57	\$38.44	\$36.46
<b>Estimated Expense</b>	\$281,381	\$95,203	\$177,940	\$447,968
<b>Expense SqFt</b>	\$11.55	\$6.77	\$11.55	\$11.20
<b>Net Operating Income</b>	\$655,094	\$474,952	\$413,989	\$1,010,493
<b>Full Market Value</b>	\$4,946,000	\$3,586,000	\$3,126,000	\$7,629,000
<b>Market Value per SqFt</b>	\$203.02	\$255.18	\$202.99	\$190.73
<b>Distance from Condominium in miles</b>		0.16	0.16	0.16

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00076-7502	1-00016-0210	1-00016-0195	1-00016-0190
<b>Condominium Section</b>	1935-R1			
<b>Address</b>	99 JOHN STREET	399 CHAMBERS STREET	325 NORTH END AVENUE	22 RIVER TERRACE
<b>Neighborhood</b>	FINANCIAL	TRIBECA	TRIBECA	TRIBECA
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	441	341	276	324
<b>Year Built</b>	2003	1998	2004	2000
<b>Gross SqFt</b>	348,157	357,000	356,483	331,500
<b>Estimated Gross Income</b>	\$14,288,363	\$12,766,388	\$14,630,288	\$13,664,355
<b>Gross Income per SqFt</b>	\$41.04	\$35.76	\$41.04	\$41.22
<b>Estimated Expense</b>	\$4,247,515	\$3,049,238	\$4,350,285	\$2,925,339
<b>Expense SqFt</b>	\$12.20	\$8.54	\$12.20	\$8.82
<b>Net Operating Income</b>	\$10,040,848	\$9,717,150	\$10,280,003	\$10,739,016
<b>Full Market Value</b>	\$75,808,993	\$73,365,000	\$77,614,000	\$81,080,000
<b>Market Value per SqFt</b>	\$217.74	\$205.50	\$217.72	\$244.59
<b>Distance from Condominium in miles</b>		0.58	0.58	0.58

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7503	1-00065-0020	1-00150-0015	1-00149-0014
Condominium Section	1023-R1			
Address	80 NASSAU STREET	12 JOHN STREET	122 DUANE STREET	99 CHAMBERS STREET
Neighborhood	FINANCIAL	FINANCIAL	CIVIC CENTER	CIVIC CENTER
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	11	20	26	18
Year Built	1900	1900	1920	1938
Gross SqFt	31,738	31,118	29,165	22,500
Estimated Gross Income	\$1,026,724	\$771,607	\$1,005,259	\$727,787
Gross Income per SqFt	\$32.35	\$24.80	\$34.47	\$32.35
Estimated Expense	\$239,622	\$187,390	\$199,927	\$169,951
Expense SqFt	\$7.55	\$6.02	\$6.86	\$7.55
Net Operating Income	\$787,102	\$584,217	\$805,332	\$557,836
Full Market Value	\$6,089,000	\$4,385,000	\$4,207,000	\$4,106,000
Market Value per SqFt	\$191.85	\$140.92	\$144.25	\$182.49
Distance from Condominium in miles		0.08	0.40	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7505	1-00078-0043	1-00097-0001	
Condominium Section	1310-R1			
Address	39 JOHN STREET	90 NASSAU STREET	119 SOUTH STREET	
Neighborhood	FINANCIAL	FINANCIAL	SOUTHBRIDGE	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	14	11	17	
Year Built	1930	1900	1900	
Gross SqFt	17,122	12,560	14,053	
Estimated Gross Income	\$818,134	\$644,141	\$570,155	
Gross Income per SqFt	\$47.78	\$51.29	\$40.57	
Estimated Expense	\$124,135	\$96,993	\$95,203	
Expense SqFt	\$7.25	\$7.72	\$6.77	
Net Operating Income	\$693,999	\$547,148	\$474,952	
Full Market Value	\$5,450,000	\$4,131,000	\$3,586,000	
Market Value per SqFt	\$318.30	\$328.90	\$255.18	
Distance from Condominium in miles		0.00	0.34	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7506	1-00150-0015	1-00274-0014	
Condominium Section	1329-R1			
Address	102 FULTON STREET	122 DUANE STREET	75 MONROE STREET	
Neighborhood	FINANCIAL	CIVIC CENTER	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	14	26	24	
Year Built	1910	1920	1900	
Gross SqFt	22,613	29,165	10,785	
Estimated Gross Income	\$708,013	\$1,005,259	\$303,516	
Gross Income per SqFt	\$31.31	\$34.47	\$28.14	
Estimated Expense	\$187,462	\$199,927	\$104,838	
Expense SqFt	\$8.29	\$6.86	\$9.72	
Net Operating Income	\$520,551	\$805,332	\$198,678	
Full Market Value	\$3,930,000	\$4,207,000	\$1,500,000	
Market Value per SqFt	\$173.79	\$144.25	\$139.08	
Distance from Condominium in miles		0.43	0.74	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7507	1-00079-0010	1-00053-0033	
Condominium Section	1627-R1			
Address	111 WILLIAM STREET	17 JOHN STREET	110 GREENWICH STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	73	114	61	
Year Built	1909	1920	1929	
Gross SqFt	89,994	107,243	57,941	
Estimated Gross Income	\$3,480,968	\$4,497,582	\$2,051,698	
Gross Income per SqFt	\$38.68	\$41.94	\$35.41	
Estimated Expense	\$1,052,030	\$1,276,764	\$663,933	
Expense SqFt	\$11.69	\$11.91	\$11.46	
Net Operating Income	\$2,428,938	\$3,220,818	\$1,387,765	
Full Market Value	\$18,338,995	\$24,317,000	\$10,045,000	
Market Value per SqFt	\$203.78	\$226.75	\$173.37	
Distance from Condominium in miles		0.10	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7510	1-00065-0020	1-00149-0014	1-00150-0015
Condominium Section	2115-R1			
Address	110 FULTON STREET	12 JOHN STREET	99 CHAMBERS STREET	122 DUANE STREET
Neighborhood	FINANCIAL	FINANCIAL	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	29	20	18	26
Year Built	1929	1900	1938	1920
Gross SqFt	24,500	31,118	22,500	29,165
Estimated Gross Income	\$792,575	\$771,607	\$727,787	\$1,005,259
Gross Income per SqFt	\$32.35	\$24.80	\$32.35	\$34.47
Estimated Expense	\$184,975	\$187,390	\$169,951	\$199,927
Expense SqFt	\$7.55	\$6.02	\$7.55	\$6.86
Net Operating Income	\$607,600	\$584,217	\$557,836	\$805,332
Full Market Value	\$3,457,500	\$4,385,000	\$4,106,000	\$4,207,000
Market Value per SqFt	\$141.12	\$140.92	\$182.49	\$144.25
Distance from Condominium in miles		0.11	0.39	0.43

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00079-7502	1-00065-0010	1-00065-0020	1-00071-0001
Condominium Section	1543-R1			
Address	130 FULTON STREET	9 MAIDEN LANE	12 JOHN STREET	156 FRONT STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	68	20	66
Year Built	1900	1900	1900	1930
Gross SqFt	66,930	58,354	31,118	52,969
Estimated Gross Income	\$2,318,455	\$2,087,396	\$771,607	\$1,834,816
Gross Income per SqFt	\$34.64	\$35.77	\$24.80	\$34.64
Estimated Expense	\$583,630	\$742,339	\$187,390	\$462,069
Expense SqFt	\$8.72	\$12.72	\$6.02	\$8.72
Net Operating Income	\$1,734,825	\$1,345,057	\$584,217	\$1,372,747
Full Market Value	\$13,097,998	\$10,155,000	\$4,385,000	\$10,364,000
Market Value per SqFt	\$195.70	\$174.02	\$140.92	\$195.66
Distance from Condominium in miles		0.05	0.05	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00079-7503	1-00053-0033	1-00065-0006	1-00175-0020
<b>Condominium Section</b>	1551-R1			
<b>Address</b>	71 NASSAU STREET	110 GREENWICH STREET	21 MAIDEN LANE	43 WHITE STREET
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	FINANCIAL	CIVIC CENTER
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	67	61	32	18
<b>Year Built</b>	1906	1929	1900	1915
<b>Gross SqFt</b>	66,575	57,941	37,800	33,500
<b>Estimated Gross Income</b>	\$2,357,421	\$2,051,698	\$1,216,011	\$1,209,601
<b>Gross Income per SqFt</b>	\$35.41	\$35.41	\$32.17	\$36.11
<b>Estimated Expense</b>	\$762,950	\$663,933	\$348,140	\$338,906
<b>Expense SqFt</b>	\$11.46	\$11.46	\$9.21	\$10.12
<b>Net Operating Income</b>	\$1,594,471	\$1,387,765	\$867,871	\$870,695
<b>Full Market Value</b>	\$12,037,994	\$10,045,000	\$5,876,000	\$6,574,000
<b>Market Value per SqFt</b>	\$180.82	\$173.37	\$155.45	\$196.24
<b>Distance from Condominium in miles</b>		0.29	0.05	0.60

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00090-7501	1-00126-0013	1-00927-0001	1-00427-0002
<b>Condominium Section</b>	1121-R1			
<b>Address</b>	15 PARK ROW	53 PARK PLACE	362 2 AVENUE	2 STANTON STREET
<b>Neighborhood</b>	SOUTHBRIDGE	CIVIC CENTER	KIPS BAY	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	210	116	211	146
<b>Year Built</b>	1896	1921	1930	1900
<b>Gross SqFt</b>	196,837	138,600	185,127	167,453
<b>Estimated Gross Income</b>	\$6,157,061	\$4,336,550	\$5,790,528	\$5,174,738
<b>Gross Income per SqFt</b>	\$31.28	\$31.29	\$31.28	\$30.90
<b>Estimated Expense</b>	\$1,970,338	\$1,284,420	\$1,852,733	\$1,136,306
<b>Expense SqFt</b>	\$10.01	\$9.27	\$10.01	\$6.79
<b>Net Operating Income</b>	\$4,186,723	\$3,052,130	\$3,937,795	\$4,038,432
<b>Full Market Value</b>	\$31,610,000	\$23,044,000	\$29,730,000	\$29,289,000
<b>Market Value per SqFt</b>	\$160.59	\$166.26	\$160.59	\$174.91
<b>Distance from Condominium in miles</b>		0.21	2.23	1.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00090-7502	1-00175-0020	1-00065-0006	1-00065-0020
Condominium Section	1137-R1			
Address	105 NASSAU STREET	43 WHITE STREET	21 MAIDEN LANE	12 JOHN STREET
Neighborhood	SOUTHBRIDGE	CIVIC CENTER	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	9	18	32	20
Year Built	1923	1915	1900	1900
Gross SqFt	20,883	33,500	37,800	31,118
Estimated Gross Income	\$671,806	\$1,209,601	\$1,216,011	\$771,607
Gross Income per SqFt	\$32.17	\$36.11	\$32.17	\$24.80
Estimated Expense	\$192,332	\$338,906	\$348,140	\$187,390
Expense SqFt	\$9.21	\$10.12	\$9.21	\$6.02
Net Operating Income	\$479,474	\$870,695	\$867,871	\$584,217
Full Market Value	\$3,619,999	\$6,574,000	\$5,876,000	\$4,385,000
Market Value per SqFt	\$173.35	\$196.24	\$155.45	\$140.92
Distance from Condominium in miles		0.52	0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00091-7501	1-00175-0020	1-00065-0020	
Condominium Section	1605-R1			
Address	119 FULTON STREET	43 WHITE STREET	12 JOHN STREET	
Neighborhood	SOUTHBRIDGE	CIVIC CENTER	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	19	18	20	
Year Built	1919	1915	1900	
Gross SqFt	26,528	33,500	31,118	
Estimated Gross Income	\$808,043	\$1,209,601	\$771,607	
Gross Income per SqFt	\$30.46	\$36.11	\$24.80	
Estimated Expense	\$214,081	\$338,906	\$187,390	
Expense SqFt	\$8.07	\$10.12	\$6.02	
Net Operating Income	\$593,962	\$870,695	\$584,217	
Full Market Value	\$3,962,002	\$6,574,000	\$4,385,000	
Market Value per SqFt	\$149.35	\$196.24	\$140.92	
Distance from Condominium in miles		0.58	0.13	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00091-7502	1-00481-0001	1-00126-0013	1-00427-0002
<b>Condominium Section</b>	1969-R1			
<b>Address</b>	111 FULTON STREET	400 CLEVELAND PLACE	53 PARK PLACE	2 STANTON STREET
<b>Neighborhood</b>	SOUTHBRIDGE	LITTLE ITALY	CIVIC CENTER	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	163	113	116	146
<b>Year Built</b>	1940	1913	1921	1900
<b>Gross SqFt</b>	191,740	173,838	138,600	167,453
<b>Estimated Gross Income</b>	\$5,999,545	\$6,353,544	\$4,336,550	\$5,174,738
<b>Gross Income per SqFt</b>	\$31.29	\$36.55	\$31.29	\$30.90
<b>Estimated Expense</b>	\$1,777,430	\$2,033,134	\$1,284,420	\$1,136,306
<b>Expense SqFt</b>	\$9.27	\$11.70	\$9.27	\$6.79
<b>Net Operating Income</b>	\$4,222,115	\$4,320,410	\$3,052,130	\$4,038,432
<b>Full Market Value</b>	\$31,876,999	\$32,619,000	\$23,044,000	\$29,289,000
<b>Market Value per SqFt</b>	\$166.25	\$187.64	\$166.26	\$174.91
<b>Distance from Condominium in miles</b>		0.90	0.30	1.18

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00095-7501	1-00309-0006	1-00065-0006	1-00350-0026
<b>Condominium Section</b>	0118-R1			
<b>Address</b>	117 BEEKMAN STREET	54 ORCHARD STREET	21 MAIDEN LANE	19 CLINTON STREET
<b>Neighborhood</b>	SOUTHBRIDGE	LOWER EAST SIDE	FINANCIAL	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	22	33	32	30
<b>Year Built</b>	1983	2007	1900	2005
<b>Gross SqFt</b>	37,170	33,860	37,800	36,000
<b>Estimated Gross Income</b>	\$1,195,759	\$1,222,185	\$1,216,011	\$984,660
<b>Gross Income per SqFt</b>	\$32.17	\$36.10	\$32.17	\$27.35
<b>Estimated Expense</b>	\$342,336	\$354,434	\$348,140	\$282,601
<b>Expense SqFt</b>	\$9.21	\$10.47	\$9.21	\$7.85
<b>Net Operating Income</b>	\$853,423	\$867,751	\$867,871	\$702,059
<b>Full Market Value</b>	\$6,443,000	\$5,590,000	\$5,876,000	\$5,301,000
<b>Market Value per SqFt</b>	\$173.34	\$165.09	\$155.45	\$147.25
<b>Distance from Condominium in miles</b>		0.91	0.33	1.35

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00097-7502	1-00470-0029	1-00150-0015	1-00299-0018
Condominium Section	1218-R1			
Address	130 BEEKMAN STREET	212 GRAND STREET	122 DUANE STREET	74 HESTER STREET
Neighborhood	SOUTHBRIDGE	LITTLE ITALY	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	18	16	26	12
Year Built	1900	1920	1920	1900
Gross SqFt	23,044	14,221	29,165	8,377
Estimated Gross Income	\$769,209	\$373,048	\$1,005,259	\$279,649
Gross Income per SqFt	\$33.38	\$26.23	\$34.47	\$33.38
Estimated Expense	\$261,549	\$146,149	\$199,927	\$95,081
Expense SqFt	\$11.35	\$10.28	\$6.86	\$11.35
Net Operating Income	\$507,660	\$226,899	\$805,332	\$184,568
Full Market Value	\$3,801,602	\$1,712,000	\$4,207,000	\$1,393,000
Market Value per SqFt	\$164.97	\$120.39	\$144.25	\$166.29
Distance from Condominium in miles		0.88	0.57	0.77

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00097-7503	1-00175-0020	1-00065-0006	1-00065-0020
Condominium Section	1412-R1			
Address	220 FRONT STREET	43 WHITE STREET	21 MAIDEN LANE	12 JOHN STREET
Neighborhood	SOUTHBRIDGE	CIVIC CENTER	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	18	32	20
Year Built	1910	1915	1900	1900
Gross SqFt	25,825	33,500	37,800	31,118
Estimated Gross Income	\$830,790	\$1,209,601	\$1,216,011	\$771,607
Gross Income per SqFt	\$32.17	\$36.11	\$32.17	\$24.80
Estimated Expense	\$237,848	\$338,906	\$348,140	\$187,390
Expense SqFt	\$9.21	\$10.12	\$9.21	\$6.02
Net Operating Income	\$592,942	\$870,695	\$867,871	\$584,217
Full Market Value	\$4,477,000	\$6,574,000	\$5,876,000	\$4,385,000
Market Value per SqFt	\$173.36	\$196.24	\$155.45	\$140.92
Distance from Condominium in miles		0.74	0.38	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00097-7504	1-00353-0069	1-00348-0067	1-00309-0006
<b>Condominium Section</b>	1413-R1			
<b>Address</b>	214 FRONT STREET	99 SUFFOLK STREET	87 ATTORNEY STREET	54 ORCHARD STREET
<b>Neighborhood</b>	SOUTHBRIDGE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	15	36	24	33
<b>Year Built</b>	1999	2001	2000	2007
<b>Gross SqFt</b>	20,091	26,600	17,168	33,860
<b>Estimated Gross Income</b>	\$748,591	\$1,050,690	\$639,643	\$1,222,185
<b>Gross Income per SqFt</b>	\$37.26	\$39.50	\$37.26	\$36.10
<b>Estimated Expense</b>	\$216,983	\$244,979	\$185,496	\$354,434
<b>Expense SqFt</b>	\$10.80	\$9.21	\$10.80	\$10.47
<b>Net Operating Income</b>	\$531,608	\$805,711	\$454,147	\$867,751
<b>Full Market Value</b>	\$4,014,000	\$6,083,000	\$3,429,000	\$5,590,000
<b>Market Value per SqFt</b>	\$199.79	\$228.68	\$199.73	\$165.09
<b>Distance from Condominium in miles</b>		1.13	1.17	0.86

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00100-7501	1-00481-0001	1-00126-0013	1-00427-0002
<b>Condominium Section</b>	1286-R1			
<b>Address</b>	150 NASSAU STREET	400 CLEVELAND PLACE	53 PARK PLACE	2 STANTON STREET
<b>Neighborhood</b>	SOUTHBRIDGE	LITTLE ITALY	CIVIC CENTER	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	125	113	116	146
<b>Year Built</b>	1900	1913	1921	1900
<b>Gross SqFt</b>	168,889	173,838	138,600	167,453
<b>Estimated Gross Income</b>	\$5,284,537	\$6,353,544	\$4,336,550	\$5,174,738
<b>Gross Income per SqFt</b>	\$31.29	\$36.55	\$31.29	\$30.90
<b>Estimated Expense</b>	\$1,565,601	\$2,033,134	\$1,284,420	\$1,136,306
<b>Expense SqFt</b>	\$9.27	\$11.70	\$9.27	\$6.79
<b>Net Operating Income</b>	\$3,718,936	\$4,320,410	\$3,052,130	\$4,038,432
<b>Full Market Value</b>	\$28,077,999	\$32,619,000	\$23,044,000	\$29,289,000
<b>Market Value per SqFt</b>	\$166.25	\$187.64	\$166.26	\$174.91
<b>Distance from Condominium in miles</b>		0.82	0.31	1.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00100-7502	1-01580-0009	1-01889-0060	1-02170-0096
Condominium Section	2227-R1			
Address	8 SPRUCE STREET	511 EAST 83 STREET	851 WEST END AVENUE	4530 BROADWAY
Neighborhood	SOUTHBRIDGE	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS UPPER
Building Classification	RR-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	904	15	18	76
Year Built	2007	1925	1921	1920
Gross SqFt	900,526	9,190	10,584	62,514
Estimated Gross Income	\$26,277,349	\$335,486	\$308,846	\$1,027,195
Gross Income per SqFt	\$29.18	\$36.51	\$29.18	\$16.43
Estimated Expense	\$8,933,218	\$130,840	\$105,008	\$428,673
Expense SqFt	\$9.92	\$14.24	\$9.92	\$6.86
Net Operating Income	\$17,344,131	\$204,646	\$203,838	\$598,522
Full Market Value	\$132,844,000	\$1,198,000	\$1,430,000	\$3,884,000
Market Value per SqFt	\$147.52	\$130.36	\$135.11	\$62.13
Distance from Condominium in miles		5.28	6.31	11.01

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00106-7502	1-00504-0031	1-00274-0014	1-00411-0045
Condominium Section	1164-R1			
Address	324 PEARL STREET	112 SULLIVAN STREET	75 MONROE STREET	144 LUDLOW STREET
Neighborhood	SOUTHBRIDGE	SOHO	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	49	60	24	52
Year Built	1900	1920	1900	1900
Gross SqFt	37,646	38,880	10,785	34,904
Estimated Gross Income	\$1,059,358	\$1,158,693	\$303,516	\$901,522
Gross Income per SqFt	\$28.14	\$29.80	\$28.14	\$25.83
Estimated Expense	\$365,919	\$281,659	\$104,838	\$342,578
Expense SqFt	\$9.72	\$7.24	\$9.72	\$9.81
Net Operating Income	\$693,439	\$877,034	\$198,678	\$558,944
Full Market Value	\$5,235,000	\$6,622,000	\$1,500,000	\$4,219,000
Market Value per SqFt	\$139.06	\$170.32	\$139.08	\$120.87
Distance from Condominium in miles		1.19	0.48	1.09

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00132-7501	1-00641-0017	1-00457-0028	
Condominium Section	0401-R1			
Address	295 GREENWICH STREET	379 WEST 12 STREET	21 2 AVENUE	
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	128	148	99	
Year Built	1987	1996	2007	
Gross SqFt	115,909	123,646	115,187	
Estimated Gross Income	\$4,239,951	\$5,022,378	\$3,746,939	
Gross Income per SqFt	\$36.58	\$40.62	\$32.53	
Estimated Expense	\$1,168,363	\$1,204,175	\$1,199,020	
Expense SqFt	\$10.08	\$9.74	\$10.41	
Net Operating Income	\$3,071,588	\$3,818,203	\$2,547,919	
Full Market Value	\$23,191,006	\$28,828,000	\$18,710,000	
Market Value per SqFt	\$200.08	\$233.15	\$162.43	
Distance from Condominium in miles		1.55	1.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00132-7501	1-00140-0005	1-00631-0001	1-00462-0035
Condominium Section	0401-R2			
Address	275 GREENWICH STREET	147 CHAMBERS STREET	669 WASHINGTON STREET	223 EAST 6 STREET
Neighborhood	TRIBECA	TRIBECA	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	133	123	144	86
Year Built	1987	1997	1895	1996
Gross SqFt	138,016	130,568	137,589	91,680
Estimated Gross Income	\$5,130,055	\$5,560,937	\$5,114,446	\$2,967,837
Gross Income per SqFt	\$37.17	\$42.59	\$37.17	\$32.37
Estimated Expense	\$1,530,597	\$1,407,390	\$1,526,318	\$1,009,065
Expense SqFt	\$11.09	\$10.78	\$11.09	\$11.01
Net Operating Income	\$3,599,458	\$4,153,547	\$3,588,128	\$1,958,772
Full Market Value	\$27,175,997	\$31,359,000	\$27,090,000	\$14,789,000
Market Value per SqFt	\$196.90	\$240.17	\$196.89	\$161.31
Distance from Condominium in miles		0.09	1.32	1.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00132-7503	1-00309-0022	1-00631-0030	1-00053-0033
Condominium Section	1042-R1			
Address	71 MURRAY STREET	51 LUDLOW STREET	697 GREENWICH STREET	110 GREENWICH STREET
Neighborhood	TRIBECA	LOWER EAST SIDE	GREENWICH VILLAGE-WEST	FINANCIAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	11	34	53	61
Year Built	2001	2000	1979	1929
Gross SqFt	54,500	26,300	51,200	57,941
Estimated Gross Income	\$2,453,590	\$1,239,432	\$2,305,184	\$2,051,698
Gross Income per SqFt	\$45.02	\$47.13	\$45.02	\$35.41
Estimated Expense	\$741,200	\$277,243	\$696,485	\$663,933
Expense SqFt	\$13.60	\$10.54	\$13.60	\$11.46
Net Operating Income	\$1,712,390	\$962,189	\$1,608,699	\$1,387,765
Full Market Value	\$12,929,000	\$7,265,000	\$12,146,000	\$10,045,000
Market Value per SqFt	\$237.23	\$276.24	\$237.23	\$173.37
Distance from Condominium in miles		1.03	1.34	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00133-7504	1-00586-0040	1-00273-0017	
Condominium Section	1084-R1			
Address	37 MURRAY STREET	45 CARMINE STREET	191 MADISON STREET	
Neighborhood	CIVIC CENTER	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	8	34	24	
Year Built	1969	1958	1910	
Gross SqFt	17,000	15,575	8,995	
Estimated Gross Income	\$506,430	\$546,723	\$220,175	
Gross Income per SqFt	\$29.79	\$35.10	\$24.48	
Estimated Expense	\$176,460	\$143,172	\$104,046	
Expense SqFt	\$10.38	\$9.19	\$11.57	
Net Operating Income	\$329,970	\$403,551	\$116,129	
Full Market Value	\$2,214,293	\$3,047,000	\$870,000	
Market Value per SqFt	\$130.25	\$195.63	\$96.72	
Distance from Condominium in miles		1.14	0.94	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00133-7506	1-00065-0006	1-00220-0027	
Condominium Section	1411-R1			
Address	49 WARREN STREET	21 MAIDEN LANE	36 LAIGHT STREET	
Neighborhood	CIVIC CENTER	FINANCIAL	TRIBECA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	10	32	13	
Year Built	1900	1900	1900	
Gross SqFt	22,964	37,800	26,712	
Estimated Gross Income	\$738,293	\$1,216,011	\$858,310	
Gross Income per SqFt	\$32.15	\$32.17	\$32.13	
Estimated Expense	\$214,024	\$348,140	\$251,527	
Expense SqFt	\$9.32	\$9.21	\$9.42	
Net Operating Income	\$524,269	\$867,871	\$606,783	
Full Market Value	\$3,958,001	\$5,876,000	\$4,581,000	
Market Value per SqFt	\$172.36	\$155.45	\$171.50	
Distance from Condominium in miles		0.33	0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00134-7503	1-00506-0016	1-00411-0045	1-00504-0036
Condominium Section	1148-R1			
Address	9 MURRAY STREET	30 CHARLTON STREET	144 LUDLOW STREET	100 SULLIVAN STREET
Neighborhood	CIVIC CENTER	SOHO	LOWER EAST SIDE	SOHO
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	86	52	70
Year Built	1900	1920	1900	1920
Gross SqFt	59,853	44,256	34,904	53,200
Estimated Gross Income	\$1,546,003	\$1,583,612	\$901,522	\$1,298,243
Gross Income per SqFt	\$25.83	\$35.78	\$25.83	\$24.40
Estimated Expense	\$587,158	\$475,084	\$342,578	\$333,222
Expense SqFt	\$9.81	\$10.73	\$9.81	\$6.26
Net Operating Income	\$958,845	\$1,108,528	\$558,944	\$965,021
Full Market Value	\$7,239,001	\$8,369,000	\$4,219,000	\$7,224,000
Market Value per SqFt	\$120.95	\$189.10	\$120.87	\$135.79
Distance from Condominium in miles		0.91	1.14	0.88

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00134-7505	1-00068-0016	1-00397-0063	1-00140-0005
Condominium Section	1796-R1			
Address	25 MURRAY STREET	84 WILLIAM STREET	250 EAST HOUSTON STREET	147 CHAMBERS STREET
Neighborhood	CIVIC CENTER	FINANCIAL	ALPHABET CITY	TRIBECA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	75	123	146	123
Year Built	1930	1907	1989	1997
Gross SqFt	118,046	111,184	126,660	130,568
Estimated Gross Income	\$5,444,282	\$5,147,164	\$5,841,228	\$5,560,937
Gross Income per SqFt	\$46.12	\$46.29	\$46.12	\$42.59
Estimated Expense	\$1,564,110	\$1,445,424	\$1,677,840	\$1,407,390
Expense SqFt	\$13.25	\$13.00	\$13.25	\$10.78
Net Operating Income	\$3,880,172	\$3,701,740	\$4,163,388	\$4,153,547
Full Market Value	\$29,295,005	\$27,948,000	\$31,434,000	\$31,359,000
Market Value per SqFt	\$248.17	\$251.37	\$248.18	\$240.17
Distance from Condominium in miles		0.42	1.32	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00135-7501	1-00126-0013	1-00065-0010	1-00079-0010
Condominium Section	0025-R1			
Address	261 BROADWAY	53 PARK PLACE	9 MAIDEN LANE	17 JOHN STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	FINANCIAL	FINANCIAL
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	65	116	68	114
Year Built	1906	1921	1900	1920
Gross SqFt	101,974	138,600	58,354	107,243
Estimated Gross Income	\$3,647,610	\$4,336,550	\$2,087,396	\$4,497,582
Gross Income per SqFt	\$35.77	\$31.29	\$35.77	\$41.94
Estimated Expense	\$1,297,109	\$1,284,420	\$742,339	\$1,276,764
Expense SqFt	\$12.72	\$9.27	\$12.72	\$11.91
Net Operating Income	\$2,350,501	\$3,052,130	\$1,345,057	\$3,220,818
Full Market Value	\$18,312,000	\$23,044,000	\$10,155,000	\$24,317,000
Market Value per SqFt	\$179.58	\$166.26	\$174.02	\$226.75
Distance from Condominium in miles		0.13	0.34	0.29

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00135-7503	1-00310-0027	1-00175-0020	
Condominium Section	1162-R1			
Address	8 WARREN STREET	35 ESSEX STREET	43 WHITE STREET	
Neighborhood	CIVIC CENTER	LOWER EAST SIDE	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	14	31	18	
Year Built	1860	1910	1915	
Gross SqFt	32,039	26,306	33,500	
Estimated Gross Income	\$1,235,424	\$1,078,465	\$1,209,601	
Gross Income per SqFt	\$38.56	\$41.00	\$36.11	
Estimated Expense	\$286,749	\$204,649	\$338,906	
Expense SqFt	\$8.95	\$7.78	\$10.12	
Net Operating Income	\$948,675	\$873,816	\$870,695	
Full Market Value	\$7,163,001	\$6,597,000	\$6,574,000	
Market Value per SqFt	\$223.57	\$250.78	\$196.24	
Distance from Condominium in miles		0.91	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00135-7504	1-00016-0015	1-00016-0020	1-00055-0014
Condominium Section	1131-R1			
Address	270 BROADWAY	50 BATTERY PLACE	70 BATTERY PLACE	71 WEST STREET
Neighborhood	CIVIC CENTER	TRIBECA	TRIBECA	FINANCIAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	87	209	210	207
Year Built	1910	1998	1998	1926
Gross SqFt	217,318	239,165	230,766	250,472
Estimated Gross Income	\$5,834,988	\$6,580,344	\$6,196,187	\$6,479,961
Gross Income per SqFt	\$26.85	\$27.51	\$26.85	\$25.87
Estimated Expense	\$1,623,365	\$1,602,924	\$1,722,965	\$1,936,064
Expense SqFt	\$7.47	\$6.70	\$7.47	\$7.73
Net Operating Income	\$4,211,623	\$4,977,420	\$4,473,222	\$4,543,897
Full Market Value	\$31,798,002	\$37,580,000	\$33,740,000	\$34,307,000
Market Value per SqFt	\$146.32	\$157.13	\$146.21	\$136.97
Distance from Condominium in miles		0.51	0.51	0.53

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00136-7502	1-00053-0033	1-00065-0006	1-00522-0014
Condominium Section	1007-R1			
Address	38 WARREN STREET	110 GREENWICH STREET	21 MAIDEN LANE	640 BROADWAY
Neighborhood	CIVIC CENTER	FINANCIAL	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	26	61	32	31
Year Built	1900	1929	1900	1900
Gross SqFt	50,165	57,941	37,800	46,080
Estimated Gross Income	\$1,613,808	\$2,051,698	\$1,216,011	\$1,007,446
Gross Income per SqFt	\$32.17	\$35.41	\$32.17	\$21.86
Estimated Expense	\$462,020	\$663,933	\$348,140	\$413,053
Expense SqFt	\$9.21	\$11.46	\$9.21	\$8.96
Net Operating Income	\$1,151,788	\$1,387,765	\$867,871	\$594,393
Full Market Value	\$8,695,999	\$10,045,000	\$5,876,000	\$4,369,000
Market Value per SqFt	\$173.35	\$173.37	\$155.45	\$94.81
Distance from Condominium in miles		0.51	0.37	1.01

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00136-7505	1-00385-0022	1-00449-0017	1-00092-0017
Condominium Section	2132-R1			
Address	85 WEST BROADWAY	234 EAST 3 STREET	56 ST MARK'S PLACE	47 ANN STREET
Neighborhood	CIVIC CENTER	ALPHABET CITY	EAST VILLAGE	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	19	24	13
Year Built	2007	2001	2005	1935
Gross SqFt	15,060	13,517	16,454	24,610
Estimated Gross Income	\$582,822	\$630,065	\$636,708	\$551,978
Gross Income per SqFt	\$38.70	\$46.61	\$38.70	\$22.43
Estimated Expense	\$168,973	\$176,418	\$184,645	\$152,650
Expense SqFt	\$11.22	\$13.05	\$11.22	\$6.20
Net Operating Income	\$413,849	\$453,647	\$452,063	\$399,328
Full Market Value	\$3,125,003	\$3,425,000	\$3,413,000	\$2,950,000
Market Value per SqFt	\$207.50	\$253.38	\$207.43	\$119.87
Distance from Condominium in miles		1.47	1.44	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00137-7503	1-00175-0020	1-00065-0006	
Condominium Section	1593-R1			
Address	92 WARREN STREET	43 WHITE STREET	21 MAIDEN LANE	
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	12	18	32	
Year Built	1920	1915	1900	
Gross SqFt	30,062	33,500	37,800	
Estimated Gross Income	\$1,026,317	\$1,209,601	\$1,216,011	
Gross Income per SqFt	\$34.14	\$36.11	\$32.17	
Estimated Expense	\$290,700	\$338,906	\$348,140	
Expense SqFt	\$9.67	\$10.12	\$9.21	
Net Operating Income	\$735,617	\$870,695	\$867,871	
Full Market Value	\$5,553,998	\$6,574,000	\$5,876,000	
Market Value per SqFt	\$184.75	\$196.24	\$155.45	
Distance from Condominium in miles		0.35	0.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7501	1-00521-0001	1-00521-0009	1-00140-0005
Condominium Section	0499-R1			
Address	165 CHAMBERS STREET	298 MULBERRY STREET	304 MULBERRY STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	83	100	92	123
Year Built	1987	1986	1974	1997
Gross SqFt	89,377	86,746	69,300	130,568
Estimated Gross Income	\$4,175,693	\$4,528,959	\$3,237,430	\$5,560,937
Gross Income per SqFt	\$46.72	\$52.21	\$46.72	\$42.59
Estimated Expense	\$1,127,044	\$1,021,198	\$874,106	\$1,407,390
Expense SqFt	\$12.61	\$11.77	\$12.61	\$10.78
Net Operating Income	\$3,048,649	\$3,507,761	\$2,363,324	\$4,153,547
Full Market Value	\$23,017,003	\$26,484,000	\$17,843,000	\$31,359,000
Market Value per SqFt	\$257.53	\$305.31	\$257.47	\$240.17
Distance from Condominium in miles		1.03	1.03	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7502	1-00140-0005	1-00843-0003	1-00462-0035
Condominium Section	0594-R1			
Address	311 GREENWICH STREET	147 CHAMBERS STREET	75 5 AVENUE	223 EAST 6 STREET
Neighborhood	TRIBECA	TRIBECA	FLATIRON	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	80	123	74	86
Year Built	1988	1997	1984	1996
Gross SqFt	66,551	130,568	63,255	91,680
Estimated Gross Income	\$2,728,591	\$5,560,937	\$2,593,695	\$2,967,837
Gross Income per SqFt	\$41.00	\$42.59	\$41.00	\$32.37
Estimated Expense	\$541,725	\$1,407,390	\$515,165	\$1,009,065
Expense SqFt	\$8.14	\$10.78	\$8.14	\$11.01
Net Operating Income	\$2,186,866	\$4,153,547	\$2,078,530	\$1,958,772
Full Market Value	\$16,510,998	\$31,359,000	\$15,693,000	\$14,789,000
Market Value per SqFt	\$248.10	\$240.17	\$248.09	\$161.31
Distance from Condominium in miles		0.00	1.69	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7503	1-00175-0020	1-00065-0006	1-00220-0027
Condominium Section	0889-R1			
Address	137 READE STREET	43 WHITE STREET	21 MAIDEN LANE	36 LAIGHT STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	10	18	32	13
Year Built	1930	1915	1900	1900
Gross SqFt	28,000	33,500	37,800	26,712
Estimated Gross Income	\$900,760	\$1,209,601	\$1,216,011	\$858,310
Gross Income per SqFt	\$32.17	\$36.11	\$32.17	\$32.13
Estimated Expense	\$257,880	\$338,906	\$348,140	\$251,527
Expense SqFt	\$9.21	\$10.12	\$9.21	\$9.42
Net Operating Income	\$642,880	\$870,695	\$867,871	\$606,783
Full Market Value	\$4,854,003	\$6,574,000	\$5,876,000	\$4,581,000
Market Value per SqFt	\$173.36	\$196.24	\$155.45	\$171.50
Distance from Condominium in miles		0.32	0.45	0.44

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7505	1-00079-0010	1-00175-0020	1-00053-0033
Condominium Section	1847-R1			
Address	157 CHAMBERS STREET	17 JOHN STREET	43 WHITE STREET	110 GREENWICH STREET
Neighborhood	TRIBECA	FINANCIAL	CIVIC CENTER	FINANCIAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	38	114	18	61
Year Built	1931	1920	1915	1929
Gross SqFt	87,334	107,243	33,500	57,941
Estimated Gross Income	\$3,153,631	\$4,497,582	\$1,209,601	\$2,051,698
Gross Income per SqFt	\$36.11	\$41.94	\$36.11	\$35.41
Estimated Expense	\$883,820	\$1,276,764	\$338,906	\$663,933
Expense SqFt	\$10.12	\$11.91	\$10.12	\$11.46
Net Operating Income	\$2,269,811	\$3,220,818	\$870,695	\$1,387,765
Full Market Value	\$17,137,001	\$24,317,000	\$6,574,000	\$10,045,000
Market Value per SqFt	\$196.22	\$226.75	\$196.24	\$173.37
Distance from Condominium in miles		0.42	0.32	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00141-7502	1-00528-0063	1-00470-0005	1-00274-0014
Condominium Section	0617-R1			
Address	184 DUANE STREET	76 CARMINE STREET	160 MOTT STREET	75 MONROE STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	LITTLE ITALY	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	1	20	35	24
Year Built	1915	1910	1910	1900
Gross SqFt	2,660	12,690	11,967	10,785
Estimated Gross Income	\$93,366	\$507,269	\$419,983	\$303,516
Gross Income per SqFt	\$35.10	\$39.97	\$35.10	\$28.14
Estimated Expense	\$30,989	\$152,181	\$139,410	\$104,838
Expense SqFt	\$11.65	\$11.99	\$11.65	\$9.72
Net Operating Income	\$62,377	\$355,088	\$280,573	\$198,678
Full Market Value	\$471,000	\$2,681,000	\$2,118,000	\$1,500,000
Market Value per SqFt	\$177.07	\$211.27	\$176.99	\$139.08
Distance from Condominium in miles		0.91	0.75	0.91

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00141-7504	1-00175-0020	1-00053-0033	1-00343-0050
Condominium Section	0996-R1			
Address	166 DUANE STREET	43 WHITE STREET	110 GREENWICH STREET	203 RIVINGTON STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	30	18	61	71
Year Built	1910	1915	1929	1906
Gross SqFt	92,487	33,500	57,941	99,911
Estimated Gross Income	\$3,274,965	\$1,209,601	\$2,051,698	\$1,841,179
Gross Income per SqFt	\$35.41	\$36.11	\$35.41	\$18.43
Estimated Expense	\$1,059,901	\$338,906	\$663,933	\$626,001
Expense SqFt	\$11.46	\$10.12	\$11.46	\$6.27
Net Operating Income	\$2,215,064	\$870,695	\$1,387,765	\$1,215,178
Full Market Value	\$16,724,000	\$6,574,000	\$10,045,000	\$8,620,000
Market Value per SqFt	\$180.83	\$196.24	\$173.37	\$86.28
Distance from Condominium in miles		0.30	0.61	1.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00142-7501	1-00641-0017	1-00796-0048	1-00016-0015
Condominium Section	1507-R1			
Address	99 WARREN STREET	379 WEST 12 STREET	120 WEST 21 STREET	50 BATTERY PLACE
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	CHELSEA	TRIBECA
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	163	148	213	209
Year Built	2006	1996	2000	1998
Gross SqFt	182,235	123,646	174,621	239,165
Estimated Gross Income	\$6,165,010	\$5,022,378	\$5,907,002	\$6,580,344
Gross Income per SqFt	\$33.83	\$40.62	\$33.83	\$27.51
Estimated Expense	\$1,230,086	\$1,204,175	\$1,179,563	\$1,602,924
Expense SqFt	\$6.75	\$9.74	\$6.75	\$6.70
Net Operating Income	\$4,934,924	\$3,818,203	\$4,727,439	\$4,977,420
Full Market Value	\$38,312,000	\$28,828,000	\$24,442,000	\$37,580,000
Market Value per SqFt	\$210.23	\$233.15	\$139.97	\$157.13
Distance from Condominium in miles		1.42	1.87	0.50

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00142-7501	1-00548-0070	1-00016-0180	1-00033-0011
Condominium Section	1507-R2			
Address	99 WARREN STREET	300 MERCER STREET	20 RIVER TERRACE	95 WALL STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	TRIBECA	FINANCIAL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	220	491	294	510
Year Built	2006	1976	2002	1969
Gross SqFt	535,060	455,959	356,786	456,001
Estimated Gross Income	\$25,468,856	\$22,473,693	\$16,982,905	\$19,844,548
Gross Income per SqFt	\$47.60	\$49.29	\$47.60	\$43.52
Estimated Expense	\$6,682,899	\$5,618,423	\$4,456,270	\$6,427,524
Expense SqFt	\$12.49	\$12.32	\$12.49	\$14.10
Net Operating Income	\$18,785,957	\$16,855,270	\$12,526,635	\$13,417,024
Full Market Value	\$141,833,999	\$127,258,000	\$94,576,000	\$90,733,000
Market Value per SqFt	\$265.08	\$279.10	\$265.08	\$198.98
Distance from Condominium in miles		1.29	0.50	0.92

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00142-7502	1-00016-0185	1-00224-0001	
Condominium Section	1629-R1			
Address	200 CHAMBERS STREET	211 NORTH END AVENUE	450 WASHINGTON STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	311	256	286	
Year Built	2005	2004	2007	
Gross SqFt	314,373	278,142	305,542	
Estimated Gross Income	\$13,958,161	\$12,820,516	\$13,045,283	
Gross Income per SqFt	\$44.40	\$46.09	\$42.70	
Estimated Expense	\$3,964,244	\$3,774,188	\$3,556,196	
Expense SqFt	\$12.61	\$13.57	\$11.64	
Net Operating Income	\$9,993,917	\$9,046,328	\$9,489,087	
Full Market Value	\$75,454,001	\$68,300,000	\$71,643,000	
Market Value per SqFt	\$240.01	\$245.56	\$234.48	
Distance from Condominium in miles		0.50	0.44	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00143-7501	1-00470-0029	1-00489-0036	1-00528-0063
<b>Condominium Section</b>	0328-R1			
<b>Address</b>	8 JAY STREET	212 GRAND STREET	59 THOMPSON STREET	76 CARMINE STREET
<b>Neighborhood</b>	TRIBECA	LITTLE ITALY	SOHO	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	13	16	32	20
<b>Year Built</b>	1915	1920	1900	1910
<b>Gross SqFt</b>	19,882	14,221	15,918	12,690
<b>Estimated Gross Income</b>	\$521,505	\$373,048	\$411,358	\$507,269
<b>Gross Income per SqFt</b>	\$26.23	\$26.23	\$25.84	\$39.97
<b>Estimated Expense</b>	\$204,387	\$146,149	\$161,110	\$152,181
<b>Expense SqFt</b>	\$10.28	\$10.28	\$10.12	\$11.99
<b>Net Operating Income</b>	\$317,118	\$226,899	\$250,248	\$355,088
<b>Full Market Value</b>	\$2,400,000	\$1,712,000	\$1,889,000	\$2,681,000
<b>Market Value per SqFt</b>	\$120.71	\$120.39	\$118.67	\$211.27
<b>Distance from Condominium in miles</b>		0.74	0.57	0.85

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00143-7502	1-00502-0014	1-00504-0019	1-00528-0063
<b>Condominium Section</b>	1026-R1			
<b>Address</b>	177 DUANE STREET	114 THOMPSON STREET	202 AVENUE OF THE AMERICA	76 CARMINE STREET
<b>Neighborhood</b>	TRIBECA	SOHO	SOHO	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	11	20	39	20
<b>Year Built</b>	1920	1920	1910	1910
<b>Gross SqFt</b>	15,500	9,332	21,740	12,690
<b>Estimated Gross Income</b>	\$649,915	\$409,680	\$911,459	\$507,269
<b>Gross Income per SqFt</b>	\$41.93	\$43.90	\$41.93	\$39.97
<b>Estimated Expense</b>	\$191,270	\$114,710	\$268,224	\$152,181
<b>Expense SqFt</b>	\$12.34	\$12.29	\$12.34	\$11.99
<b>Net Operating Income</b>	\$458,645	\$294,970	\$643,235	\$355,088
<b>Full Market Value</b>	\$3,599,000	\$2,227,000	\$4,856,000	\$2,681,000
<b>Market Value per SqFt</b>	\$232.19	\$238.64	\$223.37	\$211.27
<b>Distance from Condominium in miles</b>		0.68	0.68	0.85

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00144-7502	1-00175-0020	1-00065-0006	
Condominium Section	1597-R1			
Address	36 HUDSON STREET	43 WHITE STREET	21 MAIDEN LANE	
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	12	18	32	
Year Built	1910	1915	1900	
Gross SqFt	27,928	33,500	37,800	
Estimated Gross Income	\$953,462	\$1,209,601	\$1,216,011	
Gross Income per SqFt	\$34.14	\$36.11	\$32.17	
Estimated Expense	\$270,064	\$338,906	\$348,140	
Expense SqFt	\$9.67	\$10.12	\$9.21	
Net Operating Income	\$683,398	\$870,695	\$867,871	
Full Market Value	\$5,033,605	\$6,574,000	\$5,876,000	
Market Value per SqFt	\$180.24	\$196.24	\$155.45	
Distance from Condominium in miles		0.23	0.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00145-7501	1-00175-0020	1-00097-0024	
Condominium Section	0071-R1			
Address	105 CHAMBERS STREET	43 WHITE STREET	225 FRONT STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	SOUTHBRIDGE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	2	18	13	
Year Built	1915	1915	1900	
Gross SqFt	12,688	33,500	15,400	
Estimated Gross Income	\$473,009	\$1,209,601	\$591,929	
Gross Income per SqFt	\$37.28	\$36.11	\$38.44	
Estimated Expense	\$137,538	\$338,906	\$177,940	
Expense SqFt	\$10.84	\$10.12	\$11.55	
Net Operating Income	\$335,471	\$870,695	\$413,989	
Full Market Value	\$2,533,000	\$6,574,000	\$3,126,000	
Market Value per SqFt	\$199.64	\$196.24	\$202.99	
Distance from Condominium in miles		0.28	0.66	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00145-7504	1-00175-0020	1-00173-0017	1-00065-0006
Condominium Section	0668-R1			
Address	97 READE STREET	43 WHITE STREET	74 LEONARD STREET	21 MAIDEN LANE
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	20	18	19	32
Year Built	1920	1915	1920	1900
Gross SqFt	24,992	33,500	23,000	37,800
Estimated Gross Income	\$815,489	\$1,209,601	\$750,446	\$1,216,011
Gross Income per SqFt	\$32.63	\$36.11	\$32.63	\$32.17
Estimated Expense	\$228,927	\$338,906	\$210,702	\$348,140
Expense SqFt	\$9.16	\$10.12	\$9.16	\$9.21
Net Operating Income	\$586,562	\$870,695	\$539,744	\$867,871
Full Market Value	\$4,428,998	\$6,574,000	\$3,599,000	\$5,876,000
Market Value per SqFt	\$177.22	\$196.24	\$156.48	\$155.45
Distance from Condominium in miles		0.28	0.20	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-7501	1-00175-0020	1-00065-0006	
Condominium Section	0715-R1			
Address	96 READE STREET	43 WHITE STREET	21 MAIDEN LANE	
Neighborhood	CIVIC CENTER	CIVIC CENTER	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	21	18	32	
Year Built	1895	1915	1900	
Gross SqFt	32,300	33,500	37,800	
Estimated Gross Income	\$1,102,722	\$1,209,601	\$1,216,011	
Gross Income per SqFt	\$34.14	\$36.11	\$32.17	
Estimated Expense	\$312,341	\$338,906	\$348,140	
Expense SqFt	\$9.67	\$10.12	\$9.21	
Net Operating Income	\$790,381	\$870,695	\$867,871	
Full Market Value	\$5,966,998	\$6,574,000	\$5,876,000	
Market Value per SqFt	\$184.74	\$196.24	\$155.45	
Distance from Condominium in miles		0.24	0.45	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-7502	1-00150-0015	1-00543-0048	1-00470-0029
Condominium Section	0804-R1			
Address	150 DUANE STREET	122 DUANE STREET	136 WEST 4 STREET	212 GRAND STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	26	30	16
Year Built	1915	1920	1929	1920
Gross SqFt	20,500	29,165	20,874	14,221
Estimated Gross Income	\$669,325	\$1,005,259	\$681,532	\$373,048
Gross Income per SqFt	\$32.65	\$34.47	\$32.65	\$26.23
Estimated Expense	\$160,515	\$199,927	\$163,491	\$146,149
Expense SqFt	\$7.83	\$6.86	\$7.83	\$10.28
Net Operating Income	\$508,810	\$805,332	\$518,041	\$226,899
Full Market Value	\$3,939,000	\$4,207,000	\$3,911,000	\$1,712,000
Market Value per SqFt	\$192.15	\$144.25	\$187.36	\$120.39
Distance from Condominium in miles		0.09	1.06	0.67

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-7503	1-00150-0015	1-00543-0048	1-00489-0036
Condominium Section	1004-R1			
Address	104 READE STREET	122 DUANE STREET	136 WEST 4 STREET	59 THOMPSON STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	9	26	30	32
Year Built	1920	1920	1929	1900
Gross SqFt	20,325	29,165	20,874	15,918
Estimated Gross Income	\$663,611	\$1,005,259	\$681,532	\$411,358
Gross Income per SqFt	\$32.65	\$34.47	\$32.65	\$25.84
Estimated Expense	\$159,145	\$199,927	\$163,491	\$161,110
Expense SqFt	\$7.83	\$6.86	\$7.83	\$10.12
Net Operating Income	\$504,466	\$805,332	\$518,041	\$250,248
Full Market Value	\$3,809,000	\$4,207,000	\$3,911,000	\$1,889,000
Market Value per SqFt	\$187.40	\$144.25	\$187.36	\$118.67
Distance from Condominium in miles		0.09	1.06	0.62

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00147-7508	1-00065-0006	1-00309-0006	
Condominium Section	1702-R1			
Address	52 THOMAS STREET	21 MAIDEN LANE	54 ORCHARD STREET	
Neighborhood	CIVIC CENTER	FINANCIAL	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	20	32	33	
Year Built	1915	1900	2007	
Gross SqFt	35,900	37,800	33,860	
Estimated Gross Income	\$1,225,626	\$1,216,011	\$1,222,185	
Gross Income per SqFt	\$34.14	\$32.17	\$36.10	
Estimated Expense	\$353,256	\$348,140	\$354,434	
Expense SqFt	\$9.84	\$9.21	\$10.47	
Net Operating Income	\$872,370	\$867,871	\$867,751	
Full Market Value	\$6,586,003	\$5,876,000	\$5,590,000	
Market Value per SqFt	\$183.45	\$155.45	\$165.09	
Distance from Condominium in miles		0.49	0.87	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00147-7509	1-00175-0020	1-00065-0006	1-00522-0014
Condominium Section	1816-R1			
Address	137 DUANE STREET	43 WHITE STREET	21 MAIDEN LANE	640 BROADWAY
Neighborhood	CIVIC CENTER	CIVIC CENTER	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	19	18	32	31
Year Built	1915	1915	1900	1900
Gross SqFt	45,510	33,500	37,800	46,080
Estimated Gross Income	\$1,464,057	\$1,209,601	\$1,216,011	\$1,007,446
Gross Income per SqFt	\$32.17	\$36.11	\$32.17	\$21.86
Estimated Expense	\$419,147	\$338,906	\$348,140	\$413,053
Expense SqFt	\$9.21	\$10.12	\$9.21	\$8.96
Net Operating Income	\$1,044,910	\$870,695	\$867,871	\$594,393
Full Market Value	\$7,888,999	\$6,574,000	\$5,876,000	\$4,369,000
Market Value per SqFt	\$173.35	\$196.24	\$155.45	\$94.81
Distance from Condominium in miles		0.20	0.49	0.88

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00150-7501	1-00150-0015	1-00065-0006	1-00092-0017
Condominium Section	0954-R1			
Address	70 READE STREET	122 DUANE STREET	21 MAIDEN LANE	47 ANN STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	8	26	32	13
Year Built	1915	1920	1900	1935
Gross SqFt	26,658	29,165	37,800	24,610
Estimated Gross Income	\$857,588	\$1,005,259	\$1,216,011	\$551,978
Gross Income per SqFt	\$32.17	\$34.47	\$32.17	\$22.43
Estimated Expense	\$245,520	\$199,927	\$348,140	\$152,650
Expense SqFt	\$9.21	\$6.86	\$9.21	\$6.20
Net Operating Income	\$612,068	\$805,332	\$867,871	\$399,328
Full Market Value	\$4,071,102	\$4,207,000	\$5,876,000	\$2,950,000
Market Value per SqFt	\$152.72	\$144.25	\$155.45	\$119.87
Distance from Condominium in miles		0.00	0.42	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00171-7501	1-00175-0020	1-00065-0006	1-00470-0029
Condominium Section	0032-R1			
Address	356 BROADWAY	43 WHITE STREET	21 MAIDEN LANE	212 GRAND STREET
Neighborhood	CHINATOWN	CIVIC CENTER	FINANCIAL	LITTLE ITALY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	18	18	32	16
Year Built	1915	1915	1900	1920
Gross SqFt	20,000	33,500	37,800	14,221
Estimated Gross Income	\$643,400	\$1,209,601	\$1,216,011	\$373,048
Gross Income per SqFt	\$32.17	\$36.11	\$32.17	\$26.23
Estimated Expense	\$184,200	\$338,906	\$348,140	\$146,149
Expense SqFt	\$9.21	\$10.12	\$9.21	\$10.28
Net Operating Income	\$459,200	\$870,695	\$867,871	\$226,899
Full Market Value	\$3,110,001	\$6,574,000	\$5,876,000	\$1,712,000
Market Value per SqFt	\$155.50	\$196.24	\$155.45	\$120.39
Distance from Condominium in miles		0.11	0.58	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00171-7502	1-00053-0033	1-00065-0006	
Condominium Section	1074-R1			
Address	354 BROADWAY	110 GREENWICH STREET	21 MAIDEN LANE	
Neighborhood	CHINATOWN	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	12	61	32	
Year Built	1900	1929	1900	
Gross SqFt	41,204	57,941	37,800	
Estimated Gross Income	\$1,392,283	\$2,051,698	\$1,216,011	
Gross Income per SqFt	\$33.79	\$35.41	\$32.17	
Estimated Expense	\$426,049	\$663,933	\$348,140	
Expense SqFt	\$10.34	\$11.46	\$9.21	
Net Operating Income	\$966,234	\$1,387,765	\$867,871	
Full Market Value	\$7,295,000	\$10,045,000	\$5,876,000	
Market Value per SqFt	\$177.05	\$173.37	\$155.45	
Distance from Condominium in miles		0.79	0.58	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-7501	1-00457-0028	1-00462-0035	1-00126-0013
Condominium Section	0730-R1			
Address	374 BROADWAY	21 2 AVENUE	223 EAST 6 STREET	53 PARK PLACE
Neighborhood	CHINATOWN	EAST VILLAGE	EAST VILLAGE	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	163	99	86	116
Year Built	1990	2007	1996	1921
Gross SqFt	126,500	115,187	91,680	138,600
Estimated Gross Income	\$4,094,805	\$3,746,939	\$2,967,837	\$4,336,550
Gross Income per SqFt	\$32.37	\$32.53	\$32.37	\$31.29
Estimated Expense	\$1,392,765	\$1,199,020	\$1,009,065	\$1,284,420
Expense SqFt	\$11.01	\$10.41	\$11.01	\$9.27
Net Operating Income	\$2,702,040	\$2,547,919	\$1,958,772	\$3,052,130
Full Market Value	\$19,619,620	\$18,710,000	\$14,789,000	\$23,044,000
Market Value per SqFt	\$155.10	\$162.43	\$161.31	\$166.26
Distance from Condominium in miles		0.78	1.01	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-7502	1-00175-0020	1-00065-0006	1-00350-0026
Condominium Section	1433-R1			
Address	81 WHITE STREET	43 WHITE STREET	21 MAIDEN LANE	19 CLINTON STREET
Neighborhood	CHINATOWN	CIVIC CENTER	FINANCIAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	11	18	32	30
Year Built	1915	1915	1900	2005
Gross SqFt	28,500	33,500	37,800	36,000
Estimated Gross Income	\$916,845	\$1,209,601	\$1,216,011	\$984,660
Gross Income per SqFt	\$32.17	\$36.11	\$32.17	\$27.35
Estimated Expense	\$262,485	\$338,906	\$348,140	\$282,601
Expense SqFt	\$9.21	\$10.12	\$9.21	\$7.85
Net Operating Income	\$654,360	\$870,695	\$867,871	\$702,059
Full Market Value	\$4,939,998	\$6,574,000	\$5,876,000	\$5,301,000
Market Value per SqFt	\$173.33	\$196.24	\$155.45	\$147.25
Distance from Condominium in miles		0.13	0.64	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-7504	1-00079-0010	1-00140-0005	
Condominium Section	2079-R1			
Address	50 FRANKLIN STREET	17 JOHN STREET	147 CHAMBERS STREET	
Neighborhood	CHINATOWN	FINANCIAL	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	72	114	123	
Year Built	2007	1920	1997	
Gross SqFt	91,412	107,243	130,568	
Estimated Gross Income	\$3,863,985	\$4,497,582	\$5,560,937	
Gross Income per SqFt	\$42.27	\$41.94	\$42.59	
Estimated Expense	\$1,037,526	\$1,276,764	\$1,407,390	
Expense SqFt	\$11.35	\$11.91	\$10.78	
Net Operating Income	\$2,826,459	\$3,220,818	\$4,153,547	
Full Market Value	\$21,339,990	\$24,317,000	\$31,359,000	
Market Value per SqFt	\$233.45	\$226.75	\$240.17	
Distance from Condominium in miles		0.59	0.41	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00173-7501	1-00079-0010	1-00126-0013	
Condominium Section	1157-R1			
Address	66 LEONARD STREET	17 JOHN STREET	53 PARK PLACE	
Neighborhood	CIVIC CENTER	FINANCIAL	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	
Total Units	47	114	116	
Year Built	1900	1920	1921	
Gross SqFt	132,423	107,243	138,600	
Estimated Gross Income	\$4,849,330	\$4,497,582	\$4,336,550	
Gross Income per SqFt	\$36.62	\$41.94	\$31.29	
Estimated Expense	\$1,402,360	\$1,276,764	\$1,284,420	
Expense SqFt	\$10.59	\$11.91	\$9.27	
Net Operating Income	\$3,446,970	\$3,220,818	\$3,052,130	
Full Market Value	\$26,025,002	\$24,317,000	\$23,044,000	
Market Value per SqFt	\$196.53	\$226.75	\$166.26	
Distance from Condominium in miles		0.51	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00173-7502	1-00053-0033	1-00065-0006	1-00343-0050
Condominium Section	1434-R1			
Address	65 WORTH STREET	110 GREENWICH STREET	21 MAIDEN LANE	203 RIVINGTON STREET
Neighborhood	CIVIC CENTER	FINANCIAL	FINANCIAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	30	61	32	71
Year Built	1920	1929	1900	1906
Gross SqFt	89,678	57,941	37,800	99,911
Estimated Gross Income	\$2,884,941	\$2,051,698	\$1,216,011	\$1,841,179
Gross Income per SqFt	\$32.17	\$35.41	\$32.17	\$18.43
Estimated Expense	\$825,934	\$663,933	\$348,140	\$626,001
Expense SqFt	\$9.21	\$11.46	\$9.21	\$6.27
Net Operating Income	\$2,059,007	\$1,387,765	\$867,871	\$1,215,178
Full Market Value	\$15,546,000	\$10,045,000	\$5,876,000	\$8,620,000
Market Value per SqFt	\$173.35	\$173.37	\$155.45	\$86.28
Distance from Condominium in miles		0.74	0.55	1.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00173-7503	1-00053-0033	1-00065-0006	1-00504-0036
Condominium Section	2052-R1			
Address	79 WORTH STREET	110 GREENWICH STREET	21 MAIDEN LANE	100 SULLIVAN STREET
Neighborhood	CIVIC CENTER	FINANCIAL	FINANCIAL	SOHO
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	29	61	32	70
Year Built	1920	1929	1900	1920
Gross SqFt	56,292	57,941	37,800	53,200
Estimated Gross Income	\$1,810,914	\$2,051,698	\$1,216,011	\$1,298,243
Gross Income per SqFt	\$32.17	\$35.41	\$32.17	\$24.40
Estimated Expense	\$518,449	\$663,933	\$348,140	\$333,222
Expense SqFt	\$9.21	\$11.46	\$9.21	\$6.26
Net Operating Income	\$1,292,465	\$1,387,765	\$867,871	\$965,021
Full Market Value	\$9,758,001	\$10,045,000	\$5,876,000	\$7,224,000
Market Value per SqFt	\$173.35	\$173.37	\$155.45	\$135.79
Distance from Condominium in miles		0.74	0.55	0.63

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00175-7503	1-00150-0015	1-00220-0027	1-00504-0031
Condominium Section	0711-R1			
Address	55 WHITE STREET	122 DUANE STREET	36 LAIGHT STREET	112 SULLIVAN STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	TRIBECA	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	17	26	13	60
Year Built	1860	1920	1900	1920
Gross SqFt	32,939	29,165	26,712	38,880
Estimated Gross Income	\$1,058,330	\$1,005,259	\$858,310	\$1,158,693
Gross Income per SqFt	\$32.13	\$34.47	\$32.13	\$29.80
Estimated Expense	\$310,285	\$199,927	\$251,527	\$281,659
Expense SqFt	\$9.42	\$6.86	\$9.42	\$7.24
Net Operating Income	\$748,045	\$805,332	\$606,783	\$877,034
Full Market Value	\$5,647,998	\$4,207,000	\$4,581,000	\$6,622,000
Market Value per SqFt	\$171.47	\$144.25	\$171.50	\$170.32
Distance from Condominium in miles		0.23	0.31	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00175-7504	1-00079-0010	1-00175-0020	1-00462-0035
Condominium Section	1108-R1			
Address	90 FRANKLIN STREET	17 JOHN STREET	43 WHITE STREET	223 EAST 6 STREET
Neighborhood	CIVIC CENTER	FINANCIAL	CIVIC CENTER	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	24	114	18	86
Year Built	1915	1920	1915	1996
Gross SqFt	98,891	107,243	33,500	91,680
Estimated Gross Income	\$3,570,954	\$4,497,582	\$1,209,601	\$2,967,837
Gross Income per SqFt	\$36.11	\$41.94	\$36.11	\$32.37
Estimated Expense	\$1,000,777	\$1,276,764	\$338,906	\$1,009,065
Expense SqFt	\$10.12	\$11.91	\$10.12	\$11.01
Net Operating Income	\$2,570,177	\$3,220,818	\$870,695	\$1,958,772
Full Market Value	\$19,405,003	\$24,317,000	\$6,574,000	\$14,789,000
Market Value per SqFt	\$196.23	\$226.75	\$196.24	\$161.31
Distance from Condominium in miles		0.60	0.00	1.03

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00178-7502	1-00476-0054	1-00236-0032	1-00488-0006
Condominium Section	0932-R1			
Address	211 WEST BROADWAY	26 THOMPSON STREET	195 HESTER STREET	64 THOMPSON STREET
Neighborhood	CIVIC CENTER	SOHO	CHINATOWN	SOHO
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	11	27	20	30
Year Built	1915	1920	1910	1900
Gross SqFt	24,985	18,020	9,875	16,749
Estimated Gross Income	\$691,085	\$498,353	\$172,506	\$569,225
Gross Income per SqFt	\$27.66	\$27.66	\$17.47	\$33.99
Estimated Expense	\$291,825	\$210,537	\$79,953	\$193,537
Expense SqFt	\$11.68	\$11.68	\$8.10	\$11.56
Net Operating Income	\$399,260	\$287,816	\$92,553	\$375,688
Full Market Value	\$3,013,999	\$2,173,000	\$621,000	\$2,836,000
Market Value per SqFt	\$120.63	\$120.59	\$62.89	\$169.32
Distance from Condominium in miles		0.30	0.40	0.39

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-7503	1-00309-0006	1-00445-0045	1-00179-0032
Condominium Section	1013-R1			
Address	155 FRANKLIN STREET	54 ORCHARD STREET	81 EAST 3 STREET	176 WEST BROADWAY
Neighborhood	TRIBECA	LOWER EAST SIDE	EAST VILLAGE	TRIBECA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	10	33	45	17
Year Built	1982	2007	2003	2008
Gross SqFt	33,633	33,860	36,047	52,930
Estimated Gross Income	\$999,573	\$1,222,185	\$1,071,482	\$1,525,363
Gross Income per SqFt	\$29.72	\$36.10	\$29.72	\$28.82
Estimated Expense	\$340,030	\$354,434	\$364,304	\$583,105
Expense SqFt	\$10.11	\$10.47	\$10.11	\$11.02
Net Operating Income	\$659,543	\$867,751	\$707,178	\$942,258
Full Market Value	\$4,979,999	\$5,590,000	\$5,339,000	\$7,114,000
Market Value per SqFt	\$148.07	\$165.09	\$148.11	\$134.40
Distance from Condominium in miles		0.90	1.09	0.03

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-7506	1-00175-0020	1-00053-0033	1-00343-0050
Condominium Section	1196-R1			
Address	14 LEONARD STREET	43 WHITE STREET	110 GREENWICH STREET	203 RIVINGTON STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	31	18	61	71
Year Built	1915	1915	1929	1906
Gross SqFt	88,615	33,500	57,941	99,911
Estimated Gross Income	\$3,137,857	\$1,209,601	\$2,051,698	\$1,841,179
Gross Income per SqFt	\$35.41	\$36.11	\$35.41	\$18.43
Estimated Expense	\$1,015,528	\$338,906	\$663,933	\$626,001
Expense SqFt	\$11.46	\$10.12	\$11.46	\$6.27
Net Operating Income	\$2,122,329	\$870,695	\$1,387,765	\$1,215,178
Full Market Value	\$15,951,005	\$6,574,000	\$10,045,000	\$8,620,000
Market Value per SqFt	\$180.00	\$196.24	\$173.37	\$86.28
Distance from Condominium in miles		0.18	0.75	1.28

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00180-7502	1-00543-0048	1-00149-0014	1-00220-0027
Condominium Section	0198-R1			
Address	67 HUDSON STREET	136 WEST 4 STREET	99 CHAMBERS STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER	TRIBECA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	30	18	13
Year Built	1915	1929	1938	1900
Gross SqFt	20,750	20,874	22,500	26,712
Estimated Gross Income	\$671,263	\$681,532	\$727,787	\$858,310
Gross Income per SqFt	\$32.35	\$32.65	\$32.35	\$32.13
Estimated Expense	\$156,663	\$163,491	\$169,951	\$251,527
Expense SqFt	\$7.55	\$7.83	\$7.55	\$9.42
Net Operating Income	\$514,600	\$518,041	\$557,836	\$606,783
Full Market Value	\$3,885,001	\$3,911,000	\$4,106,000	\$4,581,000
Market Value per SqFt	\$187.23	\$187.36	\$182.49	\$171.50
Distance from Condominium in miles		0.94	0.27	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00180-7507	1-00543-0048	1-00489-0036	1-00597-0032
Condominium Section	0923-R1			
Address	345 GREENWICH STREET	136 WEST 4 STREET	59 THOMPSON STREET	305 SPRING STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	10	30	32	17
Year Built	1921	1929	1900	1920
Gross SqFt	23,287	20,874	15,918	10,190
Estimated Gross Income	\$601,736	\$681,532	\$411,358	\$236,905
Gross Income per SqFt	\$25.84	\$32.65	\$25.84	\$23.25
Estimated Expense	\$235,664	\$163,491	\$161,110	\$113,027
Expense SqFt	\$10.12	\$7.83	\$10.12	\$11.09
Net Operating Income	\$366,072	\$518,041	\$250,248	\$123,878
Full Market Value	\$2,764,001	\$3,911,000	\$1,889,000	\$920,000
Market Value per SqFt	\$118.69	\$187.36	\$118.67	\$90.28
Distance from Condominium in miles		0.95	0.53	0.55

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00181-7501	1-00489-0006	1-00584-0039	1-00494-0009
<b>Condominium Section</b>	0080-R1			
<b>Address</b>	355 GREENWICH STREET	65 SULLIVAN STREET	33 MORTON STREET	240 MULBERRY STREET
<b>Neighborhood</b>	TRIBECA	SOHO	GREENWICH VILLAGE-WEST	LITTLE ITALY
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C5-WALK-UP	C7-WALK-UP
<b>Total Units</b>	10	13	13	23
<b>Year Built</b>	1983	1989	1910	1901
<b>Gross SqFt</b>	10,962	9,110	6,720	10,995
<b>Estimated Gross Income</b>	\$348,263	\$213,284	\$251,699	\$349,297
<b>Gross Income per SqFt</b>	\$31.77	\$23.41	\$37.46	\$31.77
<b>Estimated Expense</b>	\$141,739	\$81,048	\$91,501	\$142,148
<b>Expense SqFt</b>	\$12.93	\$8.90	\$13.62	\$12.93
<b>Net Operating Income</b>	\$206,524	\$132,236	\$160,198	\$207,149
<b>Full Market Value</b>	\$1,559,000	\$984,000	\$1,209,000	\$1,564,000
<b>Market Value per SqFt</b>	\$142.22	\$108.01	\$179.91	\$142.25
<b>Distance from Condominium in miles</b>		0.48	0.87	0.76

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00181-7502	1-00502-0020	1-00501-0006	1-00470-0029
<b>Condominium Section</b>	0152-R1			
<b>Address</b>	363 GREENWICH STREET	156 PRINCE STREET	423 WEST BROADWAY	212 GRAND STREET
<b>Neighborhood</b>	TRIBECA	SOHO	SOHO	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	9	24	28	16
<b>Year Built</b>	1915	1900	1910	1920
<b>Gross SqFt</b>	17,788	15,000	20,670	14,221
<b>Estimated Gross Income</b>	\$620,445	\$523,206	\$891,448	\$373,048
<b>Gross Income per SqFt</b>	\$34.88	\$34.88	\$43.13	\$26.23
<b>Estimated Expense</b>	\$186,062	\$156,962	\$212,118	\$146,149
<b>Expense SqFt</b>	\$10.46	\$10.46	\$10.26	\$10.28
<b>Net Operating Income</b>	\$434,383	\$366,244	\$679,330	\$226,899
<b>Full Market Value</b>	\$3,151,489	\$767,000	\$5,129,000	\$1,712,000
<b>Market Value per SqFt</b>	\$177.17	\$51.13	\$248.14	\$120.39
<b>Distance from Condominium in miles</b>		0.59	0.60	0.71

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00188-7501	1-00588-0079	1-00572-0041	1-00470-0029
<b>Condominium Section</b>	0491-R1			
<b>Address</b>	65 NORTH MOORE STREET	19 GROVE STREET	14 5 AVENUE	212 GRAND STREET
<b>Neighborhood</b>	TRIBECA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	8	39	20	16
<b>Year Built</b>	1915	1900	1910	1920
<b>Gross SqFt</b>	12,690	12,168	16,872	14,221
<b>Estimated Gross Income</b>	\$368,645	\$446,070	\$490,183	\$373,048
<b>Gross Income per SqFt</b>	\$29.05	\$36.66	\$29.05	\$26.23
<b>Estimated Expense</b>	\$134,514	\$176,389	\$178,890	\$146,149
<b>Expense SqFt</b>	\$10.60	\$14.50	\$10.60	\$10.28
<b>Net Operating Income</b>	\$234,131	\$269,681	\$311,293	\$226,899
<b>Full Market Value</b>	\$1,768,000	\$2,036,000	\$2,350,000	\$1,712,000
<b>Market Value per SqFt</b>	\$139.32	\$167.32	\$139.28	\$120.39
<b>Distance from Condominium in miles</b>		0.90	1.07	0.70

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00188-7502	1-00175-0020	1-00053-0033	1-00179-0032
<b>Condominium Section</b>	1063-R1			
<b>Address</b>	387 GREENWICH STREET	43 WHITE STREET	110 GREENWICH STREET	176 WEST BROADWAY
<b>Neighborhood</b>	TRIBECA	CIVIC CENTER	FINANCIAL	TRIBECA
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	36	18	61	17
<b>Year Built</b>	1915	1915	1929	2008
<b>Gross SqFt</b>	86,451	33,500	57,941	52,930
<b>Estimated Gross Income</b>	\$3,061,230	\$1,209,601	\$2,051,698	\$1,525,363
<b>Gross Income per SqFt</b>	\$35.41	\$36.11	\$35.41	\$28.82
<b>Estimated Expense</b>	\$990,728	\$338,906	\$663,933	\$583,105
<b>Expense SqFt</b>	\$11.46	\$10.12	\$11.46	\$11.02
<b>Net Operating Income</b>	\$2,070,502	\$870,695	\$1,387,765	\$942,258
<b>Full Market Value</b>	\$15,632,002	\$6,574,000	\$10,045,000	\$7,114,000
<b>Market Value per SqFt</b>	\$180.82	\$196.24	\$173.37	\$134.40
<b>Distance from Condominium in miles</b>		0.29	0.85	0.16

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-7503	1-00175-0020	1-00053-0033	1-00343-0050
Condominium Section	1155-R1			
Address	53 NORTH MOORE STREET	43 WHITE STREET	110 GREENWICH STREET	203 RIVINGTON STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	46	18	61	71
Year Built	1910	1915	1929	1906
Gross SqFt	83,020	33,500	57,941	99,911
Estimated Gross Income	\$2,939,738	\$1,209,601	\$2,051,698	\$1,841,179
Gross Income per SqFt	\$35.41	\$36.11	\$35.41	\$18.43
Estimated Expense	\$951,409	\$338,906	\$663,933	\$626,001
Expense SqFt	\$11.46	\$10.12	\$11.46	\$6.27
Net Operating Income	\$1,988,329	\$870,695	\$1,387,765	\$1,215,178
Full Market Value	\$15,012,004	\$6,574,000	\$10,045,000	\$8,620,000
Market Value per SqFt	\$180.82	\$196.24	\$173.37	\$86.28
Distance from Condominium in miles		0.29	0.85	1.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-7505	1-00053-0033	1-00179-0032	1-00343-0050
Condominium Section	1986-R1			
Address	48 BEACH STREET	110 GREENWICH STREET	176 WEST BROADWAY	203 RIVINGTON STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	25	61	17	71
Year Built	1930	1929	2008	1906
Gross SqFt	94,532	57,941	52,930	99,911
Estimated Gross Income	\$2,724,412	\$2,051,698	\$1,525,363	\$1,841,179
Gross Income per SqFt	\$28.82	\$35.41	\$28.82	\$18.43
Estimated Expense	\$1,041,743	\$663,933	\$583,105	\$626,001
Expense SqFt	\$11.02	\$11.46	\$11.02	\$6.27
Net Operating Income	\$1,682,669	\$1,387,765	\$942,258	\$1,215,178
Full Market Value	\$12,704,005	\$10,045,000	\$7,114,000	\$8,620,000
Market Value per SqFt	\$134.39	\$173.37	\$134.40	\$86.28
Distance from Condominium in miles		0.85	0.16	1.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00189-7501	1-00504-0031	1-00506-0016	1-00501-0006
<b>Condominium Section</b>	0229-R1			
<b>Address</b>	220 WEST BROADWAY	112 SULLIVAN STREET	30 CHARLTON STREET	423 WEST BROADWAY
<b>Neighborhood</b>	TRIBECA	SOHO	SOHO	SOHO
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	24	60	86	28
<b>Year Built</b>	1915	1920	1920	1910
<b>Gross SqFt</b>	52,735	38,880	44,256	20,670
<b>Estimated Gross Income</b>	\$1,571,503	\$1,158,693	\$1,583,612	\$891,448
<b>Gross Income per SqFt</b>	\$29.80	\$29.80	\$35.78	\$43.13
<b>Estimated Expense</b>	\$381,801	\$281,659	\$475,084	\$212,118
<b>Expense SqFt</b>	\$7.24	\$7.24	\$10.73	\$10.26
<b>Net Operating Income</b>	\$1,189,702	\$877,034	\$1,108,528	\$679,330
<b>Full Market Value</b>	\$8,154,000	\$6,622,000	\$8,369,000	\$5,129,000
<b>Market Value per SqFt</b>	\$154.62	\$170.32	\$189.10	\$248.14
<b>Distance from Condominium in miles</b>		0.48	0.51	0.47

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00189-7502	1-00506-0016	1-00504-0031	1-00553-0041
<b>Condominium Section</b>	0430-R1			
<b>Address</b>	104 HUDSON STREET	30 CHARLTON STREET	112 SULLIVAN STREET	123 WAVERLY PLACE
<b>Neighborhood</b>	TRIBECA	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	14	86	60	47
<b>Year Built</b>	1921	1920	1920	1917
<b>Gross SqFt</b>	40,581	44,256	38,880	37,939
<b>Estimated Gross Income</b>	\$1,209,314	\$1,583,612	\$1,158,693	\$1,001,162
<b>Gross Income per SqFt</b>	\$29.80	\$35.78	\$29.80	\$26.39
<b>Estimated Expense</b>	\$293,806	\$475,084	\$281,659	\$380,442
<b>Expense SqFt</b>	\$7.24	\$10.73	\$7.24	\$10.03
<b>Net Operating Income</b>	\$915,508	\$1,108,528	\$877,034	\$620,720
<b>Full Market Value</b>	\$6,911,998	\$8,369,000	\$6,622,000	\$4,686,000
<b>Market Value per SqFt</b>	\$170.33	\$189.10	\$170.32	\$123.51
<b>Distance from Condominium in miles</b>		0.52	0.50	1.02

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-7507	1-00504-0031	1-00504-0036	1-00522-0014
Condominium Section	1052-R1			
Address	132 FRANKLIN STREET	112 SULLIVAN STREET	100 SULLIVAN STREET	640 BROADWAY
Neighborhood	TRIBECA	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	13	60	70	31
Year Built	1915	1920	1920	1900
Gross SqFt	53,468	38,880	53,200	46,080
Estimated Gross Income	\$1,304,619	\$1,158,693	\$1,298,243	\$1,007,446
Gross Income per SqFt	\$24.40	\$29.80	\$24.40	\$21.86
Estimated Expense	\$334,710	\$281,659	\$333,222	\$413,053
Expense SqFt	\$6.26	\$7.24	\$6.26	\$8.96
Net Operating Income	\$969,909	\$877,034	\$965,021	\$594,393
Full Market Value	\$7,264,999	\$6,622,000	\$7,224,000	\$4,369,000
Market Value per SqFt	\$135.88	\$170.32	\$135.79	\$94.81
Distance from Condominium in miles		0.50	0.50	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-7508	1-00502-0020	1-00592-0080	1-00489-0036
Condominium Section	1061-R1			
Address	38 NORTH MOORE STREET	156 PRINCE STREET	125 WEST WASHINGTON PLACE	59 THOMPSON STREET
Neighborhood	TRIBECA	SOHO	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	24	30	32
Year Built	1915	1900	1926	1900
Gross SqFt	18,315	15,000	17,688	15,918
Estimated Gross Income	\$585,897	\$523,206	\$565,892	\$411,358
Gross Income per SqFt	\$31.99	\$34.88	\$31.99	\$25.84
Estimated Expense	\$199,267	\$156,962	\$192,403	\$161,110
Expense SqFt	\$10.88	\$10.46	\$10.88	\$10.12
Net Operating Income	\$386,630	\$366,244	\$373,489	\$250,248
Full Market Value	\$2,988,000	\$767,000	\$2,820,000	\$1,889,000
Market Value per SqFt	\$163.14	\$51.13	\$159.43	\$118.67
Distance from Condominium in miles		0.50	0.98	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00190-7501	1-00150-0015	1-00552-0010	1-00489-0036
Condominium Section	0836-R1			
Address	39 NORTH MOORE STREET	122 DUANE STREET	82 WEST WASHINGTON PLACE	59 THOMPSON STREET
Neighborhood	TRIBECA	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	26	35	32
Year Built	1909	1920	1900	1900
Gross SqFt	24,407	29,165	27,108	15,918
Estimated Gross Income	\$723,423	\$1,005,259	\$803,407	\$411,358
Gross Income per SqFt	\$29.64	\$34.47	\$29.64	\$25.84
Estimated Expense	\$246,023	\$199,927	\$273,158	\$161,110
Expense SqFt	\$10.08	\$6.86	\$10.08	\$10.12
Net Operating Income	\$477,400	\$805,332	\$530,249	\$250,248
Full Market Value	\$3,603,999	\$4,207,000	\$4,003,000	\$1,889,000
Market Value per SqFt	\$147.66	\$144.25	\$147.67	\$118.67
Distance from Condominium in miles		0.34	0.88	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00190-7503	1-00175-0020	1-00462-0035	1-00179-0032
Condominium Section	0956-R1			
Address	31 NORTH MOORE STREET	43 WHITE STREET	223 EAST 6 STREET	176 WEST BROADWAY
Neighborhood	TRIBECA	CIVIC CENTER	EAST VILLAGE	TRIBECA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	23	18	86	17
Year Built	1915	1915	1996	2008
Gross SqFt	86,900	33,500	91,680	52,930
Estimated Gross Income	\$2,812,953	\$1,209,601	\$2,967,837	\$1,525,363
Gross Income per SqFt	\$32.37	\$36.11	\$32.37	\$28.82
Estimated Expense	\$956,769	\$338,906	\$1,009,065	\$583,105
Expense SqFt	\$11.01	\$10.12	\$11.01	\$11.02
Net Operating Income	\$1,856,184	\$870,695	\$1,958,772	\$942,258
Full Market Value	\$14,014,001	\$6,574,000	\$14,789,000	\$7,114,000
Market Value per SqFt	\$161.27	\$196.24	\$161.31	\$134.40
Distance from Condominium in miles		0.21	1.09	0.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00190-7504	1-00126-0013	1-00631-0001	1-00481-0001
<b>Condominium Section</b>	1045-R1			
<b>Address</b>	27 NORTH MOORE STREET	53 PARK PLACE	669 WASHINGTON STREET	400 CLEVELAND PLACE
<b>Neighborhood</b>	TRIBECA	CIVIC CENTER	GREENWICH VILLAGE-WEST	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	57	116	144	113
<b>Year Built</b>	1905	1921	1895	1913
<b>Gross SqFt</b>	150,010	138,600	137,589	173,838
<b>Estimated Gross Income</b>	\$5,482,866	\$4,336,550	\$5,114,446	\$6,353,544
<b>Gross Income per SqFt</b>	\$36.55	\$31.29	\$37.17	\$36.55
<b>Estimated Expense</b>	\$1,755,117	\$1,284,420	\$1,526,318	\$2,033,134
<b>Expense SqFt</b>	\$11.70	\$9.27	\$11.09	\$11.70
<b>Net Operating Income</b>	\$3,727,749	\$3,052,130	\$3,588,128	\$4,320,410
<b>Full Market Value</b>	\$28,145,005	\$23,044,000	\$27,090,000	\$32,619,000
<b>Market Value per SqFt</b>	\$187.62	\$166.26	\$196.89	\$187.64
<b>Distance from Condominium in miles</b>		0.45	0.95	0.54

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00190-7505	1-00079-0010	1-00175-0020	1-00126-0013
<b>Condominium Section</b>	1181-R1			
<b>Address</b>	25 NORTH MOORE STREET	17 JOHN STREET	43 WHITE STREET	53 PARK PLACE
<b>Neighborhood</b>	TRIBECA	FINANCIAL	CIVIC CENTER	CIVIC CENTER
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	33	114	18	116
<b>Year Built</b>	1924	1920	1915	1921
<b>Gross SqFt</b>	119,996	107,243	33,500	138,600
<b>Estimated Gross Income</b>	\$4,333,056	\$4,497,582	\$1,209,601	\$4,336,550
<b>Gross Income per SqFt</b>	\$36.11	\$41.94	\$36.11	\$31.29
<b>Estimated Expense</b>	\$1,214,360	\$1,276,764	\$338,906	\$1,284,420
<b>Expense SqFt</b>	\$10.12	\$11.91	\$10.12	\$9.27
<b>Net Operating Income</b>	\$3,118,696	\$3,220,818	\$870,695	\$3,052,130
<b>Full Market Value</b>	\$23,546,000	\$24,317,000	\$6,574,000	\$23,044,000
<b>Market Value per SqFt</b>	\$196.22	\$226.75	\$196.24	\$166.26
<b>Distance from Condominium in miles</b>		0.70	0.21	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00190-7506	1-00640-0021	1-00175-0020	1-00445-0045
Condominium Section	2009-R1			
Address	124 HUDSON STREET	756 WASHINGTON STREET	43 WHITE STREET	81 EAST 3 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	CIVIC CENTER	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	26	67	18	45
Year Built	2000	2003	1915	2003
Gross SqFt	68,033	76,549	33,500	36,047
Estimated Gross Income	\$2,456,672	\$2,896,454	\$1,209,601	\$1,071,482
Gross Income per SqFt	\$36.11	\$37.84	\$36.11	\$29.72
Estimated Expense	\$688,494	\$778,633	\$338,906	\$364,304
Expense SqFt	\$10.12	\$10.17	\$10.12	\$10.11
Net Operating Income	\$1,768,178	\$2,117,821	\$870,695	\$707,178
Full Market Value	\$13,349,997	\$15,990,000	\$6,574,000	\$5,339,000
Market Value per SqFt	\$196.23	\$208.89	\$196.24	\$148.11
Distance from Condominium in miles		1.19	0.21	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00193-7501	1-00079-0010	1-00126-0013	1-00453-0011
Condominium Section	0120-R1			
Address	395 BROADWAY	17 JOHN STREET	53 PARK PLACE	304 EAST 12 STREET
Neighborhood	TRIBECA	FINANCIAL	CIVIC CENTER	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	64	114	116	89
Year Built	1915	1920	1921	1940
Gross SqFt	119,640	107,243	138,600	101,800
Estimated Gross Income	\$3,743,536	\$4,497,582	\$4,336,550	\$2,220,560
Gross Income per SqFt	\$31.29	\$41.94	\$31.29	\$21.81
Estimated Expense	\$1,109,063	\$1,276,764	\$1,284,420	\$633,057
Expense SqFt	\$9.27	\$11.91	\$9.27	\$6.22
Net Operating Income	\$2,634,473	\$3,220,818	\$3,052,130	\$1,587,503
Full Market Value	\$19,890,006	\$24,317,000	\$23,044,000	\$11,669,000
Market Value per SqFt	\$166.25	\$226.75	\$166.26	\$114.63
Distance from Condominium in miles		0.65	0.46	1.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00193-7505	1-00578-0070	1-00489-0007	
Condominium Section	0689-R1			
Address	37 WALKER STREET	117 VARICK STREET	67 SULLIVAN STREET	
Neighborhood	TRIBECA	SOHO	SOHO	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	2	11	12	
Year Built	1875	1870	1900	
Gross SqFt	4,169	10,550	9,110	
Estimated Gross Income	\$115,023	\$330,782	\$217,125	
Gross Income per SqFt	\$27.59	\$31.35	\$23.83	
Estimated Expense	\$38,813	\$78,255	\$101,985	
Expense SqFt	\$9.31	\$7.42	\$11.19	
Net Operating Income	\$76,210	\$252,527	\$115,140	
Full Market Value	\$543,400	\$1,907,000	\$815,000	
Market Value per SqFt	\$130.34	\$180.76	\$89.46	
Distance from Condominium in miles		0.45	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00193-7509	1-00175-0020	1-00309-0006	
Condominium Section	1624-R1			
Address	51 WALKER STREET	43 WHITE STREET	54 ORCHARD STREET	
Neighborhood	TRIBECA	CIVIC CENTER	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	15	18	33	
Year Built	2005	1915	2007	
Gross SqFt	34,587	33,500	33,860	
Estimated Gross Income	\$1,248,937	\$1,209,601	\$1,222,185	
Gross Income per SqFt	\$36.11	\$36.11	\$36.10	
Estimated Expense	\$356,246	\$338,906	\$354,434	
Expense SqFt	\$10.30	\$10.12	\$10.47	
Net Operating Income	\$892,691	\$870,695	\$867,751	
Full Market Value	\$6,740,003	\$6,574,000	\$5,590,000	
Market Value per SqFt	\$194.87	\$196.24	\$165.09	
Distance from Condominium in miles		0.05	0.69	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00202-7501	1-00521-0045	1-00768-0059	1-00556-0001
Condominium Section	0222-R1			
Address	50 BAYARD STREET	303 ELIZABETH STREET	238 WEST 19 STREET	85 4 AVENUE
Neighborhood	CHINATOWN	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	167	195	202	164
Year Built	1985	1991	1986	1959
Gross SqFt	163,160	187,368	157,364	156,465
Estimated Gross Income	\$5,449,544	\$7,665,420	\$5,255,721	\$4,893,704
Gross Income per SqFt	\$33.40	\$40.91	\$33.40	\$31.28
Estimated Expense	\$1,711,548	\$1,461,850	\$1,649,996	\$1,663,859
Expense SqFt	\$10.49	\$7.80	\$10.49	\$10.63
Net Operating Income	\$3,737,996	\$6,203,570	\$3,605,725	\$3,229,845
Full Market Value	\$28,222,013	\$46,837,000	\$27,223,000	\$24,385,000
Market Value per SqFt	\$172.97	\$249.97	\$172.99	\$155.85
Distance from Condominium in miles		0.67	1.80	1.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00204-7501	1-00309-0022	1-00309-0006	1-00179-0032
Condominium Section	1509-R1			
Address	158 HESTER STREET	51 LUDLOW STREET	54 ORCHARD STREET	176 WEST BROADWAY
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE	TRIBECA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	61	34	33	17
Year Built	2004	2000	2007	2008
Gross SqFt	60,962	26,300	33,860	52,930
Estimated Gross Income	\$2,200,728	\$1,239,432	\$1,222,185	\$1,525,363
Gross Income per SqFt	\$36.10	\$47.13	\$36.10	\$28.82
Estimated Expense	\$638,272	\$277,243	\$354,434	\$583,105
Expense SqFt	\$10.47	\$10.54	\$10.47	\$11.02
Net Operating Income	\$1,562,456	\$962,189	\$867,751	\$942,258
Full Market Value	\$11,796,998	\$7,265,000	\$5,590,000	\$7,114,000
Market Value per SqFt	\$193.51	\$276.24	\$165.09	\$134.40
Distance from Condominium in miles		0.33	0.33	0.57

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00206-7501	1-00309-0022	1-00309-0006	1-00445-0045
Condominium Section	1791-R1			
Address	123 BAXTER STREET	51 LUDLOW STREET	54 ORCHARD STREET	81 EAST 3 STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	34	33	45
Year Built	2003	2000	2007	2003
Gross SqFt	46,545	26,300	33,860	36,047
Estimated Gross Income	\$1,680,275	\$1,239,432	\$1,222,185	\$1,071,482
Gross Income per SqFt	\$36.10	\$47.13	\$36.10	\$29.72
Estimated Expense	\$487,326	\$277,243	\$354,434	\$364,304
Expense SqFt	\$10.47	\$10.54	\$10.47	\$10.11
Net Operating Income	\$1,192,949	\$962,189	\$867,751	\$707,178
Full Market Value	\$9,006,997	\$7,265,000	\$5,590,000	\$5,339,000
Market Value per SqFt	\$193.51	\$276.24	\$165.09	\$148.11
Distance from Condominium in miles		0.42	0.42	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00208-7501	1-00053-0033	1-00065-0006	1-00522-0014
Condominium Section	1385-R1			
Address	129 LAFAYETTE STREET	110 GREENWICH STREET	21 MAIDEN LANE	640 BROADWAY
Neighborhood	CHINATOWN	FINANCIAL	FINANCIAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	27	61	32	31
Year Built	1900	1929	1900	1900
Gross SqFt	70,649	57,941	37,800	46,080
Estimated Gross Income	\$2,272,778	\$2,051,698	\$1,216,011	\$1,007,446
Gross Income per SqFt	\$32.17	\$35.41	\$32.17	\$21.86
Estimated Expense	\$650,677	\$663,933	\$348,140	\$413,053
Expense SqFt	\$9.21	\$11.46	\$9.21	\$8.96
Net Operating Income	\$1,622,101	\$1,387,765	\$867,871	\$594,393
Full Market Value	\$12,247,003	\$10,045,000	\$5,876,000	\$4,369,000
Market Value per SqFt	\$173.35	\$173.37	\$155.45	\$94.81
Distance from Condominium in miles		1.00	0.78	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00211-7501	1-00470-0029	1-00489-0036	1-00444-0016
Condominium Section	0969-R1			
Address	7 LISPENARD STREET	212 GRAND STREET	59 THOMPSON STREET	54 EAST 3 STREET
Neighborhood	TRIBECA	LITTLE ITALY	SOHO	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	9	16	32	24
Year Built	1915	1920	1900	1920
Gross SqFt	16,028	14,221	15,918	16,038
Estimated Gross Income	\$414,164	\$373,048	\$411,358	\$353,659
Gross Income per SqFt	\$25.84	\$26.23	\$25.84	\$22.05
Estimated Expense	\$162,203	\$146,149	\$161,110	\$155,243
Expense SqFt	\$10.12	\$10.28	\$10.12	\$9.68
Net Operating Income	\$251,961	\$226,899	\$250,248	\$198,416
Full Market Value	\$1,901,999	\$1,712,000	\$1,889,000	\$1,461,000
Market Value per SqFt	\$118.67	\$120.39	\$118.67	\$91.10
Distance from Condominium in miles		0.45	0.26	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00212-7501	1-00631-0001	1-00126-0013	1-00427-0002
Condominium Section	0044-R1			
Address	260 WEST BROADWAY	669 WASHINGTON STREET	53 PARK PLACE	2 STANTON STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	50	144	116	146
Year Built	1915	1895	1921	1900
Gross SqFt	122,640	137,589	138,600	167,453
Estimated Gross Income	\$3,837,406	\$5,114,446	\$4,336,550	\$5,174,738
Gross Income per SqFt	\$31.29	\$37.17	\$31.29	\$30.90
Estimated Expense	\$1,136,873	\$1,526,318	\$1,284,420	\$1,136,306
Expense SqFt	\$9.27	\$11.09	\$9.27	\$6.79
Net Operating Income	\$2,700,533	\$3,588,128	\$3,052,130	\$4,038,432
Full Market Value	\$20,388,992	\$27,090,000	\$23,044,000	\$29,289,000
Market Value per SqFt	\$166.25	\$196.89	\$166.26	\$174.91
Distance from Condominium in miles		0.92	0.52	0.72

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00212-7503	1-00065-0010	1-00504-0031	1-00504-0036
Condominium Section	1844-R1			
Address	1 YORK STREET	9 MAIDEN LANE	112 SULLIVAN STREET	100 SULLIVAN STREET
Neighborhood	TRIBECA	FINANCIAL	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	68	60	70
Year Built	1890	1900	1920	1920
Gross SqFt	67,451	58,354	38,880	53,200
Estimated Gross Income	\$2,010,040	\$2,087,396	\$1,158,693	\$1,298,243
Gross Income per SqFt	\$29.80	\$35.77	\$29.80	\$24.40
Estimated Expense	\$488,345	\$742,339	\$281,659	\$333,222
Expense SqFt	\$7.24	\$12.72	\$7.24	\$6.26
Net Operating Income	\$1,521,695	\$1,345,057	\$877,034	\$965,021
Full Market Value	\$11,488,999	\$10,155,000	\$6,622,000	\$7,224,000
Market Value per SqFt	\$170.33	\$174.02	\$170.32	\$135.79
Distance from Condominium in miles		0.83	0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00214-7502	1-00053-0033	1-00065-0006	1-00504-0031
Condominium Section	1302-R1			
Address	145 HUDSON STREET	110 GREENWICH STREET	21 MAIDEN LANE	112 SULLIVAN STREET
Neighborhood	TRIBECA	FINANCIAL	FINANCIAL	SOHO
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	10	61	32	60
Year Built	1929	1929	1900	1920
Gross SqFt	46,250	57,941	37,800	38,880
Estimated Gross Income	\$1,487,863	\$2,051,698	\$1,216,011	\$1,158,693
Gross Income per SqFt	\$32.17	\$35.41	\$32.17	\$29.80
Estimated Expense	\$425,963	\$663,933	\$348,140	\$281,659
Expense SqFt	\$9.21	\$11.46	\$9.21	\$7.24
Net Operating Income	\$1,061,900	\$1,387,765	\$867,871	\$877,034
Full Market Value	\$8,017,002	\$10,045,000	\$5,876,000	\$6,622,000
Market Value per SqFt	\$173.34	\$173.37	\$155.45	\$170.32
Distance from Condominium in miles		0.90	0.79	0.46

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00214-7503	1-00641-0017	1-00457-0028	1-00462-0035
<b>Condominium Section</b>	1388-R1			
<b>Address</b>	7 HUBERT STREET	379 WEST 12 STREET	21 2 AVENUE	223 EAST 6 STREET
<b>Neighborhood</b>	TRIBECA	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	35	148	99	86
<b>Year Built</b>	2004	1996	2007	1996
<b>Gross SqFt</b>	138,798	123,646	115,187	91,680
<b>Estimated Gross Income</b>	\$4,515,099	\$5,022,378	\$3,746,939	\$2,967,837
<b>Gross Income per SqFt</b>	\$32.53	\$40.62	\$32.53	\$32.37
<b>Estimated Expense</b>	\$1,444,887	\$1,204,175	\$1,199,020	\$1,009,065
<b>Expense SqFt</b>	\$10.41	\$9.74	\$10.41	\$11.01
<b>Net Operating Income</b>	\$3,070,212	\$3,818,203	\$2,547,919	\$1,958,772
<b>Full Market Value</b>	\$23,180,001	\$28,828,000	\$18,710,000	\$14,789,000
<b>Market Value per SqFt</b>	\$167.01	\$233.15	\$162.43	\$161.31
<b>Distance from Condominium in miles</b>		1.17	0.95	1.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00215-7502	1-00053-0033	1-00504-0031	1-00504-0036
<b>Condominium Section</b>	1393-R1			
<b>Address</b>	161 HUDSON STREET	110 GREENWICH STREET	112 SULLIVAN STREET	100 SULLIVAN STREET
<b>Neighborhood</b>	TRIBECA	FINANCIAL	SOHO	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	24	61	60	70
<b>Year Built</b>	1930	1929	1920	1920
<b>Gross SqFt</b>	66,444	57,941	38,880	53,200
<b>Estimated Gross Income</b>	\$1,980,031	\$2,051,698	\$1,158,693	\$1,298,243
<b>Gross Income per SqFt</b>	\$29.80	\$35.41	\$29.80	\$24.40
<b>Estimated Expense</b>	\$481,055	\$663,933	\$281,659	\$333,222
<b>Expense SqFt</b>	\$7.24	\$11.46	\$7.24	\$6.26
<b>Net Operating Income</b>	\$1,498,976	\$1,387,765	\$877,034	\$965,021
<b>Full Market Value</b>	\$11,316,999	\$10,045,000	\$6,622,000	\$7,224,000
<b>Market Value per SqFt</b>	\$170.32	\$173.37	\$170.32	\$135.79
<b>Distance from Condominium in miles</b>		0.95	0.42	0.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00215-7504	1-00631-0001	1-00481-0001	1-00077-0001
Condominium Section	1849-R1			
Address	415 GREENWICH STREET	669 WASHINGTON STREET	400 CLEVELAND PLACE	87 JOHN STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	LITTLE ITALY	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	66	144	113	163
Year Built	1913	1895	1913	1926
Gross SqFt	155,221	137,589	173,838	160,000
Estimated Gross Income	\$5,673,328	\$5,114,446	\$6,353,544	\$5,328,325
Gross Income per SqFt	\$36.55	\$37.17	\$36.55	\$33.30
Estimated Expense	\$1,816,086	\$1,526,318	\$2,033,134	\$1,895,424
Expense SqFt	\$11.70	\$11.09	\$11.70	\$11.85
Net Operating Income	\$3,857,242	\$3,588,128	\$4,320,410	\$3,432,901
Full Market Value	\$29,122,003	\$27,090,000	\$32,619,000	\$25,918,000
Market Value per SqFt	\$187.62	\$196.89	\$187.64	\$161.99
Distance from Condominium in miles		0.85	0.64	0.91

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00215-7505	1-00053-0033	1-00504-0031	1-00179-0032
Condominium Section	2118-R1			
Address	157 HUDSON STREET	110 GREENWICH STREET	112 SULLIVAN STREET	176 WEST BROADWAY
Neighborhood	TRIBECA	FINANCIAL	SOHO	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	15	61	60	17
Year Built	1920	1929	1920	2008
Gross SqFt	58,213	57,941	38,880	52,930
Estimated Gross Income	\$1,734,747	\$2,051,698	\$1,158,693	\$1,525,363
Gross Income per SqFt	\$29.80	\$35.41	\$29.80	\$28.82
Estimated Expense	\$421,462	\$663,933	\$281,659	\$583,105
Expense SqFt	\$7.24	\$11.46	\$7.24	\$11.02
Net Operating Income	\$1,313,285	\$1,387,765	\$877,034	\$942,258
Full Market Value	\$9,915,000	\$10,045,000	\$6,622,000	\$7,114,000
Market Value per SqFt	\$170.32	\$173.37	\$170.32	\$134.40
Distance from Condominium in miles		0.95	0.42	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00217-7501	1-00175-0020	1-00522-0014	1-00343-0050
Condominium Section	1243-R1			
Address	79 LAIGHT STREET	43 WHITE STREET	640 BROADWAY	203 RIVINGTON STREET
Neighborhood	TRIBECA	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	33	18	31	71
Year Built	1853	1915	1900	1906
Gross SqFt	100,894	33,500	46,080	99,911
Estimated Gross Income	\$2,205,543	\$1,209,601	\$1,007,446	\$1,841,179
Gross Income per SqFt	\$21.86	\$36.11	\$21.86	\$18.43
Estimated Expense	\$904,010	\$338,906	\$413,053	\$626,001
Expense SqFt	\$8.96	\$10.12	\$8.96	\$6.27
Net Operating Income	\$1,301,533	\$870,695	\$594,393	\$1,215,178
Full Market Value	\$9,566,998	\$6,574,000	\$4,369,000	\$8,620,000
Market Value per SqFt	\$94.82	\$196.24	\$94.81	\$86.28
Distance from Condominium in miles		0.43	0.84	1.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00217-7502	1-00449-0017	1-00309-0022	
Condominium Section	1862-R1			
Address	408 GREENWICH STREET	56 ST MARK'S PLACE	51 LUDLOW STREET	
Neighborhood	TRIBECA	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	4	24	34	
Year Built	2007	2005	2000	
Gross SqFt	17,185	16,454	26,300	
Estimated Gross Income	\$737,580	\$636,708	\$1,239,432	
Gross Income per SqFt	\$42.92	\$38.70	\$47.13	
Estimated Expense	\$186,973	\$184,645	\$277,243	
Expense SqFt	\$10.88	\$11.22	\$10.54	
Net Operating Income	\$550,607	\$452,063	\$962,189	
Full Market Value	\$4,157,001	\$3,413,000	\$7,265,000	
Market Value per SqFt	\$241.90	\$207.43	\$276.24	
Distance from Condominium in miles		1.29	1.08	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00218-7501	1-00928-0031	1-00016-0221	
Condominium Section	1457-R1			
Address	92 LAIGHT STREET	385 1 AVENUE	201 WARREN STREET	
Neighborhood	TRIBECA	KIPS BAY	TRIBECA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	65	140	152	
Year Built	2004	2002	1998	
Gross SqFt	163,128	150,800	244,617	
Estimated Gross Income	\$6,358,729	\$6,417,667	\$8,659,776	
Gross Income per SqFt	\$38.98	\$42.56	\$35.40	
Estimated Expense	\$1,606,811	\$1,353,849	\$2,622,848	
Expense SqFt	\$9.85	\$8.98	\$10.72	
Net Operating Income	\$4,751,918	\$5,063,818	\$6,036,928	
Full Market Value	\$35,877,000	\$38,232,000	\$45,579,000	
Market Value per SqFt	\$219.93	\$253.53	\$186.33	
Distance from Condominium in miles		1.90	0.83	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00218-7504	1-00641-0017	1-00393-0046	
Condominium Section	2104-R1			
Address	415 WASHINGTON STREET	379 WEST 12 STREET	379 EAST 10 STREET	
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	21	148	13	
Year Built	2010	1996	2001	
Gross SqFt	55,649	123,646	8,493	
Estimated Gross Income	\$2,333,363	\$5,022,378	\$338,712	
Gross Income per SqFt	\$41.93	\$40.62	\$39.88	
Estimated Expense	\$691,717	\$1,204,175	\$73,374	
Expense SqFt	\$12.43	\$9.74	\$8.64	
Net Operating Income	\$1,641,646	\$3,818,203	\$265,338	
Full Market Value	\$12,870,999	\$28,828,000	\$2,003,000	
Market Value per SqFt	\$231.29	\$233.15	\$235.84	
Distance from Condominium in miles		1.07	1.67	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-7501	1-00462-0035	1-00504-0036	1-00343-0050
Condominium Section	0944-R1			
Address	429 GREENWICH STREET	223 EAST 6 STREET	100 SULLIVAN STREET	203 RIVINGTON STREET
Neighborhood	TRIBECA	EAST VILLAGE	SOHO	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	28	86	70	71
Year Built	1920	1996	1920	1906
Gross SqFt	88,897	91,680	53,200	99,911
Estimated Gross Income	\$2,169,087	\$2,967,837	\$1,298,243	\$1,841,179
Gross Income per SqFt	\$24.40	\$32.37	\$24.40	\$18.43
Estimated Expense	\$556,495	\$1,009,065	\$333,222	\$626,001
Expense SqFt	\$6.26	\$11.01	\$6.26	\$6.27
Net Operating Income	\$1,612,592	\$1,958,772	\$965,021	\$1,215,178
Full Market Value	\$12,079,000	\$14,789,000	\$7,224,000	\$8,620,000
Market Value per SqFt	\$135.88	\$161.31	\$135.79	\$86.28
Distance from Condominium in miles		1.09	0.39	1.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-7502	1-00504-0031	1-00092-0017	
Condominium Section	1003-R1			
Address	39 VESTRY STREET	112 SULLIVAN STREET	47 ANN STREET	
Neighborhood	TRIBECA	SOHO	SOUTHBRIDGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	16	60	13	
Year Built	1930	1920	1935	
Gross SqFt	37,785	38,880	24,610	
Estimated Gross Income	\$986,944	\$1,158,693	\$551,978	
Gross Income per SqFt	\$26.12	\$29.80	\$22.43	
Estimated Expense	\$253,915	\$281,659	\$152,650	
Expense SqFt	\$6.72	\$7.24	\$6.20	
Net Operating Income	\$733,029	\$877,034	\$399,328	
Full Market Value	\$5,534,003	\$6,622,000	\$2,950,000	
Market Value per SqFt	\$146.46	\$170.32	\$119.87	
Distance from Condominium in miles		0.39	0.83	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00219-7503	1-00502-0014	1-00175-0020	1-00502-0020
<b>Condominium Section</b>	1132-R1			
<b>Address</b>	35 VESTRY STREET	114 THOMPSON STREET	43 WHITE STREET	156 PRINCE STREET
<b>Neighborhood</b>	TRIBECA	SOHO	CIVIC CENTER	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	6	20	18	24
<b>Year Built</b>	1915	1920	1915	1900
<b>Gross SqFt</b>	16,400	9,332	33,500	15,000
<b>Estimated Gross Income</b>	\$592,204	\$409,680	\$1,209,601	\$523,206
<b>Gross Income per SqFt</b>	\$36.11	\$43.90	\$36.11	\$34.88
<b>Estimated Expense</b>	\$165,968	\$114,710	\$338,906	\$156,962
<b>Expense SqFt</b>	\$10.12	\$12.29	\$10.12	\$10.46
<b>Net Operating Income</b>	\$426,236	\$294,970	\$870,695	\$366,244
<b>Full Market Value</b>	\$3,218,000	\$2,227,000	\$6,574,000	\$767,000
<b>Market Value per SqFt</b>	\$196.22	\$238.64	\$196.24	\$51.13
<b>Distance from Condominium in miles</b>		0.43	0.37	0.43

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00219-7504	1-00053-0033	1-00504-0036	1-00522-0014
<b>Condominium Section</b>	1191-R1			
<b>Address</b>	169 HUDSON STREET	110 GREENWICH STREET	100 SULLIVAN STREET	640 BROADWAY
<b>Neighborhood</b>	TRIBECA	FINANCIAL	SOHO	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	12	61	70	31
<b>Year Built</b>	1915	1929	1920	1900
<b>Gross SqFt</b>	51,647	57,941	53,200	46,080
<b>Estimated Gross Income</b>	\$1,260,187	\$2,051,698	\$1,298,243	\$1,007,446
<b>Gross Income per SqFt</b>	\$24.40	\$35.41	\$24.40	\$21.86
<b>Estimated Expense</b>	\$323,310	\$663,933	\$333,222	\$413,053
<b>Expense SqFt</b>	\$6.26	\$11.46	\$6.26	\$8.96
<b>Net Operating Income</b>	\$936,877	\$1,387,765	\$965,021	\$594,393
<b>Full Market Value</b>	\$7,017,999	\$10,045,000	\$7,224,000	\$4,369,000
<b>Market Value per SqFt</b>	\$135.88	\$173.37	\$135.79	\$94.81
<b>Distance from Condominium in miles</b>		0.99	0.39	0.72

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00220-7502	1-00175-0020	1-00053-0033	1-00343-0050
Condominium Section	2002-R1			
Address	28 LAIGHT STREET	43 WHITE STREET	110 GREENWICH STREET	203 RIVINGTON STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	31	18	61	71
Year Built	1920	1915	1929	1906
Gross SqFt	94,924	33,500	57,941	99,911
Estimated Gross Income	\$3,361,259	\$1,209,601	\$2,051,698	\$1,841,179
Gross Income per SqFt	\$35.41	\$36.11	\$35.41	\$18.43
Estimated Expense	\$1,087,829	\$338,906	\$663,933	\$626,001
Expense SqFt	\$11.46	\$10.12	\$11.46	\$6.27
Net Operating Income	\$2,273,430	\$870,695	\$1,387,765	\$1,215,178
Full Market Value	\$17,163,997	\$6,574,000	\$10,045,000	\$8,620,000
Market Value per SqFt	\$180.82	\$196.24	\$173.37	\$86.28
Distance from Condominium in miles		0.31	1.00	1.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00220-7503	1-00053-0033	1-00504-0036	1-00522-0014
Condominium Section	1392-R1			
Address	38 LAIGHT STREET	110 GREENWICH STREET	100 SULLIVAN STREET	640 BROADWAY
Neighborhood	TRIBECA	FINANCIAL	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	33	61	70	31
Year Built	1900	1929	1920	1900
Gross SqFt	73,257	57,941	53,200	46,080
Estimated Gross Income	\$1,787,471	\$2,051,698	\$1,298,243	\$1,007,446
Gross Income per SqFt	\$24.40	\$35.41	\$24.40	\$21.86
Estimated Expense	\$458,589	\$663,933	\$333,222	\$413,053
Expense SqFt	\$6.26	\$11.46	\$6.26	\$8.96
Net Operating Income	\$1,328,882	\$1,387,765	\$965,021	\$594,393
Full Market Value	\$9,954,001	\$10,045,000	\$7,224,000	\$4,369,000
Market Value per SqFt	\$135.88	\$173.37	\$135.79	\$94.81
Distance from Condominium in miles		1.00	0.34	0.65

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00222-7501	1-00618-0042	1-00634-0016	1-00399-0044
<b>Condominium Section</b>	0136-R1			
<b>Address</b>	28 VESTRY STREET	205 WEST 13 STREET	110 BANK STREET	183 EAST 3 STREET
<b>Neighborhood</b>	TRIBECA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	20	55	61	43
<b>Year Built</b>	1962	1962	1957	1950
<b>Gross SqFt</b>	36,435	26,700	42,258	35,550
<b>Estimated Gross Income</b>	\$1,095,236	\$1,044,852	\$1,270,085	\$887,375
<b>Gross Income per SqFt</b>	\$30.06	\$39.13	\$30.06	\$24.96
<b>Estimated Expense</b>	\$245,208	\$194,500	\$284,589	\$337,203
<b>Expense SqFt</b>	\$6.73	\$7.28	\$6.73	\$9.49
<b>Net Operating Income</b>	\$850,028	\$850,352	\$985,496	\$550,172
<b>Full Market Value</b>	\$6,417,997	\$6,420,000	\$7,441,000	\$4,132,000
<b>Market Value per SqFt</b>	\$176.15	\$240.45	\$176.09	\$116.23
<b>Distance from Condominium in miles</b>		1.15	0.90	1.29

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00222-7502	1-00175-0020	1-00462-0035	1-00504-0036
<b>Condominium Section</b>	1064-R1			
<b>Address</b>	195 HUDSON STREET	43 WHITE STREET	223 EAST 6 STREET	100 SULLIVAN STREET
<b>Neighborhood</b>	TRIBECA	CIVIC CENTER	EAST VILLAGE	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	27	18	86	70
<b>Year Built</b>	1920	1915	1996	1920
<b>Gross SqFt</b>	88,496	33,500	91,680	53,200
<b>Estimated Gross Income</b>	\$2,864,616	\$1,209,601	\$2,967,837	\$1,298,243
<b>Gross Income per SqFt</b>	\$32.37	\$36.11	\$32.37	\$24.40
<b>Estimated Expense</b>	\$974,341	\$338,906	\$1,009,065	\$333,222
<b>Expense SqFt</b>	\$11.01	\$10.12	\$11.01	\$6.26
<b>Net Operating Income</b>	\$1,890,275	\$870,695	\$1,958,772	\$965,021
<b>Full Market Value</b>	\$14,272,004	\$6,574,000	\$14,789,000	\$7,224,000
<b>Market Value per SqFt</b>	\$161.27	\$196.24	\$161.31	\$135.79
<b>Distance from Condominium in miles</b>		0.40	1.07	0.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00225-7501	1-00504-0031	1-00553-0041	1-00504-0036
Condominium Section	1321-R1			
Address	465 GREENWICH STREET	112 SULLIVAN STREET	123 WAVERLY PLACE	100 SULLIVAN STREET
Neighborhood	TRIBECA	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	38	60	47	70
Year Built	1910	1920	1917	1920
Gross SqFt	73,919	38,880	37,939	53,200
Estimated Gross Income	\$1,950,722	\$1,158,693	\$1,001,162	\$1,298,243
Gross Income per SqFt	\$26.39	\$29.80	\$26.39	\$24.40
Estimated Expense	\$741,408	\$281,659	\$380,442	\$333,222
Expense SqFt	\$10.03	\$7.24	\$10.03	\$6.26
Net Operating Income	\$1,209,314	\$877,034	\$620,720	\$965,021
Full Market Value	\$9,159,000	\$6,622,000	\$4,686,000	\$7,224,000
Market Value per SqFt	\$123.91	\$170.32	\$123.51	\$135.79
Distance from Condominium in miles		0.33	0.81	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00225-7502	1-00582-0020	1-00543-0048	1-00092-0017
Condominium Section	2058-R1			
Address	16 DESBROSSES STREET	60 LEROY STREET	136 WEST 4 STREET	47 ANN STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	8	37	30	13
Year Built	1940	1941	1929	1935
Gross SqFt	24,059	22,242	20,874	24,610
Estimated Gross Income	\$785,526	\$739,631	\$681,532	\$551,978
Gross Income per SqFt	\$32.65	\$33.25	\$32.65	\$22.43
Estimated Expense	\$188,382	\$236,880	\$163,491	\$152,650
Expense SqFt	\$7.83	\$10.65	\$7.83	\$6.20
Net Operating Income	\$597,144	\$502,751	\$518,041	\$399,328
Full Market Value	\$4,389,003	\$3,796,000	\$3,911,000	\$2,950,000
Market Value per SqFt	\$182.43	\$170.67	\$187.36	\$119.87
Distance from Condominium in miles		0.44	0.62	0.92

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00228-7501	1-00175-0020	1-00309-0006	1-00445-0045
Condominium Section	1432-R1			
Address	3 WOOSTER STREET	43 WHITE STREET	54 ORCHARD STREET	81 EAST 3 STREET
Neighborhood	SOHO	CIVIC CENTER	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	18	33	45
Year Built	2003	1915	2007	2003
Gross SqFt	25,300	33,500	33,860	36,047
Estimated Gross Income	\$913,330	\$1,209,601	\$1,222,185	\$1,071,482
Gross Income per SqFt	\$36.10	\$36.11	\$36.10	\$29.72
Estimated Expense	\$264,891	\$338,906	\$354,434	\$364,304
Expense SqFt	\$10.47	\$10.12	\$10.47	\$10.11
Net Operating Income	\$648,439	\$870,695	\$867,751	\$707,178
Full Market Value	\$4,895,999	\$6,574,000	\$5,590,000	\$5,339,000
Market Value per SqFt	\$193.52	\$196.24	\$165.09	\$148.11
Distance from Condominium in miles		0.23	0.77	0.83

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00228-7502	1-00140-0005	1-00641-0017	1-00457-0028
Condominium Section	2024-R1			
Address	311 WEST BROADWAY	147 CHAMBERS STREET	379 WEST 12 STREET	21 2 AVENUE
Neighborhood	SOHO	TRIBECA	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	67	123	148	99
Year Built	2007	1997	1996	2007
Gross SqFt	146,294	130,568	123,646	115,187
Estimated Gross Income	\$5,942,462	\$5,560,937	\$5,022,378	\$3,746,939
Gross Income per SqFt	\$40.62	\$42.59	\$40.62	\$32.53
Estimated Expense	\$1,424,904	\$1,407,390	\$1,204,175	\$1,199,020
Expense SqFt	\$9.74	\$10.78	\$9.74	\$10.41
Net Operating Income	\$4,517,558	\$4,153,547	\$3,818,203	\$2,547,919
Full Market Value	\$34,108,000	\$31,359,000	\$28,828,000	\$18,710,000
Market Value per SqFt	\$233.15	\$240.17	\$233.15	\$162.43
Distance from Condominium in miles		0.50	1.16	0.68

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00230-7503	1-00310-0027	1-00065-0006	1-00220-0027
Condominium Section	1111-R1			
Address	20 GREENE STREET	35 ESSEX STREET	21 MAIDEN LANE	36 LAIGHT STREET
Neighborhood	SOHO	LOWER EAST SIDE	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	10	31	32	13
Year Built	1915	1910	1900	1900
Gross SqFt	30,331	26,306	37,800	26,712
Estimated Gross Income	\$975,748	\$1,078,465	\$1,216,011	\$858,310
Gross Income per SqFt	\$32.17	\$41.00	\$32.17	\$32.13
Estimated Expense	\$279,349	\$204,649	\$348,140	\$251,527
Expense SqFt	\$9.21	\$7.78	\$9.21	\$9.42
Net Operating Income	\$696,399	\$873,816	\$867,871	\$606,783
Full Market Value	\$5,257,998	\$6,597,000	\$5,876,000	\$4,581,000
Market Value per SqFt	\$173.35	\$250.78	\$155.45	\$171.50
Distance from Condominium in miles		0.72	0.85	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00230-7506	1-00470-0005	1-00592-0080	1-00470-0029
Condominium Section	2124-R1			
Address	25 MERCER STREET	160 MOTT STREET	125 WEST WASHINGTON PLACE	212 GRAND STREET
Neighborhood	SOHO	LITTLE ITALY	GREENWICH VILLAGE-WEST	LITTLE ITALY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	10	35	30	16
Year Built	1920	1910	1926	1920
Gross SqFt	17,632	11,967	17,688	14,221
Estimated Gross Income	\$564,048	\$419,983	\$565,892	\$373,048
Gross Income per SqFt	\$31.99	\$35.10	\$31.99	\$26.23
Estimated Expense	\$191,836	\$139,410	\$192,403	\$146,149
Expense SqFt	\$10.88	\$11.65	\$10.88	\$10.28
Net Operating Income	\$372,212	\$280,573	\$373,489	\$226,899
Full Market Value	\$2,602,600	\$2,118,000	\$2,820,000	\$1,712,000
Market Value per SqFt	\$147.61	\$176.99	\$159.43	\$120.39
Distance from Condominium in miles		0.35	0.84	0.35

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00231-7501	1-00175-0020	1-00065-0006	1-00220-0027
Condominium Section	1354-R1			
Address	443 BROADWAY	43 WHITE STREET	21 MAIDEN LANE	36 LAIGHT STREET
Neighborhood	SOHO	CIVIC CENTER	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	16	18	32	13
Year Built	1910	1915	1900	1900
Gross SqFt	44,653	33,500	37,800	26,712
Estimated Gross Income	\$1,436,487	\$1,209,601	\$1,216,011	\$858,310
Gross Income per SqFt	\$32.17	\$36.11	\$32.17	\$32.13
Estimated Expense	\$411,254	\$338,906	\$348,140	\$251,527
Expense SqFt	\$9.21	\$10.12	\$9.21	\$9.42
Net Operating Income	\$1,025,233	\$870,695	\$867,871	\$606,783
Full Market Value	\$6,267,812	\$6,574,000	\$5,876,000	\$4,581,000
Market Value per SqFt	\$140.37	\$196.24	\$155.45	\$171.50
Distance from Condominium in miles		0.22	0.86	0.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00234-7501	1-00310-0027	1-00175-0020	1-00065-0006
Condominium Section	1235-R1			
Address	161 GRAND STREET	35 ESSEX STREET	43 WHITE STREET	21 MAIDEN LANE
Neighborhood	CHINATOWN	LOWER EAST SIDE	CIVIC CENTER	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	18	31	18	32
Year Built	1911	1910	1915	1900
Gross SqFt	45,148	26,306	33,500	37,800
Estimated Gross Income	\$1,630,294	\$1,078,465	\$1,209,601	\$1,216,011
Gross Income per SqFt	\$36.11	\$41.00	\$36.11	\$32.17
Estimated Expense	\$456,898	\$204,649	\$338,906	\$348,140
Expense SqFt	\$10.12	\$7.78	\$10.12	\$9.21
Net Operating Income	\$1,173,396	\$873,816	\$870,695	\$867,871
Full Market Value	\$8,859,000	\$6,597,000	\$6,574,000	\$5,876,000
Market Value per SqFt	\$196.22	\$250.78	\$196.24	\$155.45
Distance from Condominium in miles		0.53	0.28	0.85

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00235-7501	1-00310-0027	1-00175-0020	1-00414-0050
<b>Condominium Section</b>	1936-R1			
<b>Address</b>	136 BAXTER STREET	35 ESSEX STREET	43 WHITE STREET	77 DELANCEY STREET
<b>Neighborhood</b>	CHINATOWN	LOWER EAST SIDE	CIVIC CENTER	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	12	31	18	21
<b>Year Built</b>	1915	1910	1915	1914
<b>Gross SqFt</b>	28,370	26,306	33,500	21,200
<b>Estimated Gross Income</b>	\$1,024,441	\$1,078,465	\$1,209,601	\$657,720
<b>Gross Income per SqFt</b>	\$36.11	\$41.00	\$36.11	\$31.02
<b>Estimated Expense</b>	\$287,104	\$204,649	\$338,906	\$210,470
<b>Expense SqFt</b>	\$10.12	\$7.78	\$10.12	\$9.93
<b>Net Operating Income</b>	\$737,337	\$873,816	\$870,695	\$447,250
<b>Full Market Value</b>	\$5,567,001	\$6,597,000	\$6,574,000	\$3,377,000
<b>Market Value per SqFt</b>	\$196.23	\$250.78	\$196.24	\$159.29
<b>Distance from Condominium in miles</b>		0.50	0.29	0.44

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00236-7501	1-00348-0067	1-00377-0030	1-00374-0043
<b>Condominium Section</b>	0815-R1			
<b>Address</b>	173 GRAND STREET	87 ATTORNEY STREET	394 EAST 8 STREET	353 EAST 4 STREET
<b>Neighborhood</b>	CHINATOWN	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	39	24	39	33
<b>Year Built</b>	1990	2000	2000	2000
<b>Gross SqFt</b>	25,786	17,168	28,906	27,226
<b>Estimated Gross Income</b>	\$829,536	\$639,643	\$929,885	\$746,838
<b>Gross Income per SqFt</b>	\$32.17	\$37.26	\$32.17	\$27.43
<b>Estimated Expense</b>	\$265,338	\$185,496	\$297,563	\$283,798
<b>Expense SqFt</b>	\$10.29	\$10.80	\$10.29	\$10.42
<b>Net Operating Income</b>	\$564,198	\$454,147	\$632,322	\$463,040
<b>Full Market Value</b>	\$4,260,000	\$3,429,000	\$4,774,000	\$3,496,000
<b>Market Value per SqFt</b>	\$165.21	\$199.73	\$165.16	\$128.41
<b>Distance from Condominium in miles</b>		0.68	1.13	1.03

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00236-7502	1-00134-0011	1-00464-0048	
Condominium Section	2195-R1			
Address	145 MULBERRY STREET	33 WARREN STREET	19 ST MARK'S PLACE	
Neighborhood	CHINATOWN	CIVIC CENTER	EAST VILLAGE	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	25	20	16	
Year Built	1915	1930	1920	
Gross SqFt	26,907	31,000	53,503	
Estimated Gross Income	\$996,904	\$1,233,892	\$2,020,004	
Gross Income per SqFt	\$37.05	\$39.80	\$37.75	
Estimated Expense	\$230,055	\$332,766	\$585,801	
Expense SqFt	\$8.55	\$10.73	\$10.95	
Net Operating Income	\$766,849	\$901,126	\$1,434,203	
Full Market Value	\$5,547,000	\$6,804,000	\$7,080,000	
Market Value per SqFt	\$206.15	\$219.48	\$132.33	
Distance from Condominium in miles		0.61	0.87	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00238-7503	1-00373-0060	1-00470-0029	
Condominium Section	1945-R1			
Address	87 ELIZABETH STREET	291 EAST 3 STREET	212 GRAND STREET	
Neighborhood	CHINATOWN	ALPHABET CITY	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	18	12	16	
Year Built	1899	1900	1920	
Gross SqFt	14,777	11,160	14,221	
Estimated Gross Income	\$449,516	\$386,101	\$373,048	
Gross Income per SqFt	\$30.42	\$34.60	\$26.23	
Estimated Expense	\$157,818	\$123,552	\$146,149	
Expense SqFt	\$10.68	\$11.07	\$10.28	
Net Operating Income	\$291,698	\$262,549	\$226,899	
Full Market Value	\$2,201,998	\$1,827,000	\$1,712,000	
Market Value per SqFt	\$149.02	\$163.71	\$120.39	
Distance from Condominium in miles		0.92	0.09	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00239-7501	1-00400-0001	1-00522-0014	1-00453-0011
Condominium Section	0744-R1			
Address	80 ELIZABETH STREET	58 AVENUE A	640 BROADWAY	304 EAST 12 STREET
Neighborhood	CHINATOWN	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	80	84	31	89
Year Built	1929	1940	1900	1940
Gross SqFt	85,956	79,956	46,080	101,800
Estimated Gross Income	\$1,878,998	\$2,679,698	\$1,007,446	\$2,220,560
Gross Income per SqFt	\$21.86	\$33.51	\$21.86	\$21.81
Estimated Expense	\$770,166	\$447,443	\$413,053	\$633,057
Expense SqFt	\$8.96	\$5.60	\$8.96	\$6.22
Net Operating Income	\$1,108,832	\$2,232,255	\$594,393	\$1,587,503
Full Market Value	\$8,149,995	\$16,854,000	\$4,369,000	\$11,669,000
Market Value per SqFt	\$94.82	\$210.79	\$94.81	\$114.63
Distance from Condominium in miles		0.76	0.54	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00273-7501	1-00470-0029	1-00273-0017	
Condominium Section	1438-R1			
Address	142 HENRY STREET	212 GRAND STREET	191 MADISON STREET	
Neighborhood	LOWER EAST SIDE	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	13	16	24	
Year Built	1912	1920	1910	
Gross SqFt	19,597	14,221	8,995	
Estimated Gross Income	\$496,980	\$373,048	\$220,175	
Gross Income per SqFt	\$25.36	\$26.23	\$24.48	
Estimated Expense	\$214,195	\$146,149	\$104,046	
Expense SqFt	\$10.93	\$10.28	\$11.57	
Net Operating Income	\$282,785	\$226,899	\$116,129	
Full Market Value	\$2,129,002	\$1,712,000	\$870,000	
Market Value per SqFt	\$108.64	\$120.39	\$96.72	
Distance from Condominium in miles		0.51	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00273-7502	1-00273-0017	1-00348-0067	1-00309-0006
Condominium Section	1999-R1			
Address	30 RUTGERS STREET	191 MADISON STREET	87 ATTORNEY STREET	54 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	10	24	24	33
Year Built	2005	1910	2000	2007
Gross SqFt	7,576	8,995	17,168	33,860
Estimated Gross Income	\$273,494	\$220,175	\$639,643	\$1,222,185
Gross Income per SqFt	\$36.10	\$24.48	\$37.26	\$36.10
Estimated Expense	\$79,321	\$104,046	\$185,496	\$354,434
Expense SqFt	\$10.47	\$11.57	\$10.80	\$10.47
Net Operating Income	\$194,173	\$116,129	\$454,147	\$867,751
Full Market Value	\$1,347,500	\$870,000	\$3,429,000	\$5,590,000
Market Value per SqFt	\$177.86	\$96.72	\$199.73	\$165.09
Distance from Condominium in miles		0.00	0.49	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00274-7501	1-00309-0006	1-00374-0043	
Condominium Section	0977-R1			
Address	48 MARKET STREET	54 ORCHARD STREET	353 EAST 4 STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	26	33	33	
Year Built	1990	2007	2000	
Gross SqFt	27,046	33,860	27,226	
Estimated Gross Income	\$859,251	\$1,222,185	\$746,838	
Gross Income per SqFt	\$31.77	\$36.10	\$27.43	
Estimated Expense	\$282,631	\$354,434	\$283,798	
Expense SqFt	\$10.45	\$10.47	\$10.42	
Net Operating Income	\$576,620	\$867,751	\$463,040	
Full Market Value	\$2,971,099	\$5,590,000	\$3,496,000	
Market Value per SqFt	\$109.85	\$165.09	\$128.41	
Distance from Condominium in miles		0.34	1.03	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00274-7502	1-00309-0006	1-00309-0022	1-00283-0024
Condominium Section	1291-R1			
Address	148 MADISON STREET	54 ORCHARD STREET	51 LUDLOW STREET	10 RUTGERS STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	80	33	34	89
Year Built	2002	2007	2000	2001
Gross SqFt	43,850	33,860	26,300	75,953
Estimated Gross Income	\$1,582,985	\$1,222,185	\$1,239,432	\$2,635,552
Gross Income per SqFt	\$36.10	\$36.10	\$47.13	\$34.70
Estimated Expense	\$459,110	\$354,434	\$277,243	\$622,912
Expense SqFt	\$10.47	\$10.47	\$10.54	\$8.20
Net Operating Income	\$1,123,875	\$867,751	\$962,189	\$2,012,640
Full Market Value	\$8,485,010	\$5,590,000	\$7,265,000	\$15,195,000
Market Value per SqFt	\$193.50	\$165.09	\$276.24	\$200.06
Distance from Condominium in miles		0.34	0.34	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00274-7503	1-00273-0017	1-00348-0067	1-00309-0006
Condominium Section	1603-R1			
Address	44 MARKET STREET	191 MADISON STREET	87 ATTORNEY STREET	54 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	16	24	24	33
Year Built	2004	1910	2000	2007
Gross SqFt	9,744	8,995	17,168	33,860
Estimated Gross Income	\$351,758	\$220,175	\$639,643	\$1,222,185
Gross Income per SqFt	\$36.10	\$24.48	\$37.26	\$36.10
Estimated Expense	\$102,020	\$104,046	\$185,496	\$354,434
Expense SqFt	\$10.47	\$11.57	\$10.80	\$10.47
Net Operating Income	\$249,738	\$116,129	\$454,147	\$867,751
Full Market Value	\$1,885,998	\$870,000	\$3,429,000	\$5,590,000
Market Value per SqFt	\$193.55	\$96.72	\$199.73	\$165.09
Distance from Condominium in miles		0.13	0.62	0.34

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00276-7501	1-00273-0017	1-00348-0067	1-00309-0006
<b>Condominium Section</b>	0858-R1			
<b>Address</b>	102 MADISON STREET	191 MADISON STREET	87 ATTORNEY STREET	54 ORCHARD STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	24	24	33
<b>Year Built</b>	1991	1910	2000	2007
<b>Gross SqFt</b>	5,700	8,995	17,168	33,860
<b>Estimated Gross Income</b>	\$205,770	\$220,175	\$639,643	\$1,222,185
<b>Gross Income per SqFt</b>	\$36.10	\$24.48	\$37.26	\$36.10
<b>Estimated Expense</b>	\$59,679	\$104,046	\$185,496	\$354,434
<b>Expense SqFt</b>	\$10.47	\$11.57	\$10.80	\$10.47
<b>Net Operating Income</b>	\$146,091	\$116,129	\$454,147	\$867,751
<b>Full Market Value</b>	\$1,102,997	\$870,000	\$3,429,000	\$5,590,000
<b>Market Value per SqFt</b>	\$193.51	\$96.72	\$199.73	\$165.09
<b>Distance from Condominium in miles</b>		0.24	0.71	0.41

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00276-7502	1-00273-0017	1-00348-0067	1-00309-0006
<b>Condominium Section</b>	1854-R1			
<b>Address</b>	11 MONROE STREET	191 MADISON STREET	87 ATTORNEY STREET	54 ORCHARD STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	10	24	24	33
<b>Year Built</b>	2004	1910	2000	2007
<b>Gross SqFt</b>	6,656	8,995	17,168	33,860
<b>Estimated Gross Income</b>	\$240,282	\$220,175	\$639,643	\$1,222,185
<b>Gross Income per SqFt</b>	\$36.10	\$24.48	\$37.26	\$36.10
<b>Estimated Expense</b>	\$69,688	\$104,046	\$185,496	\$354,434
<b>Expense SqFt</b>	\$10.47	\$11.57	\$10.80	\$10.47
<b>Net Operating Income</b>	\$170,594	\$116,129	\$454,147	\$867,751
<b>Full Market Value</b>	\$1,287,998	\$870,000	\$3,429,000	\$5,590,000
<b>Market Value per SqFt</b>	\$193.51	\$96.72	\$199.73	\$165.09
<b>Distance from Condominium in miles</b>		0.24	0.71	0.41

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00276-7503	1-00309-0006	1-00309-0022	
Condominium Section	2168-R1			
Address	31 MONROE STREET	54 ORCHARD STREET	51 LUDLOW STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	28	33	34	
Year Built	2010	2007	2000	
Gross SqFt	26,649	33,860	26,300	
Estimated Gross Income	\$959,364	\$1,222,185	\$1,239,432	
Gross Income per SqFt	\$36.00	\$36.10	\$47.13	
Estimated Expense	\$293,139	\$354,434	\$277,243	
Expense SqFt	\$11.00	\$10.47	\$10.54	
Net Operating Income	\$666,225	\$867,751	\$962,189	
Full Market Value	\$4,751,950	\$5,590,000	\$7,265,000	
Market Value per SqFt	\$178.32	\$165.09	\$276.24	
Distance from Condominium in miles		12.49	12.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00277-7501	1-00309-0006	1-00309-0022	1-00097-0018
Condominium Section	0723-R1			
Address	60 HENRY STREET	54 ORCHARD STREET	51 LUDLOW STREET	217 FRONT STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	74	33	34	33
Year Built	1989	2007	2000	2004
Gross SqFt	47,161	33,860	26,300	40,000
Estimated Gross Income	\$1,719,490	\$1,222,185	\$1,239,432	\$1,458,461
Gross Income per SqFt	\$36.46	\$36.10	\$47.13	\$36.46
Estimated Expense	\$528,203	\$354,434	\$277,243	\$447,968
Expense SqFt	\$11.20	\$10.47	\$10.54	\$11.20
Net Operating Income	\$1,191,287	\$867,751	\$962,189	\$1,010,493
Full Market Value	\$8,324,799	\$5,590,000	\$7,265,000	\$7,629,000
Market Value per SqFt	\$176.52	\$165.09	\$276.24	\$190.73
Distance from Condominium in miles		0.38	0.38	0.50

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00277-7502	1-00309-0006	1-00348-0067	1-00175-0020
Condominium Section	0856-R1			
Address	46 HENRY STREET	54 ORCHARD STREET	87 ATTORNEY STREET	43 WHITE STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	32	33	24	18
Year Built	1991	2007	2000	1915
Gross SqFt	25,805	33,860	17,168	33,500
Estimated Gross Income	\$931,819	\$1,222,185	\$639,643	\$1,209,601
Gross Income per SqFt	\$36.11	\$36.10	\$37.26	\$36.11
Estimated Expense	\$261,147	\$354,434	\$185,496	\$338,906
Expense SqFt	\$10.12	\$10.47	\$10.80	\$10.12
Net Operating Income	\$670,672	\$867,751	\$454,147	\$870,695
Full Market Value	\$4,066,698	\$5,590,000	\$3,429,000	\$6,574,000
Market Value per SqFt	\$157.59	\$165.09	\$199.73	\$196.24
Distance from Condominium in miles		0.38	0.69	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00277-7503	1-00277-0004	1-00280-0003	
Condominium Section	0884-R1			
Address	95 MADISON STREET	81 MADISON STREET	27 HENRY STREET	
Neighborhood	CHINATOWN	CHINATOWN	CHINATOWN	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	20	20	16	
Year Built	1900	1900	1900	
Gross SqFt	11,358	9,446	9,474	
Estimated Gross Income	\$203,422	\$169,276	\$169,552	
Gross Income per SqFt	\$17.91	\$17.92	\$17.90	
Estimated Expense	\$79,620	\$62,988	\$69,516	
Expense SqFt	\$7.01	\$6.67	\$7.34	
Net Operating Income	\$123,802	\$106,288	\$100,036	
Full Market Value	\$872,000	\$749,000	\$614,000	
Market Value per SqFt	\$76.77	\$79.29	\$64.81	
Distance from Condominium in miles		0.00	0.05	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00283-7502	1-00348-0067	1-00309-0006	1-00273-0017
Condominium Section	0607-R1			
Address	135 DIVISION STREET	87 ATTORNEY STREET	54 ORCHARD STREET	191 MADISON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	24	33	24
Year Built	1988	2000	2007	1910
Gross SqFt	19,924	17,168	33,860	8,995
Estimated Gross Income	\$719,256	\$639,643	\$1,222,185	\$220,175
Gross Income per SqFt	\$36.10	\$37.26	\$36.10	\$24.48
Estimated Expense	\$208,604	\$185,496	\$354,434	\$104,046
Expense SqFt	\$10.47	\$10.80	\$10.47	\$11.57
Net Operating Income	\$510,652	\$454,147	\$867,751	\$116,129
Full Market Value	\$2,660,902	\$3,429,000	\$5,590,000	\$870,000
Market Value per SqFt	\$133.55	\$199.73	\$165.09	\$96.72
Distance from Condominium in miles		0.44	0.16	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00284-7501	1-00414-0050	1-00273-0017	
Condominium Section	0163-R1			
Address	155 HENRY STREET	77 DELANCEY STREET	191 MADISON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	24	21	24	
Year Built	1907	1914	1910	
Gross SqFt	21,645	21,200	8,995	
Estimated Gross Income	\$585,497	\$657,720	\$220,175	
Gross Income per SqFt	\$27.05	\$31.02	\$24.48	
Estimated Expense	\$234,199	\$210,470	\$104,046	
Expense SqFt	\$10.82	\$9.93	\$11.57	
Net Operating Income	\$351,298	\$447,250	\$116,129	
Full Market Value	\$2,618,001	\$3,377,000	\$870,000	
Market Value per SqFt	\$120.95	\$159.29	\$96.72	
Distance from Condominium in miles		0.33	0.11	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00284-7502	1-00373-0060	1-00414-0050	1-00273-0017
Condominium Section	0279-R1			
Address	165 HENRY STREET	291 EAST 3 STREET	77 DELANCEY STREET	191 MADISON STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	30	12	21	24
Year Built	1928	1900	1914	1910
Gross SqFt	21,223	11,160	21,200	8,995
Estimated Gross Income	\$628,413	\$386,101	\$657,720	\$220,175
Gross Income per SqFt	\$29.61	\$34.60	\$31.02	\$24.48
Estimated Expense	\$213,716	\$123,552	\$210,470	\$104,046
Expense SqFt	\$10.07	\$11.07	\$9.93	\$11.57
Net Operating Income	\$414,697	\$262,549	\$447,250	\$116,129
Full Market Value	\$3,130,999	\$1,827,000	\$3,377,000	\$870,000
Market Value per SqFt	\$147.53	\$163.71	\$159.29	\$96.72
Distance from Condominium in miles		0.75	0.33	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00284-7503	1-00175-0020	1-00273-0017	
Condominium Section	1575-R1			
Address	173 EAST BROADWAY	43 WHITE STREET	191 MADISON STREET	
Neighborhood	LOWER EAST SIDE	CIVIC CENTER	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	29	18	24	
Year Built	1912	1915	1910	
Gross SqFt	43,723	33,500	8,995	
Estimated Gross Income	\$1,324,807	\$1,209,601	\$220,175	
Gross Income per SqFt	\$30.30	\$36.11	\$24.48	
Estimated Expense	\$474,395	\$338,906	\$104,046	
Expense SqFt	\$10.85	\$10.12	\$11.57	
Net Operating Income	\$850,412	\$870,695	\$116,129	
Full Market Value	\$5,844,307	\$6,574,000	\$870,000	
Market Value per SqFt	\$133.67	\$196.24	\$96.72	
Distance from Condominium in miles		0.84	0.11	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00292-7501	1-00348-0067	1-00309-0006	
Condominium Section	0734-R1			
Address	1 ELDRIDGE STREET	87 ATTORNEY STREET	54 ORCHARD STREET	
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	8	24	33	
Year Built	1988	2000	2007	
Gross SqFt	4,227	17,168	33,860	
Estimated Gross Income	\$155,046	\$639,643	\$1,222,185	
Gross Income per SqFt	\$36.68	\$37.26	\$36.10	
Estimated Expense	\$44,975	\$185,496	\$354,434	
Expense SqFt	\$10.64	\$10.80	\$10.47	
Net Operating Income	\$110,071	\$454,147	\$867,751	
Full Market Value	\$555,501	\$3,429,000	\$5,590,000	
Market Value per SqFt	\$131.42	\$199.73	\$165.09	
Distance from Condominium in miles		0.53	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00293-7501	1-00309-0006	1-00348-0067	
Condominium Section	1877-R1			
Address	18 ELDRIDGE STREET	54 ORCHARD STREET	87 ATTORNEY STREET	
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	10	33	24	
Year Built	2007	2007	2000	
Gross SqFt	7,169	33,860	17,168	
Estimated Gross Income	\$262,959	\$1,222,185	\$639,643	
Gross Income per SqFt	\$36.68	\$36.10	\$37.26	
Estimated Expense	\$76,278	\$354,434	\$185,496	
Expense SqFt	\$10.64	\$10.47	\$10.80	
Net Operating Income	\$186,681	\$867,751	\$454,147	
Full Market Value	\$1,386,004	\$5,590,000	\$3,429,000	
Market Value per SqFt	\$193.33	\$165.09	\$199.73	
Distance from Condominium in miles		0.18	0.50	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00297-7501	1-00373-0060	1-00273-0017	
<b>Condominium Section</b>	0367-R1			
<b>Address</b>	26 LUDLOW STREET	291 EAST 3 STREET	191 MADISON STREET	
<b>Neighborhood</b>	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	10	12	24	
<b>Year Built</b>	1900	1900	1910	
<b>Gross SqFt</b>	6,791	11,160	8,995	
<b>Estimated Gross Income</b>	\$200,606	\$386,101	\$220,175	
<b>Gross Income per SqFt</b>	\$29.54	\$34.60	\$24.48	
<b>Estimated Expense</b>	\$76,874	\$123,552	\$104,046	
<b>Expense SqFt</b>	\$11.32	\$11.07	\$11.57	
<b>Net Operating Income</b>	\$123,732	\$262,549	\$116,129	
<b>Full Market Value</b>	\$933,999	\$1,827,000	\$870,000	
<b>Market Value per SqFt</b>	\$137.53	\$163.71	\$96.72	
<b>Distance from Condominium in miles</b>		0.73	0.16	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00297-7502	1-00309-0006	1-00348-0067	1-00353-0069
<b>Condominium Section</b>	0709-R1			
<b>Address</b>	48 HESTER STREET	54 ORCHARD STREET	87 ATTORNEY STREET	99 SUFFOLK STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	35	33	24	36
<b>Year Built</b>	1990	2007	2000	2001
<b>Gross SqFt</b>	23,604	33,860	17,168	26,600
<b>Estimated Gross Income</b>	\$879,485	\$1,222,185	\$639,643	\$1,050,690
<b>Gross Income per SqFt</b>	\$37.26	\$36.10	\$37.26	\$39.50
<b>Estimated Expense</b>	\$254,923	\$354,434	\$185,496	\$244,979
<b>Expense SqFt</b>	\$10.80	\$10.47	\$10.80	\$9.21
<b>Net Operating Income</b>	\$624,562	\$867,751	\$454,147	\$805,711
<b>Full Market Value</b>	\$4,715,001	\$5,590,000	\$3,429,000	\$6,083,000
<b>Market Value per SqFt</b>	\$199.75	\$165.09	\$199.73	\$228.68
<b>Distance from Condominium in miles</b>		0.09	0.36	0.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00297-7503	1-00309-0006	1-00348-0067	1-00310-0027
<b>Condominium Section</b>	1312-R1			
<b>Address</b>	7 ESSEX STREET	54 ORCHARD STREET	87 ATTORNEY STREET	35 ESSEX STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	16	33	24	31
<b>Year Built</b>	2002	2007	2000	1910
<b>Gross SqFt</b>	31,406	33,860	17,168	26,306
<b>Estimated Gross Income</b>	\$1,170,188	\$1,222,185	\$639,643	\$1,078,465
<b>Gross Income per SqFt</b>	\$37.26	\$36.10	\$37.26	\$41.00
<b>Estimated Expense</b>	\$339,185	\$354,434	\$185,496	\$204,649
<b>Expense SqFt</b>	\$10.80	\$10.47	\$10.80	\$7.78
<b>Net Operating Income</b>	\$831,003	\$867,751	\$454,147	\$873,816
<b>Full Market Value</b>	\$6,273,999	\$5,590,000	\$3,429,000	\$6,597,000
<b>Market Value per SqFt</b>	\$199.77	\$165.09	\$199.73	\$250.78
<b>Distance from Condominium in miles</b>		0.09	0.36	0.08

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00298-7501	1-00354-0020	1-00274-0014	1-00273-0017
<b>Condominium Section</b>	0583-R1			
<b>Address</b>	51 CANAL STREET	155 NORFOLK STREET	75 MONROE STREET	191 MADISON STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	41	50	24	24
<b>Year Built</b>	1941	1912	1900	1910
<b>Gross SqFt</b>	25,795	22,500	10,785	8,995
<b>Estimated Gross Income</b>	\$725,871	\$881,307	\$303,516	\$220,175
<b>Gross Income per SqFt</b>	\$28.14	\$39.17	\$28.14	\$24.48
<b>Estimated Expense</b>	\$250,727	\$264,392	\$104,838	\$104,046
<b>Expense SqFt</b>	\$9.72	\$11.75	\$9.72	\$11.57
<b>Net Operating Income</b>	\$475,144	\$616,915	\$198,678	\$116,129
<b>Full Market Value</b>	\$3,587,002	\$4,658,000	\$1,500,000	\$870,000
<b>Market Value per SqFt</b>	\$139.06	\$207.02	\$139.08	\$96.72
<b>Distance from Condominium in miles</b>		0.41	0.25	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00298-7502	1-00274-0014	1-00470-0029	1-00299-0018
<b>Condominium Section</b>	1082-R1			
<b>Address</b>	18 ORCHARD STREET	75 MONROE STREET	212 GRAND STREET	74 HESTER STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LITTLE ITALY	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	4	24	16	12
<b>Year Built</b>	1920	1900	1920	1900
<b>Gross SqFt</b>	7,535	10,785	14,221	8,377
<b>Estimated Gross Income</b>	\$212,035	\$303,516	\$373,048	\$279,649
<b>Gross Income per SqFt</b>	\$28.14	\$28.14	\$26.23	\$33.38
<b>Estimated Expense</b>	\$73,240	\$104,838	\$146,149	\$95,081
<b>Expense SqFt</b>	\$9.72	\$9.72	\$10.28	\$11.35
<b>Net Operating Income</b>	\$138,795	\$198,678	\$226,899	\$184,568
<b>Full Market Value</b>	\$1,048,000	\$1,500,000	\$1,712,000	\$1,393,000
<b>Market Value per SqFt</b>	\$139.08	\$139.08	\$120.39	\$166.29
<b>Distance from Condominium in miles</b>		0.25	0.37	0.03

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00298-7503	1-00310-0027	1-00414-0050	1-00273-0017
<b>Condominium Section</b>	2020-R1			
<b>Address</b>	21 LUDLOW STREET	35 ESSEX STREET	77 DELANCEY STREET	191 MADISON STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	23	31	21	24
<b>Year Built</b>	1910	1910	1914	1910
<b>Gross SqFt</b>	17,899	26,306	21,200	8,995
<b>Estimated Gross Income</b>	\$529,989	\$1,078,465	\$657,720	\$220,175
<b>Gross Income per SqFt</b>	\$29.61	\$41.00	\$31.02	\$24.48
<b>Estimated Expense</b>	\$180,243	\$204,649	\$210,470	\$104,046
<b>Expense SqFt</b>	\$10.07	\$7.78	\$9.93	\$11.57
<b>Net Operating Income</b>	\$349,746	\$873,816	\$447,250	\$116,129
<b>Full Market Value</b>	\$2,640,999	\$6,597,000	\$3,377,000	\$870,000
<b>Market Value per SqFt</b>	\$147.55	\$250.78	\$159.29	\$96.72
<b>Distance from Condominium in miles</b>		0.09	0.23	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00303-7501	1-00470-0005	1-00299-0018	1-00424-0028
Condominium Section	1483-R1			
Address	87 BOWERY	160 MOTT STREET	74 HESTER STREET	139 CHRYSTIE STREET
Neighborhood	CHINATOWN	LITTLE ITALY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	8	35	12	11
Year Built	1910	1910	1900	1900
Gross SqFt	8,188	11,967	8,377	10,960
Estimated Gross Income	\$273,315	\$419,983	\$279,649	\$321,855
Gross Income per SqFt	\$33.38	\$35.10	\$33.38	\$29.37
Estimated Expense	\$92,934	\$139,410	\$95,081	\$109,431
Expense SqFt	\$11.35	\$11.65	\$11.35	\$9.98
Net Operating Income	\$180,381	\$280,573	\$184,568	\$212,424
Full Market Value	\$1,026,001	\$2,118,000	\$1,393,000	\$1,604,000
Market Value per SqFt	\$125.31	\$176.99	\$166.29	\$146.35
Distance from Condominium in miles		0.20	0.18	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00309-7501	1-00309-0006	1-00348-0067	1-00445-0045
Condominium Section	1425-R1			
Address	48 ORCHARD STREET	54 ORCHARD STREET	87 ATTORNEY STREET	81 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	25	33	24	45
Year Built	2003	2007	2000	2003
Gross SqFt	39,027	33,860	17,168	36,047
Estimated Gross Income	\$1,408,875	\$1,222,185	\$639,643	\$1,071,482
Gross Income per SqFt	\$36.10	\$36.10	\$37.26	\$29.72
Estimated Expense	\$408,613	\$354,434	\$185,496	\$364,304
Expense SqFt	\$10.47	\$10.47	\$10.80	\$10.11
Net Operating Income	\$1,000,262	\$867,751	\$454,147	\$707,178
Full Market Value	\$7,552,001	\$5,590,000	\$3,429,000	\$5,339,000
Market Value per SqFt	\$193.51	\$165.09	\$199.73	\$148.11
Distance from Condominium in miles		0.00	0.32	0.62

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00309-7502	1-00416-0065	1-01567-0031	1-01036-0028
<b>Condominium Section</b>	2281-R1			
<b>Address</b>	60 ORCHARD STREET	151 ORCHARD STREET	440 EAST 88 STREET	305 WEST 45 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	UPPER EAST SIDE (79-96)	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	C7-WALK-UP	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	7	21	35	85
<b>Year Built</b>	1920	1900	1929	1914
<b>Gross SqFt</b>	11,916	9,357	27,847	44,466
<b>Estimated Gross Income</b>	\$372,613	\$371,698	\$870,639	\$1,334,752
<b>Gross Income per SqFt</b>	\$31.27	\$39.72	\$31.27	\$30.02
<b>Estimated Expense</b>	\$103,908	\$95,264	\$242,920	\$613,986
<b>Expense SqFt</b>	\$8.72	\$10.18	\$8.72	\$13.81
<b>Net Operating Income</b>	\$268,705	\$276,434	\$627,719	\$720,766
<b>Full Market Value</b>	\$430,789	\$2,087,000	\$4,739,000	\$5,442,000
<b>Market Value per SqFt</b>	\$36.15	\$223.04	\$170.18	\$122.39
<b>Distance from Condominium in miles</b>		0.31	4.74	2.98

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00310-7503	1-00310-0027	1-00348-0067	1-00410-0004
<b>Condominium Section</b>	2116-R1			
<b>Address</b>	55 HESTER STREET	35 ESSEX STREET	87 ATTORNEY STREET	130 ORCHARD STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	27	31	24	22
<b>Year Built</b>	1940	1910	2000	1920
<b>Gross SqFt</b>	23,344	26,306	17,168	27,247
<b>Estimated Gross Income</b>	\$957,104	\$1,078,465	\$639,643	\$1,139,239
<b>Gross Income per SqFt</b>	\$41.00	\$41.00	\$37.26	\$41.81
<b>Estimated Expense</b>	\$181,616	\$204,649	\$185,496	\$312,956
<b>Expense SqFt</b>	\$7.78	\$7.78	\$10.80	\$11.49
<b>Net Operating Income</b>	\$775,488	\$873,816	\$454,147	\$826,283
<b>Full Market Value</b>	\$5,855,002	\$6,597,000	\$3,429,000	\$6,238,000
<b>Market Value per SqFt</b>	\$250.81	\$250.78	\$199.73	\$228.94
<b>Distance from Condominium in miles</b>		0.00	0.30	0.23

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00343-7501	1-00350-0026	1-00309-0006	1-00348-0067
Condominium Section	1954-R1			
Address	78 RIDGE STREET	19 CLINTON STREET	54 ORCHARD STREET	87 ATTORNEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	53	30	33	24
Year Built	1930	2005	2007	2000
Gross SqFt	56,354	36,000	33,860	17,168
Estimated Gross Income	\$2,034,379	\$984,660	\$1,222,185	\$639,643
Gross Income per SqFt	\$36.10	\$27.35	\$36.10	\$37.26
Estimated Expense	\$590,026	\$282,601	\$354,434	\$185,496
Expense SqFt	\$10.47	\$7.85	\$10.47	\$10.80
Net Operating Income	\$1,444,353	\$702,059	\$867,751	\$454,147
Full Market Value	\$10,905,014	\$5,301,000	\$5,590,000	\$3,429,000
Market Value per SqFt	\$193.51	\$147.25	\$165.09	\$199.73
Distance from Condominium in miles		0.22	0.39	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00345-7501	1-00350-0026	1-00374-0043	1-00377-0030
Condominium Section	1569-R1			
Address	154 ATTORNEY STREET	19 CLINTON STREET	353 EAST 4 STREET	394 EAST 8 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	41	30	33	39
Year Built	2004	2005	2000	2000
Gross SqFt	39,643	36,000	27,226	28,906
Estimated Gross Income	\$1,087,407	\$984,660	\$746,838	\$929,885
Gross Income per SqFt	\$27.43	\$27.35	\$27.43	\$32.17
Estimated Expense	\$413,080	\$282,601	\$283,798	\$297,563
Expense SqFt	\$10.42	\$7.85	\$10.42	\$10.29
Net Operating Income	\$674,327	\$702,059	\$463,040	\$632,322
Full Market Value	\$5,090,996	\$5,301,000	\$3,496,000	\$4,774,000
Market Value per SqFt	\$128.42	\$147.25	\$128.41	\$165.16
Distance from Condominium in miles		0.09	0.25	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00345-7502	1-00410-0004	1-00411-0001	1-00464-0048
<b>Condominium Section</b>	2145-R1			
<b>Address</b>	196 STANTON STREET	130 ORCHARD STREET	146 ORCHARD STREET	19 ST MARK'S PLACE
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	6	22	17	16
<b>Year Built</b>	1950	1920	1900	1920
<b>Gross SqFt</b>	44,741	27,247	9,650	53,503
<b>Estimated Gross Income</b>	\$1,816,037	\$1,139,239	\$391,675	\$2,020,004
<b>Gross Income per SqFt</b>	\$40.59	\$41.81	\$40.59	\$37.75
<b>Estimated Expense</b>	\$523,917	\$312,956	\$112,984	\$585,801
<b>Expense SqFt</b>	\$11.71	\$11.49	\$11.71	\$10.95
<b>Net Operating Income</b>	\$1,292,120	\$826,283	\$278,691	\$1,434,203
<b>Full Market Value</b>	\$17,869,000	\$6,238,000	\$2,104,000	\$7,080,000
<b>Market Value per SqFt</b>	\$399.39	\$228.94	\$218.03	\$132.33
<b>Distance from Condominium in miles</b>		0.32	0.29	0.67

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00349-7501	1-00350-0067	1-00344-0044	1-00350-0035
<b>Condominium Section</b>	1107-R1			
<b>Address</b>	130 SUFFOLK STREET	161 ATTORNEY STREET	120 RIDGE STREET	158 STANTON STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	C4-WALK-UP
<b>Total Units</b>	48	18	22	16
<b>Year Built</b>	1930	1910	2001	1920
<b>Gross SqFt</b>	61,673	6,750	14,960	8,063
<b>Estimated Gross Income</b>	\$2,346,041	\$336,450	\$569,062	\$288,965
<b>Gross Income per SqFt</b>	\$38.04	\$49.84	\$38.04	\$35.84
<b>Estimated Expense</b>	\$703,689	\$84,113	\$170,719	\$103,941
<b>Expense SqFt</b>	\$11.41	\$12.46	\$11.41	\$12.89
<b>Net Operating Income</b>	\$1,642,352	\$252,337	\$398,343	\$185,024
<b>Full Market Value</b>	\$12,399,992	\$1,905,000	\$3,007,000	\$1,397,000
<b>Market Value per SqFt</b>	\$201.06	\$282.22	\$201.00	\$173.26
<b>Distance from Condominium in miles</b>		0.10	0.14	0.08

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00350-7501	1-00398-0018	1-00402-0029	1-00398-0022
<b>Condominium Section</b>	1096-R1			
<b>Address</b>	20 CLINTON STREET	176 EAST 3 STREET	172 EAST 7 STREET	184 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	38	50	25	47
<b>Year Built</b>	1930	1931	1929	1920
<b>Gross SqFt</b>	32,476	43,520	20,886	21,600
<b>Estimated Gross Income</b>	\$851,521	\$1,128,479	\$547,726	\$604,550
<b>Gross Income per SqFt</b>	\$26.22	\$25.93	\$26.22	\$27.99
<b>Estimated Expense</b>	\$293,258	\$428,822	\$188,642	\$245,607
<b>Expense SqFt</b>	\$9.03	\$9.85	\$9.03	\$11.37
<b>Net Operating Income</b>	\$558,263	\$699,657	\$359,084	\$358,943
<b>Full Market Value</b>	\$4,215,001	\$3,424,000	\$2,709,000	\$2,710,000
<b>Market Value per SqFt</b>	\$129.79	\$78.68	\$129.70	\$125.46
<b>Distance from Condominium in miles</b>		0.15	0.32	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00353-7501	1-00309-0006	1-00309-0022	1-00445-0045
<b>Condominium Section</b>	1647-R1			
<b>Address</b>	103 NORFOLK STREET	54 ORCHARD STREET	51 LUDLOW STREET	81 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	31	33	34	45
<b>Year Built</b>	2005	2007	2000	2003
<b>Gross SqFt</b>	47,873	33,860	26,300	36,047
<b>Estimated Gross Income</b>	\$1,728,215	\$1,222,185	\$1,239,432	\$1,071,482
<b>Gross Income per SqFt</b>	\$36.10	\$36.10	\$47.13	\$29.72
<b>Estimated Expense</b>	\$501,230	\$354,434	\$277,243	\$364,304
<b>Expense SqFt</b>	\$10.47	\$10.47	\$10.54	\$10.11
<b>Net Operating Income</b>	\$1,226,985	\$867,751	\$962,189	\$707,178
<b>Full Market Value</b>	\$9,263,997	\$5,590,000	\$7,265,000	\$5,339,000
<b>Market Value per SqFt</b>	\$193.51	\$165.09	\$276.24	\$148.11
<b>Distance from Condominium in miles</b>		0.25	0.25	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00353-7503	1-00416-0065	1-00309-0006	1-00924-0008
<b>Condominium Section</b>	2194-R1			
<b>Address</b>	115 NORFOLK STREET	151 ORCHARD STREET	54 ORCHARD STREET	307 EAST 18 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	C1-WALK-UP
<b>Total Units</b>	24	21	33	20
<b>Year Built</b>	2008	1900	2007	1920
<b>Gross SqFt</b>	24,635	9,357	33,860	8,680
<b>Estimated Gross Income</b>	\$889,324	\$371,698	\$1,222,185	\$270,156
<b>Gross Income per SqFt</b>	\$36.10	\$39.72	\$36.10	\$31.12
<b>Estimated Expense</b>	\$257,928	\$95,264	\$354,434	\$94,005
<b>Expense SqFt</b>	\$10.47	\$10.18	\$10.47	\$10.83
<b>Net Operating Income</b>	\$631,396	\$276,434	\$867,751	\$176,151
<b>Full Market Value</b>	\$4,766,999	\$2,087,000	\$5,590,000	\$1,330,000
<b>Market Value per SqFt</b>	\$193.51	\$223.04	\$165.09	\$153.23
<b>Distance from Condominium in miles</b>		0.15	0.25	1.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00354-7501	1-00350-0067	1-00445-0058	1-00401-0023
<b>Condominium Section</b>	1351-R1			
<b>Address</b>	133 NORFOLK STREET	161 ATTORNEY STREET	57 EAST 3 STREET	526 EAST 6 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE	ALPHABET CITY
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C5-WALK-UP	C4-WALK-UP
<b>Total Units</b>	2	18	13	18
<b>Year Built</b>	1900	1910	1900	1900
<b>Gross SqFt</b>	3,599	6,750	5,492	6,834
<b>Estimated Gross Income</b>	\$178,222	\$336,450	\$271,972	\$291,190
<b>Gross Income per SqFt</b>	\$49.52	\$49.84	\$49.52	\$42.61
<b>Estimated Expense</b>	\$51,682	\$84,113	\$78,872	\$81,533
<b>Expense SqFt</b>	\$14.36	\$12.46	\$14.36	\$11.93
<b>Net Operating Income</b>	\$126,540	\$252,337	\$193,100	\$209,657
<b>Full Market Value</b>	\$469,700	\$1,905,000	\$1,458,000	\$1,583,000
<b>Market Value per SqFt</b>	\$130.51	\$282.22	\$265.48	\$231.64
<b>Distance from Condominium in miles</b>		0.16	0.36	0.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00375-7501	1-00374-0043	1-00377-0030	1-00386-0003
Condominium Section	1213-R1			
Address	71 AVENUE D	353 EAST 4 STREET	394 EAST 8 STREET	41 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	25	33	39	23
Year Built	2001	2000	2000	1999
Gross SqFt	27,798	27,226	28,906	24,156
Estimated Gross Income	\$762,499	\$746,838	\$929,885	\$595,355
Gross Income per SqFt	\$27.43	\$27.43	\$32.17	\$24.65
Estimated Expense	\$289,655	\$283,798	\$297,563	\$146,368
Expense SqFt	\$10.42	\$10.42	\$10.29	\$6.06
Net Operating Income	\$472,844	\$463,040	\$632,322	\$448,987
Full Market Value	\$3,570,000	\$3,496,000	\$4,774,000	\$2,880,000
Market Value per SqFt	\$128.43	\$128.41	\$165.16	\$119.23
Distance from Condominium in miles		0.05	0.09	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00384-7503	1-00350-0026	1-00374-0043	1-00385-0022
Condominium Section	1720-R1			
Address	310 EAST HOUSTON STREET	19 CLINTON STREET	353 EAST 4 STREET	234 EAST 3 STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	23	30	33	19
Year Built	2005	2005	2000	2001
Gross SqFt	34,734	36,000	27,226	13,517
Estimated Gross Income	\$952,754	\$984,660	\$746,838	\$630,065
Gross Income per SqFt	\$27.43	\$27.35	\$27.43	\$46.61
Estimated Expense	\$361,928	\$282,601	\$283,798	\$176,418
Expense SqFt	\$10.42	\$7.85	\$10.42	\$13.05
Net Operating Income	\$590,826	\$702,059	\$463,040	\$453,647
Full Market Value	\$4,461,002	\$5,301,000	\$3,496,000	\$3,425,000
Market Value per SqFt	\$128.43	\$147.25	\$128.41	\$253.38
Distance from Condominium in miles		0.12	0.20	0.04

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00384-7505	1-00385-0022	1-00373-0060	1-00379-0020
Condominium Section	2176-R1			
Address	229 EAST 2 STREET	234 EAST 3 STREET	291 EAST 3 STREET	422 EAST 10 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	5	19	12	11
Year Built	2008	2001	1900	2003
Gross SqFt	7,405	13,517	11,160	9,150
Estimated Gross Income	\$256,213	\$630,065	\$386,101	\$255,451
Gross Income per SqFt	\$34.60	\$46.61	\$34.60	\$27.92
Estimated Expense	\$81,973	\$176,418	\$123,552	\$86,853
Expense SqFt	\$11.07	\$13.05	\$11.07	\$9.49
Net Operating Income	\$174,240	\$453,647	\$262,549	\$168,598
Full Market Value	\$1,501,999	\$3,425,000	\$1,827,000	\$1,273,000
Market Value per SqFt	\$202.84	\$253.38	\$163.71	\$139.13
Distance from Condominium in miles		0.04	0.17	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00386-7501	1-00386-0053	1-00372-0024	1-00385-0050
Condominium Section	0548-R1			
Address	211 EAST 3 STREET	233 EAST 3 STREET	302 EAST 3 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	29	17	24
Year Built	1920	1910	1900	1910
Gross SqFt	18,990	17,754	17,970	11,322
Estimated Gross Income	\$494,310	\$448,660	\$632,592	\$294,765
Gross Income per SqFt	\$26.03	\$25.27	\$35.20	\$26.03
Estimated Expense	\$168,062	\$152,544	\$210,592	\$100,220
Expense SqFt	\$8.85	\$8.59	\$11.72	\$8.85
Net Operating Income	\$326,248	\$296,116	\$422,000	\$194,545
Full Market Value	\$2,462,999	\$2,229,000	\$3,186,000	\$1,468,000
Market Value per SqFt	\$129.70	\$125.55	\$177.30	\$129.66
Distance from Condominium in miles		0.00	0.15	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-7501	1-00400-0049	1-00407-0006	1-00389-0018
Condominium Section	0545-R1			
Address	97 AVENUE B	217 EAST 4 STREET	220 AVENUE A	200 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	30	15	16	19
Year Built	1901	1900	1900	1910
Gross SqFt	20,940	6,685	14,976	10,650
Estimated Gross Income	\$836,344	\$266,977	\$377,270	\$442,276
Gross Income per SqFt	\$39.94	\$39.94	\$25.19	\$41.53
Estimated Expense	\$269,707	\$86,088	\$128,272	\$123,837
Expense SqFt	\$12.88	\$12.88	\$8.57	\$11.63
Net Operating Income	\$566,637	\$180,889	\$248,998	\$318,439
Full Market Value	\$3,486,000	\$1,366,000	\$1,873,000	\$2,404,000
Market Value per SqFt	\$166.48	\$204.34	\$125.07	\$225.73
Distance from Condominium in miles		0.17	0.36	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-7501	1-00377-0030	1-00391-0050	
Condominium Section	1183-R1			
Address	217 EAST 7 STREET	394 EAST 8 STREET	319 EAST 8 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	16	39	17	
Year Built	2000	2000	2000	
Gross SqFt	15,704	28,906	18,260	
Estimated Gross Income	\$497,974	\$929,885	\$570,370	
Gross Income per SqFt	\$31.71	\$32.17	\$31.24	
Estimated Expense	\$159,396	\$297,563	\$182,518	
Expense SqFt	\$10.15	\$10.29	\$10.00	
Net Operating Income	\$338,578	\$632,322	\$387,852	
Full Market Value	\$2,556,003	\$4,774,000	\$2,928,000	
Market Value per SqFt	\$162.76	\$165.16	\$160.35	
Distance from Condominium in miles		0.14	0.05	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-7502	1-00398-0035	1-00469-0030	1-00466-0005
Condominium Section	1125-R1			
Address	338 EAST 8 STREET	24 AVENUE B	223 2 AVENUE	55 3 AVENUE
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE	EAST VILLAGE
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	78	64	75	58
Year Built	2001	1997	1925	1986
Gross SqFt	65,832	77,000	63,158	71,356
Estimated Gross Income	\$2,639,205	\$3,606,053	\$2,531,729	\$2,656,359
Gross Income per SqFt	\$40.09	\$46.83	\$40.09	\$37.23
Estimated Expense	\$805,784	\$727,998	\$772,881	\$608,778
Expense SqFt	\$12.24	\$9.45	\$12.24	\$8.53
Net Operating Income	\$1,833,421	\$2,878,055	\$1,758,848	\$2,047,581
Full Market Value	\$14,362,000	\$21,729,000	\$13,279,000	\$15,459,000
Market Value per SqFt	\$218.16	\$282.19	\$210.25	\$216.65
Distance from Condominium in miles		0.27	0.62	0.57

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00392-7501	1-00372-0060	1-00400-0001	1-00462-0035
Condominium Section	0341-R1			
Address	143 AVENUE B	274 EAST 2 STREET	58 AVENUE A	223 EAST 6 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	83	103	84	86
Year Built	1928	1997	1940	1996
Gross SqFt	78,982	80,500	79,956	91,680
Estimated Gross Income	\$2,556,647	\$2,568,271	\$2,679,698	\$2,967,837
Gross Income per SqFt	\$32.37	\$31.90	\$33.51	\$32.37
Estimated Expense	\$869,592	\$873,212	\$447,443	\$1,009,065
Expense SqFt	\$11.01	\$10.85	\$5.60	\$11.01
Net Operating Income	\$1,687,055	\$1,695,059	\$2,232,255	\$1,958,772
Full Market Value	\$12,737,000	\$12,798,000	\$16,854,000	\$14,789,000
Market Value per SqFt	\$161.26	\$158.98	\$210.79	\$161.31
Distance from Condominium in miles		0.36	0.27	0.55

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00392-7502	1-00377-0030	1-00391-0050	
Condominium Section	1859-R1			
Address	631 EAST 9 STREET	394 EAST 8 STREET	319 EAST 8 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	12	39	17	
Year Built	2005	2000	2000	
Gross SqFt	11,603	28,906	18,260	
Estimated Gross Income	\$367,931	\$929,885	\$570,370	
Gross Income per SqFt	\$31.71	\$32.17	\$31.24	
Estimated Expense	\$117,770	\$297,563	\$182,518	
Expense SqFt	\$10.15	\$10.29	\$10.00	
Net Operating Income	\$250,161	\$632,322	\$387,852	
Full Market Value	\$1,889,001	\$4,774,000	\$2,928,000	
Market Value per SqFt	\$162.80	\$165.16	\$160.35	
Distance from Condominium in miles		0.17	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00393-7501	1-00385-0037	1-00392-0042	1-00385-0035
Condominium Section	1138-R1			
Address	642 EAST 11 STREET	25 AVENUE C	641 EAST 9 STREET	29 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	35	13	13	13
Year Built	1999	2000	1900	2000
Gross SqFt	36,046	9,180	8,160	7,908
Estimated Gross Income	\$1,420,933	\$361,916	\$356,117	\$285,287
Gross Income per SqFt	\$39.42	\$39.42	\$43.64	\$36.08
Estimated Expense	\$412,006	\$104,899	\$87,662	\$72,945
Expense SqFt	\$11.43	\$11.43	\$10.74	\$9.22
Net Operating Income	\$1,008,927	\$257,017	\$268,455	\$212,342
Full Market Value	\$6,125,885	\$1,940,000	\$2,027,000	\$1,603,000
Market Value per SqFt	\$169.95	\$211.33	\$248.41	\$202.71
Distance from Condominium in miles		0.38	0.05	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00394-7502	1-00385-0037	1-00385-0035	1-00392-0042
Condominium Section	1113-R1			
Address	613 EAST 11 STREET	25 AVENUE C	29 AVENUE C	641 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	13	13	13
Year Built	2001	2000	2000	1900
Gross SqFt	15,957	9,180	7,908	8,160
Estimated Gross Income	\$629,025	\$361,916	\$285,287	\$356,117
Gross Income per SqFt	\$39.42	\$39.42	\$36.08	\$43.64
Estimated Expense	\$182,389	\$104,899	\$72,945	\$87,662
Expense SqFt	\$11.43	\$11.43	\$9.22	\$10.74
Net Operating Income	\$446,636	\$257,017	\$212,342	\$268,455
Full Market Value	\$3,372,000	\$1,940,000	\$1,603,000	\$2,027,000
Market Value per SqFt	\$211.32	\$211.33	\$202.71	\$248.41
Distance from Condominium in miles		0.42	0.42	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00394-7503	1-00385-0037	1-00385-0035	1-00392-0042
Condominium Section	1124-R1			
Address	625 EAST 11 STREET	25 AVENUE C	29 AVENUE C	641 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	13	13	13
Year Built	2001	2000	2000	1900
Gross SqFt	11,495	9,180	7,908	8,160
Estimated Gross Income	\$453,133	\$361,916	\$285,287	\$356,117
Gross Income per SqFt	\$39.42	\$39.42	\$36.08	\$43.64
Estimated Expense	\$131,388	\$104,899	\$72,945	\$87,662
Expense SqFt	\$11.43	\$11.43	\$9.22	\$10.74
Net Operating Income	\$321,745	\$257,017	\$212,342	\$268,455
Full Market Value	\$1,942,600	\$1,940,000	\$1,603,000	\$2,027,000
Market Value per SqFt	\$169.00	\$211.33	\$202.71	\$248.41
Distance from Condominium in miles		0.42	0.42	0.09

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00396-7501	1-00377-0030	1-00391-0050	
Condominium Section	2105-R1			
Address	215 AVENUE B	394 EAST 8 STREET	319 EAST 8 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	17	39	17	
Year Built	2008	2000	2000	
Gross SqFt	19,333	28,906	18,260	
Estimated Gross Income	\$613,049	\$929,885	\$570,370	
Gross Income per SqFt	\$31.71	\$32.17	\$31.24	
Estimated Expense	\$196,230	\$297,563	\$182,518	
Expense SqFt	\$10.15	\$10.29	\$10.00	
Net Operating Income	\$416,819	\$632,322	\$387,852	
Full Market Value	\$3,147,002	\$4,774,000	\$2,928,000	
Market Value per SqFt	\$162.78	\$165.16	\$160.35	
Distance from Condominium in miles		0.32	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-7501	1-00436-0044	1-00387-0153	1-00393-0056
Condominium Section	0489-R1			
Address	175 EAST 2 STREET	107 ST MARK'S PLACE	629 EAST 5 STREET	355 EAST 10 STREET
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	48	24	33
Year Built	1920	1920	1920	1920
Gross SqFt	20,038	25,610	18,523	38,520
Estimated Gross Income	\$657,246	\$870,477	\$607,508	\$1,174,224
Gross Income per SqFt	\$32.80	\$33.99	\$32.80	\$30.48
Estimated Expense	\$210,399	\$248,468	\$194,403	\$324,669
Expense SqFt	\$10.50	\$9.70	\$10.50	\$8.43
Net Operating Income	\$446,847	\$622,009	\$413,105	\$849,555
Full Market Value	\$3,374,000	\$4,696,000	\$3,119,000	\$6,414,000
Market Value per SqFt	\$168.38	\$183.37	\$168.39	\$166.51
Distance from Condominium in miles		0.36	0.18	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-7502	1-00373-0060	1-00348-0067	1-00386-0003
Condominium Section	0628-R1			
Address	240 EAST HOUSTON STREET	291 EAST 3 STREET	87 ATTORNEY STREET	41 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	16	12	24	23
Year Built	1920	1900	2000	1999
Gross SqFt	19,854	11,160	17,168	24,156
Estimated Gross Income	\$686,948	\$386,101	\$639,643	\$595,355
Gross Income per SqFt	\$34.60	\$34.60	\$37.26	\$24.65
Estimated Expense	\$219,784	\$123,552	\$185,496	\$146,368
Expense SqFt	\$11.07	\$11.07	\$10.80	\$6.06
Net Operating Income	\$467,164	\$262,549	\$454,147	\$448,987
Full Market Value	\$3,358,500	\$1,827,000	\$3,429,000	\$2,880,000
Market Value per SqFt	\$169.16	\$163.71	\$199.73	\$119.23
Distance from Condominium in miles		0.30	0.27	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-7502	1-00348-0067	1-00373-0060	
Condominium Section	0628-R2			
Address	240 EAST HOUSTON STREET	87 ATTORNEY STREET	291 EAST 3 STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	
Total Units	1	24	12	
Year Built	1920	2000	1900	
Gross SqFt	1,996	17,168	11,160	
Estimated Gross Income	\$71,716	\$639,643	\$386,101	
Gross Income per SqFt	\$35.93	\$37.26	\$34.60	
Estimated Expense	\$21,836	\$185,496	\$123,552	
Expense SqFt	\$10.94	\$10.80	\$11.07	
Net Operating Income	\$49,880	\$454,147	\$262,549	
Full Market Value	\$336,600	\$3,429,000	\$1,827,000	
Market Value per SqFt	\$168.64	\$199.73	\$163.71	
Distance from Condominium in miles		0.27	0.30	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00398-7501	1-00344-0044	1-00385-0035	
<b>Condominium Section</b>	0394-R1			
<b>Address</b>	182 EAST 2 STREET	120 RIDGE STREET	29 AVENUE C	
<b>Neighborhood</b>	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	
<b>Building Classification</b>	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
<b>Total Units</b>	41	22	13	
<b>Year Built</b>	1987	2001	2000	
<b>Gross SqFt</b>	35,664	14,960	7,908	
<b>Estimated Gross Income</b>	\$1,321,708	\$569,062	\$285,287	
<b>Gross Income per SqFt</b>	\$37.06	\$38.04	\$36.08	
<b>Estimated Expense</b>	\$368,052	\$170,719	\$72,945	
<b>Expense SqFt</b>	\$10.32	\$11.41	\$9.22	
<b>Net Operating Income</b>	\$953,656	\$398,343	\$212,342	
<b>Full Market Value</b>	\$7,012,508	\$3,007,000	\$1,603,000	
<b>Market Value per SqFt</b>	\$196.63	\$201.00	\$202.71	
<b>Distance from Condominium in miles</b>		0.27	0.14	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00399-7501	1-00387-0153	1-00398-0022	1-00402-0023
<b>Condominium Section</b>	0602-R1			
<b>Address</b>	50 AVENUE A	629 EAST 5 STREET	184 EAST 3 STREET	156 EAST 7 STREET
<b>Neighborhood</b>	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	17	24	47	33
<b>Year Built</b>	1920	1920	1920	1915
<b>Gross SqFt</b>	21,314	18,523	21,600	20,382
<b>Estimated Gross Income</b>	\$699,099	\$607,508	\$604,550	\$679,724
<b>Gross Income per SqFt</b>	\$32.80	\$32.80	\$27.99	\$33.35
<b>Estimated Expense</b>	\$223,797	\$194,403	\$245,607	\$242,512
<b>Expense SqFt</b>	\$10.50	\$10.50	\$11.37	\$11.90
<b>Net Operating Income</b>	\$475,302	\$413,105	\$358,943	\$437,212
<b>Full Market Value</b>	\$3,681,000	\$3,119,000	\$2,710,000	\$3,301,000
<b>Market Value per SqFt</b>	\$172.70	\$168.39	\$125.46	\$161.96
<b>Distance from Condominium in miles</b>		0.11	0.05	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00405-7503	1-00372-0023	1-00385-0037	
Condominium Section	1104-R1			
Address	511 EAST 11 STREET	300 EAST 3 STREET	25 AVENUE C	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	12	13	
Year Built	1999	2001	2000	
Gross SqFt	14,376	7,989	9,180	
Estimated Gross Income	\$592,579	\$343,636	\$361,916	
Gross Income per SqFt	\$41.22	\$43.01	\$39.42	
Estimated Expense	\$168,774	\$96,218	\$104,899	
Expense SqFt	\$11.74	\$12.04	\$11.43	
Net Operating Income	\$423,805	\$247,418	\$257,017	
Full Market Value	\$3,199,998	\$1,868,000	\$1,940,000	
Market Value per SqFt	\$222.59	\$233.82	\$211.33	
Distance from Condominium in miles		0.51	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00405-7504	1-00469-0049	1-00377-0030	
Condominium Section	1447-R1			
Address	525 EAST 11 STREET	229 EAST 13 STREET	394 EAST 8 STREET	
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	26	28	39	
Year Built	1965	2008	2000	
Gross SqFt	29,906	30,400	28,906	
Estimated Gross Income	\$985,403	\$1,025,195	\$929,885	
Gross Income per SqFt	\$32.95	\$33.72	\$32.17	
Estimated Expense	\$337,041	\$372,295	\$297,563	
Expense SqFt	\$11.27	\$12.25	\$10.29	
Net Operating Income	\$648,362	\$652,900	\$632,322	
Full Market Value	\$4,894,999	\$4,929,000	\$4,774,000	
Market Value per SqFt	\$163.68	\$162.14	\$165.16	
Distance from Condominium in miles		0.42	0.34	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00406-7501	1-00406-0020	1-00404-0016	1-00440-0018
<b>Condominium Section</b>	0852-R1			
<b>Address</b>	212 AVENUE B	528 EAST 13 STREET	522 EAST 11 STREET	416 EAST 13 STREET
<b>Neighborhood</b>	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	24	20	23	35
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	15,021	10,375	13,476	16,224
<b>Estimated Gross Income</b>	\$513,117	\$260,627	\$532,844	\$554,312
<b>Gross Income per SqFt</b>	\$34.16	\$25.12	\$39.54	\$34.17
<b>Estimated Expense</b>	\$214,951	\$127,170	\$162,300	\$232,205
<b>Expense SqFt</b>	\$14.31	\$12.26	\$12.04	\$14.31
<b>Net Operating Income</b>	\$298,166	\$133,457	\$370,544	\$322,107
<b>Full Market Value</b>	\$2,250,995	\$2,086,000	\$2,798,000	\$2,432,000
<b>Market Value per SqFt</b>	\$149.86	\$201.06	\$207.63	\$149.90
<b>Distance from Condominium in miles</b>		0.00	0.10	0.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00407-7501	1-00407-0006	1-00392-0042	1-00438-0021
<b>Condominium Section</b>	0338-R1			
<b>Address</b>	214 AVENUE A	220 AVENUE A	641 EAST 9 STREET	426 EAST 11 STREET
<b>Neighborhood</b>	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	16	13	12
<b>Year Built</b>	1920	1900	1900	1920
<b>Gross SqFt</b>	11,033	14,976	8,160	6,850
<b>Estimated Gross Income</b>	\$374,681	\$377,270	\$356,117	\$232,631
<b>Gross Income per SqFt</b>	\$33.96	\$25.19	\$43.64	\$33.96
<b>Estimated Expense</b>	\$143,760	\$128,272	\$87,662	\$89,272
<b>Expense SqFt</b>	\$13.03	\$8.57	\$10.74	\$13.03
<b>Net Operating Income</b>	\$230,921	\$248,998	\$268,455	\$143,359
<b>Full Market Value</b>	\$1,361,250	\$1,873,000	\$2,027,000	\$816,000
<b>Market Value per SqFt</b>	\$123.38	\$125.07	\$248.41	\$119.12
<b>Distance from Condominium in miles</b>		0.00	0.24	0.20

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00407-7502	1-00385-0037	1-00385-0035	1-00372-0023
Condominium Section	1081-R1			
Address	503 EAST 13 STREET	25 AVENUE C	29 AVENUE C	300 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	13	13	12
Year Built	1999	2000	2000	2001
Gross SqFt	19,119	9,180	7,908	7,989
Estimated Gross Income	\$753,671	\$361,916	\$285,287	\$343,636
Gross Income per SqFt	\$39.42	\$39.42	\$36.08	\$43.01
Estimated Expense	\$218,530	\$104,899	\$72,945	\$96,218
Expense SqFt	\$11.43	\$11.43	\$9.22	\$12.04
Net Operating Income	\$535,141	\$257,017	\$212,342	\$247,418
Full Market Value	\$3,852,004	\$1,940,000	\$1,603,000	\$1,868,000
Market Value per SqFt	\$201.48	\$211.33	\$202.71	\$233.82
Distance from Condominium in miles		0.54	0.54	0.59

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00408-7501	1-00274-0014	1-00470-0005	
Condominium Section	1881-R1			
Address	71 LUDLOW STREET	75 MONROE STREET	160 MOTT STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	13	24	35	
Year Built	1900	1900	1910	
Gross SqFt	31,205	10,785	11,967	
Estimated Gross Income	\$986,702	\$303,516	\$419,983	
Gross Income per SqFt	\$31.62	\$28.14	\$35.10	
Estimated Expense	\$333,581	\$104,838	\$139,410	
Expense SqFt	\$10.69	\$9.72	\$11.65	
Net Operating Income	\$653,121	\$198,678	\$280,573	
Full Market Value	\$4,931,000	\$1,500,000	\$2,118,000	
Market Value per SqFt	\$158.02	\$139.08	\$176.99	
Distance from Condominium in miles		0.41	0.33	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00411-7501	1-00354-0020	1-00274-0014	1-00398-0025
<b>Condominium Section</b>	0754-R1			
<b>Address</b>	112 RIVINGTON STREET	155 NORFOLK STREET	75 MONROE STREET	190 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	6	50	24	23
<b>Year Built</b>	1900	1912	1900	1912
<b>Gross SqFt</b>	3,800	22,500	10,785	10,656
<b>Estimated Gross Income</b>	\$106,932	\$881,307	\$303,516	\$254,400
<b>Gross Income per SqFt</b>	\$28.14	\$39.17	\$28.14	\$23.87
<b>Estimated Expense</b>	\$36,936	\$264,392	\$104,838	\$96,672
<b>Expense SqFt</b>	\$9.72	\$11.75	\$9.72	\$9.07
<b>Net Operating Income</b>	\$69,996	\$616,915	\$198,678	\$157,728
<b>Full Market Value</b>	\$528,000	\$4,658,000	\$1,500,000	\$1,177,000
<b>Market Value per SqFt</b>	\$138.95	\$207.02	\$139.08	\$110.45
<b>Distance from Condominium in miles</b>		0.05	0.65	0.23

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00411-7502	1-00373-0060	1-00411-0010	1-00348-0067
<b>Condominium Section</b>	1426-R1			
<b>Address</b>	157 LUDLOW STREET	291 EAST 3 STREET	164 ORCHARD STREET	87 ATTORNEY STREET
<b>Neighborhood</b>	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	10	12	13	24
<b>Year Built</b>	1900	1900	1920	2000
<b>Gross SqFt</b>	11,517	11,160	10,219	17,168
<b>Estimated Gross Income</b>	\$398,488	\$386,101	\$202,594	\$639,643
<b>Gross Income per SqFt</b>	\$34.60	\$34.60	\$19.83	\$37.26
<b>Estimated Expense</b>	\$127,493	\$123,552	\$91,115	\$185,496
<b>Expense SqFt</b>	\$11.07	\$11.07	\$8.92	\$10.80
<b>Net Operating Income</b>	\$270,995	\$262,549	\$111,479	\$454,147
<b>Full Market Value</b>	\$2,046,000	\$1,827,000	\$804,000	\$3,429,000
<b>Market Value per SqFt</b>	\$177.65	\$163.71	\$78.68	\$199.73
<b>Distance from Condominium in miles</b>		0.48	0.00	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00411-7503	1-00348-0067	1-00373-0060	
Condominium Section	1576-R1			
Address	133 ESSEX STREET	87 ATTORNEY STREET	291 EAST 3 STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	
Total Units	16	24	12	
Year Built	1900	2000	1900	
Gross SqFt	14,130	17,168	11,160	
Estimated Gross Income	\$507,691	\$639,643	\$386,101	
Gross Income per SqFt	\$35.93	\$37.26	\$34.60	
Estimated Expense	\$154,582	\$185,496	\$123,552	
Expense SqFt	\$10.94	\$10.80	\$11.07	
Net Operating Income	\$353,109	\$454,147	\$262,549	
Full Market Value	\$2,665,999	\$3,429,000	\$1,827,000	
Market Value per SqFt	\$188.68	\$199.73	\$163.71	
Distance from Condominium in miles		0.20	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00411-7504	1-00348-0067	1-00373-0060	1-00386-0055
Condominium Section	2126-R1			
Address	153 ESSEX STREET	87 ATTORNEY STREET	291 EAST 3 STREET	231 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	17	24	12	11
Year Built	1920	2000	1900	2005
Gross SqFt	18,201	17,168	11,160	9,550
Estimated Gross Income	\$579,214	\$639,643	\$386,101	\$180,599
Gross Income per SqFt	\$31.82	\$37.26	\$34.60	\$18.91
Estimated Expense	\$254,450	\$185,496	\$123,552	\$115,016
Expense SqFt	\$13.98	\$10.80	\$11.07	\$12.04
Net Operating Income	\$324,764	\$454,147	\$262,549	\$65,583
Full Market Value	\$3,137,000	\$3,429,000	\$1,827,000	\$1,531,000
Market Value per SqFt	\$172.35	\$199.73	\$163.71	\$160.31
Distance from Condominium in miles		0.20	0.45	0.34

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00413-7501	1-00350-0035	1-00350-0067	1-00409-0003
<b>Condominium Section</b>	0558-R1			
<b>Address</b>	75 ALLEN STREET	158 STANTON STREET	161 ATTORNEY STREET	98 ORCHARD STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	18	16	18	16
<b>Year Built</b>	1900	1920	1910	1900
<b>Gross SqFt</b>	7,994	8,063	6,750	9,750
<b>Estimated Gross Income</b>	\$298,176	\$288,965	\$336,450	\$363,632
<b>Gross Income per SqFt</b>	\$37.30	\$35.84	\$49.84	\$37.30
<b>Estimated Expense</b>	\$62,753	\$103,941	\$84,113	\$76,579
<b>Expense SqFt</b>	\$7.85	\$12.89	\$12.46	\$7.85
<b>Net Operating Income</b>	\$235,423	\$185,024	\$252,337	\$287,053
<b>Full Market Value</b>	\$1,777,001	\$1,397,000	\$1,905,000	\$2,167,000
<b>Market Value per SqFt</b>	\$222.29	\$173.26	\$282.22	\$222.26
<b>Distance from Condominium in miles</b>		0.41	0.45	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00413-7502	1-00273-0017	1-00348-0067	1-00373-0060
<b>Condominium Section</b>	0908-R1			
<b>Address</b>	77 ALLEN STREET	191 MADISON STREET	87 ATTORNEY STREET	291 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	9	24	24	12
<b>Year Built</b>	1920	1910	2000	1900
<b>Gross SqFt</b>	5,597	8,995	17,168	11,160
<b>Estimated Gross Income</b>	\$193,656	\$220,175	\$639,643	\$386,101
<b>Gross Income per SqFt</b>	\$34.60	\$24.48	\$37.26	\$34.60
<b>Estimated Expense</b>	\$61,959	\$104,046	\$185,496	\$123,552
<b>Expense SqFt</b>	\$11.07	\$11.57	\$10.80	\$11.07
<b>Net Operating Income</b>	\$131,697	\$116,129	\$454,147	\$262,549
<b>Full Market Value</b>	\$994,001	\$870,000	\$3,429,000	\$1,827,000
<b>Market Value per SqFt</b>	\$177.60	\$96.72	\$199.73	\$163.71
<b>Distance from Condominium in miles</b>		0.35	0.35	0.69

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00414-7501	1-00274-0014	1-00424-0028	1-00299-0018
<b>Condominium Section</b>	0728-R1			
<b>Address</b>	101 ALLEN STREET	75 MONROE STREET	139 CHRYSTIE STREET	74 HESTER STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	16	24	11	12
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	5,130	10,785	10,960	8,377
<b>Estimated Gross Income</b>	\$150,668	\$303,516	\$321,855	\$279,649
<b>Gross Income per SqFt</b>	\$29.37	\$28.14	\$29.37	\$33.38
<b>Estimated Expense</b>	\$51,197	\$104,838	\$109,431	\$95,081
<b>Expense SqFt</b>	\$9.98	\$9.72	\$9.98	\$11.35
<b>Net Operating Income</b>	\$99,471	\$198,678	\$212,424	\$184,568
<b>Full Market Value</b>	\$751,000	\$1,500,000	\$1,604,000	\$1,393,000
<b>Market Value per SqFt</b>	\$146.39	\$139.08	\$146.35	\$166.29
<b>Distance from Condominium in miles</b>		0.48	0.14	0.23

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00416-7501	1-00470-0005	1-00274-0014	1-00444-0016
<b>Condominium Section</b>	0796-R1			
<b>Address</b>	151 ALLEN STREET	160 MOTT STREET	75 MONROE STREET	54 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LITTLE ITALY	LOWER EAST SIDE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	31	35	24	24
<b>Year Built</b>	1900	1910	1900	1920
<b>Gross SqFt</b>	14,100	11,967	10,785	16,038
<b>Estimated Gross Income</b>	\$396,774	\$419,983	\$303,516	\$353,659
<b>Gross Income per SqFt</b>	\$28.14	\$35.10	\$28.14	\$22.05
<b>Estimated Expense</b>	\$137,052	\$139,410	\$104,838	\$155,243
<b>Expense SqFt</b>	\$9.72	\$11.65	\$9.72	\$9.68
<b>Net Operating Income</b>	\$259,722	\$280,573	\$198,678	\$198,416
<b>Full Market Value</b>	\$1,961,000	\$2,118,000	\$1,500,000	\$1,461,000
<b>Market Value per SqFt</b>	\$139.08	\$176.99	\$139.08	\$91.10
<b>Distance from Condominium in miles</b>		0.33	0.65	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00416-7502	1-00386-0055	1-00422-0056	1-00348-0067
<b>Condominium Section</b>	1494-R1			
<b>Address</b>	62 RIVINGTON STREET	231 EAST 3 STREET	247 ELDRIDGE STREET	87 ATTORNEY STREET
<b>Neighborhood</b>	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	12	11	11	24
<b>Year Built</b>	2003	2005	2001	2000
<b>Gross SqFt</b>	8,664	9,550	7,926	17,168
<b>Estimated Gross Income</b>	\$197,626	\$180,599	\$180,827	\$639,643
<b>Gross Income per SqFt</b>	\$22.81	\$18.91	\$22.81	\$37.26
<b>Estimated Expense</b>	\$83,261	\$115,016	\$76,151	\$185,496
<b>Expense SqFt</b>	\$9.61	\$12.04	\$9.61	\$10.80
<b>Net Operating Income</b>	\$114,365	\$65,583	\$104,676	\$454,147
<b>Full Market Value</b>	\$847,000	\$1,531,000	\$692,000	\$3,429,000
<b>Market Value per SqFt</b>	\$97.76	\$160.31	\$87.31	\$199.73
<b>Distance from Condominium in miles</b>		0.44	0.10	0.33

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00418-7501	1-00348-0067	1-00422-0056	1-00385-0022
<b>Condominium Section</b>	1290-R1			
<b>Address</b>	113 ELDRIDGE STREET	87 ATTORNEY STREET	247 ELDRIDGE STREET	234 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	24	11	19
<b>Year Built</b>	2002	2000	2001	2001
<b>Gross SqFt</b>	7,042	17,168	7,926	13,517
<b>Estimated Gross Income</b>	\$262,385	\$639,643	\$180,827	\$630,065
<b>Gross Income per SqFt</b>	\$37.26	\$37.26	\$22.81	\$46.61
<b>Estimated Expense</b>	\$76,054	\$185,496	\$76,151	\$176,418
<b>Expense SqFt</b>	\$10.80	\$10.80	\$9.61	\$13.05
<b>Net Operating Income</b>	\$186,331	\$454,147	\$104,676	\$453,647
<b>Full Market Value</b>	\$1,407,000	\$3,429,000	\$692,000	\$3,425,000
<b>Market Value per SqFt</b>	\$199.80	\$199.73	\$87.31	\$253.38
<b>Distance from Condominium in miles</b>		0.39	0.32	0.59

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00419-7501	1-00385-0022	1-00348-0067	1-00391-0050
<b>Condominium Section</b>	0824-R1			
<b>Address</b>	302 BROOME STREET	234 EAST 3 STREET	87 ATTORNEY STREET	319 EAST 8 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	8	19	24	17
<b>Year Built</b>	1990	2001	2000	2000
<b>Gross SqFt</b>	7,841	13,517	17,168	18,260
<b>Estimated Gross Income</b>	\$292,156	\$630,065	\$639,643	\$570,370
<b>Gross Income per SqFt</b>	\$37.26	\$46.61	\$37.26	\$31.24
<b>Estimated Expense</b>	\$84,683	\$176,418	\$185,496	\$182,518
<b>Expense SqFt</b>	\$10.80	\$13.05	\$10.80	\$10.00
<b>Net Operating Income</b>	\$207,473	\$453,647	\$454,147	\$387,852
<b>Full Market Value</b>	\$1,566,000	\$3,425,000	\$3,429,000	\$2,928,000
<b>Market Value per SqFt</b>	\$199.72	\$253.38	\$199.73	\$160.35
<b>Distance from Condominium in miles</b>		0.55	0.37	0.79

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00420-7501	1-00353-0069	1-00309-0006	1-00445-0045
<b>Condominium Section</b>	2147-R1			
<b>Address</b>	40 DELANCEY STREET	99 SUFFOLK STREET	54 ORCHARD STREET	81 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	55	36	33	45
<b>Year Built</b>	2010	2001	2007	2003
<b>Gross SqFt</b>	58,364	26,600	33,860	36,047
<b>Estimated Gross Income</b>	\$2,106,940	\$1,050,690	\$1,222,185	\$1,071,482
<b>Gross Income per SqFt</b>	\$36.10	\$39.50	\$36.10	\$29.72
<b>Estimated Expense</b>	\$611,071	\$244,979	\$354,434	\$364,304
<b>Expense SqFt</b>	\$10.47	\$9.21	\$10.47	\$10.11
<b>Net Operating Income</b>	\$1,495,869	\$805,711	\$867,751	\$707,178
<b>Full Market Value</b>	\$10,796,996	\$6,083,000	\$5,590,000	\$5,339,000
<b>Market Value per SqFt</b>	\$184.99	\$228.68	\$165.09	\$148.11
<b>Distance from Condominium in miles</b>		0.26	0.27	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00421-7502	1-00437-0009	1-00348-0067	1-00350-0026
<b>Condominium Section</b>	0758-R1			
<b>Address</b>	36 RIVINGTON STREET	254 EAST 10 STREET	87 ATTORNEY STREET	19 CLINTON STREET
<b>Neighborhood</b>	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	16	25	24	30
<b>Year Built</b>	1988	1990	2000	2005
<b>Gross SqFt</b>	13,319	12,264	17,168	36,000
<b>Estimated Gross Income</b>	\$496,266	\$461,536	\$639,643	\$984,660
<b>Gross Income per SqFt</b>	\$37.26	\$37.63	\$37.26	\$27.35
<b>Estimated Expense</b>	\$143,845	\$138,461	\$185,496	\$282,601
<b>Expense SqFt</b>	\$10.80	\$11.29	\$10.80	\$7.85
<b>Net Operating Income</b>	\$352,421	\$323,075	\$454,147	\$702,059
<b>Full Market Value</b>	\$2,660,998	\$2,439,000	\$3,429,000	\$5,301,000
<b>Market Value per SqFt</b>	\$199.79	\$198.87	\$199.73	\$147.25
<b>Distance from Condominium in miles</b>		0.58	0.37	0.32

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00422-7501	1-00442-0015	1-00445-0049	1-00429-0047
<b>Condominium Section</b>	0397-R1			
<b>Address</b>	241 ELDRIDGE STREET	39 EAST 1 STREET	75 EAST 3 STREET	110 EAST 1 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
<b>Total Units</b>	10	14	24	24
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	12,777	6,895	11,046	15,540
<b>Estimated Gross Income</b>	\$434,801	\$251,539	\$375,926	\$365,485
<b>Gross Income per SqFt</b>	\$34.03	\$36.48	\$34.03	\$23.52
<b>Estimated Expense</b>	\$186,289	\$83,762	\$161,060	\$149,849
<b>Expense SqFt</b>	\$14.58	\$12.15	\$14.58	\$9.64
<b>Net Operating Income</b>	\$248,512	\$167,777	\$214,866	\$215,636
<b>Full Market Value</b>	\$1,875,998	\$1,267,000	\$1,622,000	\$1,605,000
<b>Market Value per SqFt</b>	\$146.83	\$183.76	\$146.84	\$103.28
<b>Distance from Condominium in miles</b>		0.07	0.21	0.16

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00422-7502	1-00444-0016	1-00444-0031	1-00398-0025
<b>Condominium Section</b>	0654-R1			
<b>Address</b>	147 EAST HOUSTON STREET	54 EAST 3 STREET	84 EAST 3 STREET	190 EAST 3 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	25	24	24	23
<b>Year Built</b>	1900	1920	1920	1912
<b>Gross SqFt</b>	15,170	16,038	10,500	10,656
<b>Estimated Gross Income</b>	\$327,217	\$353,659	\$226,445	\$254,400
<b>Gross Income per SqFt</b>	\$21.57	\$22.05	\$21.57	\$23.87
<b>Estimated Expense</b>	\$138,654	\$155,243	\$95,950	\$96,672
<b>Expense SqFt</b>	\$9.14	\$9.68	\$9.14	\$9.07
<b>Net Operating Income</b>	\$188,563	\$198,416	\$130,495	\$157,728
<b>Full Market Value</b>	\$1,382,000	\$1,461,000	\$918,000	\$1,177,000
<b>Market Value per SqFt</b>	\$91.10	\$91.10	\$87.43	\$110.45
<b>Distance from Condominium in miles</b>		0.16	0.16	0.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00425-7501	1-00309-0006	1-00410-0004	1-00175-0020
<b>Condominium Section</b>	1408-R1			
<b>Address</b>	195 BOWERY	54 ORCHARD STREET	130 ORCHARD STREET	43 WHITE STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	CIVIC CENTER
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	16	33	22	18
<b>Year Built</b>	1900	2007	1920	1915
<b>Gross SqFt</b>	26,783	33,860	27,247	33,500
<b>Estimated Gross Income</b>	\$967,134	\$1,222,185	\$1,139,239	\$1,209,601
<b>Gross Income per SqFt</b>	\$36.11	\$36.10	\$41.81	\$36.11
<b>Estimated Expense</b>	\$271,044	\$354,434	\$312,956	\$338,906
<b>Expense SqFt</b>	\$10.12	\$10.47	\$11.49	\$10.12
<b>Net Operating Income</b>	\$696,090	\$867,751	\$826,283	\$870,695
<b>Full Market Value</b>	\$5,255,000	\$5,590,000	\$6,238,000	\$6,574,000
<b>Market Value per SqFt</b>	\$196.21	\$165.09	\$228.94	\$196.24
<b>Distance from Condominium in miles</b>		0.33	0.23	0.61

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00425-7502	1-00445-0045	1-00309-0006	1-00309-0022
Condominium Section	1553-R1			
Address	199 BOWERY	81 EAST 3 STREET	54 ORCHARD STREET	51 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	45	33	34
Year Built	2000	2003	2007	2000
Gross SqFt	56,479	36,047	33,860	26,300
Estimated Gross Income	\$2,038,892	\$1,071,482	\$1,222,185	\$1,239,432
Gross Income per SqFt	\$36.10	\$29.72	\$36.10	\$47.13
Estimated Expense	\$591,335	\$364,304	\$354,434	\$277,243
Expense SqFt	\$10.47	\$10.11	\$10.47	\$10.54
Net Operating Income	\$1,447,557	\$707,178	\$867,751	\$962,189
Full Market Value	\$10,928,998	\$5,339,000	\$5,590,000	\$7,265,000
Market Value per SqFt	\$193.51	\$148.11	\$165.09	\$276.24
Distance from Condominium in miles		0.39	0.33	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00427-7504	1-00309-0006	1-00896-0010	
Condominium Section	2276-R1			
Address	229 CHRYSTIE STREET	54 ORCHARD STREET	211 EAST 14 STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	GRAMERCY	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	C4-WALK-UP	
Total Units	361	33	20	
Year Built	2003	2007	1900	
Gross SqFt	373,967	33,860	11,855	
Estimated Gross Income	\$13,156,159	\$1,222,185	\$406,046	
Gross Income per SqFt	\$35.18	\$36.10	\$34.25	
Estimated Expense	\$4,274,443	\$354,434	\$146,715	
Expense SqFt	\$11.43	\$10.47	\$12.38	
Net Operating Income	\$8,881,716	\$867,751	\$259,331	
Full Market Value	\$69,135,000	\$5,590,000	\$1,958,000	
Market Value per SqFt	\$184.87	\$165.09	\$165.16	
Distance from Condominium in miles		0.47	0.76	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00432-7501	1-00437-0009	1-00374-0043	1-00391-0050
Condominium Section	0714-R1			
Address	85 AVENUE A	254 EAST 10 STREET	353 EAST 4 STREET	319 EAST 8 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	32	25	33	17
Year Built	1991	1990	2000	2000
Gross SqFt	23,605	12,264	27,226	18,260
Estimated Gross Income	\$737,420	\$461,536	\$746,838	\$570,370
Gross Income per SqFt	\$31.24	\$37.63	\$27.43	\$31.24
Estimated Expense	\$236,050	\$138,461	\$283,798	\$182,518
Expense SqFt	\$10.00	\$11.29	\$10.42	\$10.00
Net Operating Income	\$501,370	\$323,075	\$463,040	\$387,852
Full Market Value	\$3,785,000	\$2,439,000	\$3,496,000	\$2,928,000
Market Value per SqFt	\$160.35	\$198.87	\$128.41	\$160.35
Distance from Condominium in miles		0.21	0.41	0.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00432-7502	1-00387-0153	1-00434-0051	1-00402-0023
Condominium Section	0840-R1			
Address	89 AVENUE A	629 EAST 5 STREET	411 EAST 6 STREET	156 EAST 7 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	26	24	24	33
Year Built	1900	1920	1920	1915
Gross SqFt	21,586	18,523	13,170	20,382
Estimated Gross Income	\$727,942	\$607,508	\$373,878	\$679,724
Gross Income per SqFt	\$33.72	\$32.80	\$28.39	\$33.35
Estimated Expense	\$226,664	\$194,403	\$111,370	\$242,512
Expense SqFt	\$10.50	\$10.50	\$8.46	\$11.90
Net Operating Income	\$501,278	\$413,105	\$262,508	\$437,212
Full Market Value	\$2,710,400	\$3,119,000	\$1,982,000	\$3,301,000
Market Value per SqFt	\$125.56	\$168.39	\$150.49	\$161.96
Distance from Condominium in miles		0.23	0.07	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00434-7501	1-00434-0051	1-00434-0053	1-00437-0020
Condominium Section	0642-R1			
Address	103 AVENUE A	411 EAST 6 STREET	409 EAST 6 STREET	278 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	24	24	23
Year Built	1920	1920	1920	1920
Gross SqFt	11,229	13,170	12,786	11,550
Estimated Gross Income	\$408,062	\$373,878	\$464,665	\$498,958
Gross Income per SqFt	\$36.34	\$28.39	\$36.34	\$43.20
Estimated Expense	\$122,396	\$111,370	\$139,400	\$95,617
Expense SqFt	\$10.90	\$8.46	\$10.90	\$8.28
Net Operating Income	\$285,666	\$262,508	\$325,265	\$403,341
Full Market Value	\$2,156,995	\$1,982,000	\$2,456,000	\$3,045,000
Market Value per SqFt	\$192.09	\$150.49	\$192.09	\$263.64
Distance from Condominium in miles		0.00	0.00	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00434-7504	1-00437-0009	1-00373-0060	1-00434-0051
Condominium Section	1526-R1			
Address	107 AVENUE A	254 EAST 10 STREET	291 EAST 3 STREET	411 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	10	25	12	24
Year Built	1920	1990	1900	1920
Gross SqFt	10,461	12,264	11,160	13,170
Estimated Gross Income	\$361,951	\$461,536	\$386,101	\$373,878
Gross Income per SqFt	\$34.60	\$37.63	\$34.60	\$28.39
Estimated Expense	\$115,803	\$138,461	\$123,552	\$111,370
Expense SqFt	\$11.07	\$11.29	\$11.07	\$8.46
Net Operating Income	\$246,148	\$323,075	\$262,549	\$262,508
Full Market Value	\$1,858,000	\$2,439,000	\$1,827,000	\$1,982,000
Market Value per SqFt	\$177.61	\$198.87	\$163.71	\$150.49
Distance from Condominium in miles		0.14	0.44	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00438-7502	1-00437-0009	1-00391-0050	1-00394-0064
<b>Condominium Section</b>	1207-R1			
<b>Address</b>	416 EAST 11 STREET	254 EAST 10 STREET	319 EAST 8 STREET	609 EAST 11 STREET
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	13	25	17	12
<b>Year Built</b>	2001	1990	2000	2003
<b>Gross SqFt</b>	15,742	12,264	18,260	11,102
<b>Estimated Gross Income</b>	\$491,780	\$461,536	\$570,370	\$197,807
<b>Gross Income per SqFt</b>	\$31.24	\$37.63	\$31.24	\$17.82
<b>Estimated Expense</b>	\$157,420	\$138,461	\$182,518	\$72,644
<b>Expense SqFt</b>	\$10.00	\$11.29	\$10.00	\$6.54
<b>Net Operating Income</b>	\$334,360	\$323,075	\$387,852	\$125,163
<b>Full Market Value</b>	\$2,524,004	\$2,439,000	\$2,928,000	\$684,000
<b>Market Value per SqFt</b>	\$160.34	\$198.87	\$160.35	\$61.61
<b>Distance from Condominium in miles</b>		0.05	0.29	0.28

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00440-7502	1-00469-0049	1-00377-0030	1-00436-0044
<b>Condominium Section</b>	1264-R1			
<b>Address</b>	407 EAST 12 STREET	229 EAST 13 STREET	394 EAST 8 STREET	107 ST MARK'S PLACE
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	27	28	39	48
<b>Year Built</b>	1900	2008	2000	1920
<b>Gross SqFt</b>	30,363	30,400	28,906	25,610
<b>Estimated Gross Income</b>	\$1,023,840	\$1,025,195	\$929,885	\$870,477
<b>Gross Income per SqFt</b>	\$33.72	\$33.72	\$32.17	\$33.99
<b>Estimated Expense</b>	\$371,947	\$372,295	\$297,563	\$248,468
<b>Expense SqFt</b>	\$12.25	\$12.25	\$10.29	\$9.70
<b>Net Operating Income</b>	\$651,893	\$652,900	\$632,322	\$622,009
<b>Full Market Value</b>	\$4,922,001	\$4,929,000	\$4,774,000	\$4,696,000
<b>Market Value per SqFt</b>	\$162.11	\$162.14	\$165.16	\$183.37
<b>Distance from Condominium in miles</b>		0.28	0.48	0.19

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00440-7503	1-00440-0018	1-00440-0047	1-00440-0028
Condominium Section	1503-R1			
Address	431 EAST 12 STREET	416 EAST 13 STREET	425 EAST 12 STREET	440 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	13	35	14	20
Year Built	1900	1900	1900	1900
Gross SqFt	20,099	16,224	6,792	9,135
Estimated Gross Income	\$593,724	\$554,312	\$200,617	\$232,639
Gross Income per SqFt	\$29.54	\$34.17	\$29.54	\$25.47
Estimated Expense	\$214,858	\$232,205	\$72,587	\$96,245
Expense SqFt	\$10.69	\$14.31	\$10.69	\$10.54
Net Operating Income	\$378,866	\$322,107	\$128,030	\$136,394
Full Market Value	\$2,860,000	\$2,432,000	\$967,000	\$1,028,000
Market Value per SqFt	\$142.30	\$149.90	\$142.37	\$112.53
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00441-7501	1-00436-0044	1-00437-0009	1-00903-0013
Condominium Section	0292-R1			
Address	224 1 AVENUE	107 ST MARK'S PLACE	254 EAST 10 STREET	217 EAST 22 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	40	48	25	35
Year Built	1911	1920	1990	1920
Gross SqFt	25,528	25,610	12,264	17,526
Estimated Gross Income	\$960,619	\$870,477	\$461,536	\$712,900
Gross Income per SqFt	\$37.63	\$33.99	\$37.63	\$40.68
Estimated Expense	\$288,211	\$248,468	\$138,461	\$213,870
Expense SqFt	\$11.29	\$9.70	\$11.29	\$12.20
Net Operating Income	\$672,408	\$622,009	\$323,075	\$499,030
Full Market Value	\$5,076,997	\$4,696,000	\$2,439,000	\$3,768,000
Market Value per SqFt	\$198.88	\$183.37	\$198.87	\$214.99
Distance from Condominium in miles		0.24	0.19	0.52

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00441-7503	1-00462-0035	1-00819-0059	1-00928-0009
<b>Condominium Section</b>	1766-R1			
<b>Address</b>	421 EAST 13 STREET	223 EAST 6 STREET	30 WEST 18 STREET	321 EAST 22 STREET
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	FLATIRON	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	96	86	100	116
<b>Year Built</b>	2006	1996	2005	1968
<b>Gross SqFt</b>	93,382	91,680	98,690	81,500
<b>Estimated Gross Income</b>	\$3,448,597	\$2,967,837	\$4,091,737	\$3,010,096
<b>Gross Income per SqFt</b>	\$36.93	\$32.37	\$41.46	\$36.93
<b>Estimated Expense</b>	\$1,000,121	\$1,009,065	\$1,145,686	\$872,928
<b>Expense SqFt</b>	\$10.71	\$11.01	\$11.61	\$10.71
<b>Net Operating Income</b>	\$2,448,476	\$1,958,772	\$2,946,051	\$2,137,168
<b>Full Market Value</b>	\$18,486,004	\$14,789,000	\$22,243,000	\$16,136,000
<b>Market Value per SqFt</b>	\$197.96	\$161.31	\$225.38	\$197.99
<b>Distance from Condominium in miles</b>		0.42	0.85	0.46

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00443-7502	1-00449-0017	1-00437-0009	1-00350-0031
<b>Condominium Section</b>	1970-R1			
<b>Address</b>	62 EAST 1 STREET	56 ST MARK'S PLACE	254 EAST 10 STREET	164 STANTON STREET
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	11	24	25	20
<b>Year Built</b>	2007	2005	1990	2005
<b>Gross SqFt</b>	14,982	16,454	12,264	15,793
<b>Estimated Gross Income</b>	\$563,773	\$636,708	\$461,536	\$524,039
<b>Gross Income per SqFt</b>	\$37.63	\$38.70	\$37.63	\$33.18
<b>Estimated Expense</b>	\$169,147	\$184,645	\$138,461	\$136,261
<b>Expense SqFt</b>	\$11.29	\$11.22	\$11.29	\$8.63
<b>Net Operating Income</b>	\$394,626	\$452,063	\$323,075	\$387,778
<b>Full Market Value</b>	\$2,978,997	\$3,413,000	\$2,439,000	\$2,928,000
<b>Market Value per SqFt</b>	\$198.84	\$207.43	\$198.87	\$185.40
<b>Distance from Condominium in miles</b>		0.29	0.41	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00444-7501	1-00449-0017	1-00437-0009	1-00450-0015
Condominium Section	0271-R1			
Address	72 EAST 3 STREET	56 ST MARK'S PLACE	254 EAST 10 STREET	320 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	24	25	23
Year Built	1900	2005	1990	1988
Gross SqFt	17,225	16,454	12,264	12,196
Estimated Gross Income	\$666,608	\$636,708	\$461,536	\$487,014
Gross Income per SqFt	\$38.70	\$38.70	\$37.63	\$39.93
Estimated Expense	\$193,265	\$184,645	\$138,461	\$157,966
Expense SqFt	\$11.22	\$11.22	\$11.29	\$12.95
Net Operating Income	\$473,343	\$452,063	\$323,075	\$329,048
Full Market Value	\$3,574,000	\$3,413,000	\$2,439,000	\$2,484,000
Market Value per SqFt	\$207.49	\$207.43	\$198.87	\$203.67
Distance from Condominium in miles		0.24	0.36	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00446-7501	1-00437-0009	1-00391-0050	1-00445-0045
Condominium Section	0695-R1			
Address	125 EAST 4 STREET	254 EAST 10 STREET	319 EAST 8 STREET	81 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	25	17	45
Year Built	2004	1990	2000	2003
Gross SqFt	17,793	12,264	18,260	36,047
Estimated Gross Income	\$555,853	\$461,536	\$570,370	\$1,071,482
Gross Income per SqFt	\$31.24	\$37.63	\$31.24	\$29.72
Estimated Expense	\$177,930	\$138,461	\$182,518	\$364,304
Expense SqFt	\$10.00	\$11.29	\$10.00	\$10.11
Net Operating Income	\$377,923	\$323,075	\$387,852	\$707,178
Full Market Value	\$2,915,000	\$2,439,000	\$2,928,000	\$5,339,000
Market Value per SqFt	\$163.83	\$198.87	\$160.35	\$148.11
Distance from Condominium in miles		0.27	0.45	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00446-7502	1-00462-0035	1-00521-0009	1-00469-0030
Condominium Section	0705-R1			
Address	99 EAST 4 STREET	223 EAST 6 STREET	304 MULBERRY STREET	223 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	66	86	92	75
Year Built	1920	1996	1974	1925
Gross SqFt	67,764	91,680	69,300	63,158
Estimated Gross Income	\$2,716,659	\$2,967,837	\$3,237,430	\$2,531,729
Gross Income per SqFt	\$40.09	\$32.37	\$46.72	\$40.09
Estimated Expense	\$829,431	\$1,009,065	\$874,106	\$772,881
Expense SqFt	\$12.24	\$11.01	\$12.61	\$12.24
Net Operating Income	\$1,887,228	\$1,958,772	\$2,363,324	\$1,758,848
Full Market Value	\$14,784,000	\$14,789,000	\$17,843,000	\$13,279,000
Market Value per SqFt	\$218.17	\$161.31	\$257.47	\$210.25
Distance from Condominium in miles		0.15	0.33	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00447-7501	1-00434-0051	1-00558-0018	1-00434-0053
Condominium Section	0777-R1			
Address	83 1 AVENUE	411 EAST 6 STREET	122 EAST 13 STREET	409 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	20	24	16	24
Year Built	1900	1920	1900	1920
Gross SqFt	11,574	13,170	10,225	12,786
Estimated Gross Income	\$420,599	\$373,878	\$410,416	\$464,665
Gross Income per SqFt	\$36.34	\$28.39	\$40.14	\$36.34
Estimated Expense	\$126,157	\$111,370	\$135,954	\$139,400
Expense SqFt	\$10.90	\$8.46	\$13.30	\$10.90
Net Operating Income	\$294,442	\$262,508	\$274,462	\$325,265
Full Market Value	\$2,296,000	\$1,982,000	\$2,072,000	\$2,456,000
Market Value per SqFt	\$198.38	\$150.49	\$202.64	\$192.09
Distance from Condominium in miles		0.15	0.42	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00451-7502	1-00469-0049	1-00462-0035	1-00385-0014
<b>Condominium Section</b>	1231-R1			
<b>Address</b>	240 EAST 10 STREET	229 EAST 13 STREET	223 EAST 6 STREET	218 EAST 3 STREET
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	35	28	86	61
<b>Year Built</b>	1999	2008	1996	2002
<b>Gross SqFt</b>	62,556	30,400	91,680	49,923
<b>Estimated Gross Income</b>	\$2,109,388	\$1,025,195	\$2,967,837	\$2,628,706
<b>Gross Income per SqFt</b>	\$33.72	\$33.72	\$32.37	\$52.66
<b>Estimated Expense</b>	\$766,311	\$372,295	\$1,009,065	\$736,038
<b>Expense SqFt</b>	\$12.25	\$12.25	\$11.01	\$14.74
<b>Net Operating Income</b>	\$1,343,077	\$652,900	\$1,958,772	\$1,892,668
<b>Full Market Value</b>	\$10,140,000	\$4,929,000	\$14,789,000	\$14,290,000
<b>Market Value per SqFt</b>	\$162.09	\$162.14	\$161.31	\$286.24
<b>Distance from Condominium in miles</b>		0.24	0.19	0.53

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00452-7501	1-00923-0047	1-00896-0010	1-00924-0008
<b>Condominium Section</b>	2238-R1			
<b>Address</b>	239 EAST 10 STREET	332 EAST 18 STREET	211 EAST 14 STREET	307 EAST 18 STREET
<b>Neighborhood</b>	EAST VILLAGE	KIPS BAY	GRAMERCY	KIPS BAY
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	24	20	20
<b>Year Built</b>	1987	1910	1900	1920
<b>Gross SqFt</b>	9,491	16,680	11,855	8,680
<b>Estimated Gross Income</b>	\$325,067	\$688,614	\$406,046	\$270,156
<b>Gross Income per SqFt</b>	\$34.25	\$41.28	\$34.25	\$31.12
<b>Estimated Expense</b>	\$117,499	\$221,825	\$146,715	\$94,005
<b>Expense SqFt</b>	\$12.38	\$13.30	\$12.38	\$10.83
<b>Net Operating Income</b>	\$207,568	\$466,789	\$259,331	\$176,151
<b>Full Market Value</b>	\$1,567,000	\$3,524,000	\$1,958,000	\$1,330,000
<b>Market Value per SqFt</b>	\$165.10	\$211.27	\$165.16	\$153.23
<b>Distance from Condominium in miles</b>		0.35	0.25	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00453-7501	1-00379-0051	1-00449-0017	1-00469-0049
Condominium Section	2143-R1			
Address	311 EAST 11 STREET	725 EAST 9 STREET	56 ST MARK'S PLACE	229 EAST 13 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	36	24	28
Year Built	2008	2001	2005	2008
Gross SqFt	46,707	24,582	16,454	30,400
Estimated Gross Income	\$1,807,561	\$1,169,231	\$636,708	\$1,025,195
Gross Income per SqFt	\$38.70	\$47.56	\$38.70	\$33.72
Estimated Expense	\$524,053	\$299,442	\$184,645	\$372,295
Expense SqFt	\$11.22	\$12.18	\$11.22	\$12.25
Net Operating Income	\$1,283,508	\$869,789	\$452,063	\$652,900
Full Market Value	\$9,690,998	\$6,567,000	\$3,413,000	\$4,929,000
Market Value per SqFt	\$207.48	\$267.15	\$207.43	\$162.14
Distance from Condominium in miles		0.56	0.19	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00459-7502	1-00450-0015	1-00449-0017	1-00469-0049
Condominium Section	2025-R1			
Address	52 EAST 4 STREET	320 EAST 9 STREET	56 ST MARK'S PLACE	229 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	14	23	24	28
Year Built	2007	1988	2005	2008
Gross SqFt	24,778	12,196	16,454	30,400
Estimated Gross Income	\$958,909	\$487,014	\$636,708	\$1,025,195
Gross Income per SqFt	\$38.70	\$39.93	\$38.70	\$33.72
Estimated Expense	\$278,009	\$157,966	\$184,645	\$372,295
Expense SqFt	\$11.22	\$12.95	\$11.22	\$12.25
Net Operating Income	\$680,900	\$329,048	\$452,063	\$652,900
Full Market Value	\$5,141,001	\$2,484,000	\$3,413,000	\$4,929,000
Market Value per SqFt	\$207.48	\$203.67	\$207.43	\$162.14
Distance from Condominium in miles		0.27	0.23	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00462-7501	1-00445-0045	1-00469-0049	1-00449-0017
<b>Condominium Section</b>	0901-R1			
<b>Address</b>	24 EAST 7 STREET	81 EAST 3 STREET	229 EAST 13 STREET	56 ST MARK'S PLACE
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	34	45	28	24
<b>Year Built</b>	1991	2003	2008	2005
<b>Gross SqFt</b>	36,693	36,047	30,400	16,454
<b>Estimated Gross Income</b>	\$1,237,288	\$1,071,482	\$1,025,195	\$636,708
<b>Gross Income per SqFt</b>	\$33.72	\$29.72	\$33.72	\$38.70
<b>Estimated Expense</b>	\$449,489	\$364,304	\$372,295	\$184,645
<b>Expense SqFt</b>	\$12.25	\$10.11	\$12.25	\$11.22
<b>Net Operating Income</b>	\$787,799	\$707,178	\$652,900	\$452,063
<b>Full Market Value</b>	\$6,115,000	\$5,339,000	\$4,929,000	\$3,413,000
<b>Market Value per SqFt</b>	\$166.65	\$148.11	\$162.14	\$207.43
<b>Distance from Condominium in miles</b>		0.19	0.33	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00463-7501	1-00449-0017	1-00437-0009	1-00450-0015
<b>Condominium Section</b>	0224-R1			
<b>Address</b>	63 COOPER SQUARE	56 ST MARK'S PLACE	254 EAST 10 STREET	320 EAST 9 STREET
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	36	24	25	23
<b>Year Built</b>	1984	2005	1990	1988
<b>Gross SqFt</b>	24,528	16,454	12,264	12,196
<b>Estimated Gross Income</b>	\$949,234	\$636,708	\$461,536	\$487,014
<b>Gross Income per SqFt</b>	\$38.70	\$38.70	\$37.63	\$39.93
<b>Estimated Expense</b>	\$275,204	\$184,645	\$138,461	\$157,966
<b>Expense SqFt</b>	\$11.22	\$11.22	\$11.29	\$12.95
<b>Net Operating Income</b>	\$674,030	\$452,063	\$323,075	\$329,048
<b>Full Market Value</b>	\$5,089,001	\$3,413,000	\$2,439,000	\$2,484,000
<b>Market Value per SqFt</b>	\$207.48	\$207.43	\$198.87	\$203.67
<b>Distance from Condominium in miles</b>		0.14	0.29	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-7501	1-00558-0018	1-00468-0013	1-00466-0016
Condominium Section	0643-R1			
Address	214 EAST 9 STREET	122 EAST 13 STREET	208 EAST 13 STREET	214 EAST 11 STREET
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	14	16	13	23
Year Built	1900	1900	1930	1920
Gross SqFt	14,650	10,225	14,022	13,764
Estimated Gross Income	\$549,375	\$410,416	\$525,795	\$450,112
Gross Income per SqFt	\$37.50	\$40.14	\$37.50	\$32.70
Estimated Expense	\$139,615	\$135,954	\$133,569	\$97,569
Expense SqFt	\$9.53	\$13.30	\$9.53	\$7.09
Net Operating Income	\$409,760	\$274,462	\$392,226	\$352,543
Full Market Value	\$3,094,000	\$2,072,000	\$2,961,000	\$2,662,000
Market Value per SqFt	\$211.19	\$202.64	\$211.17	\$193.40
Distance from Condominium in miles		0.24	0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-7502	1-00449-0017	1-00437-0009	1-00373-0060
Condominium Section	1402-R1			
Address	15 ST MARK'S PLACE	56 ST MARK'S PLACE	254 EAST 10 STREET	291 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	10	24	25	12
Year Built	1910	2005	1990	1900
Gross SqFt	11,995	16,454	12,264	11,160
Estimated Gross Income	\$451,372	\$636,708	\$461,536	\$386,101
Gross Income per SqFt	\$37.63	\$38.70	\$37.63	\$34.60
Estimated Expense	\$135,424	\$184,645	\$138,461	\$123,552
Expense SqFt	\$11.29	\$11.22	\$11.29	\$11.07
Net Operating Income	\$315,948	\$452,063	\$323,075	\$262,549
Full Market Value	\$2,385,000	\$3,413,000	\$2,439,000	\$1,827,000
Market Value per SqFt	\$198.83	\$207.43	\$198.87	\$163.71
Distance from Condominium in miles		0.14	0.28	0.72

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-7503	1-00437-0009	1-00449-0017	1-00468-0013
Condominium Section	1959-R1			
Address	133 2 AVENUE	254 EAST 10 STREET	56 ST MARK'S PLACE	208 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	12	25	24	13
Year Built	1920	1990	2005	1930
Gross SqFt	13,648	12,264	16,454	14,022
Estimated Gross Income	\$513,574	\$461,536	\$636,708	\$525,795
Gross Income per SqFt	\$37.63	\$37.63	\$38.70	\$37.50
Estimated Expense	\$154,086	\$138,461	\$184,645	\$133,569
Expense SqFt	\$11.29	\$11.29	\$11.22	\$9.53
Net Operating Income	\$359,488	\$323,075	\$452,063	\$392,226
Full Market Value	\$2,713,998	\$2,439,000	\$3,413,000	\$2,961,000
Market Value per SqFt	\$198.86	\$198.87	\$207.43	\$211.17
Distance from Condominium in miles		0.28	0.14	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00465-7501	1-00467-0056	1-00451-0014	1-00465-0046
Condominium Section	1972-R1			
Address	38 STUYVESANT STREET	211 EAST 11 STREET	206 EAST 10 STREET	48 STUYVESANT STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	20	26	14
Year Built	1900	1900	1900	1900
Gross SqFt	14,269	10,648	10,920	8,827
Estimated Gross Income	\$478,154	\$366,378	\$365,964	\$280,037
Gross Income per SqFt	\$33.51	\$34.41	\$33.51	\$31.73
Estimated Expense	\$146,828	\$113,366	\$112,333	\$105,214
Expense SqFt	\$10.29	\$10.65	\$10.29	\$11.92
Net Operating Income	\$331,326	\$253,012	\$253,631	\$174,823
Full Market Value	\$2,502,000	\$1,910,000	\$1,915,000	\$1,320,000
Market Value per SqFt	\$175.35	\$179.38	\$175.37	\$149.54
Distance from Condominium in miles		0.11	0.11	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-7501	1-00469-0049	1-00449-0017	1-00437-0009
Condominium Section	1804-R1			
Address	47 3 AVENUE	229 EAST 13 STREET	56 ST MARK'S PLACE	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	28	24	25
Year Built	2006	2008	2005	1990
Gross SqFt	30,662	30,400	16,454	12,264
Estimated Gross Income	\$1,153,811	\$1,025,195	\$636,708	\$461,536
Gross Income per SqFt	\$37.63	\$33.72	\$38.70	\$37.63
Estimated Expense	\$346,174	\$372,295	\$184,645	\$138,461
Expense SqFt	\$11.29	\$12.25	\$11.22	\$11.29
Net Operating Income	\$807,637	\$652,900	\$452,063	\$323,075
Full Market Value	\$6,308,000	\$4,929,000	\$3,413,000	\$2,439,000
Market Value per SqFt	\$205.73	\$162.14	\$207.43	\$198.87
Distance from Condominium in miles		0.14	0.20	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00468-7501	1-00558-0018	1-00468-0013	1-00468-0046
Condominium Section	0203-R1			
Address	193 2 AVENUE	122 EAST 13 STREET	208 EAST 13 STREET	229 EAST 12 STREET
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	16	16	13	35
Year Built	1900	1900	1930	1920
Gross SqFt	21,607	10,225	14,022	27,215
Estimated Gross Income	\$810,263	\$410,416	\$525,795	\$827,222
Gross Income per SqFt	\$37.50	\$40.14	\$37.50	\$30.40
Estimated Expense	\$205,915	\$135,954	\$133,569	\$253,213
Expense SqFt	\$9.53	\$13.30	\$9.53	\$9.30
Net Operating Income	\$604,348	\$274,462	\$392,226	\$574,009
Full Market Value	\$4,721,000	\$2,072,000	\$2,961,000	\$4,334,000
Market Value per SqFt	\$218.49	\$202.64	\$211.17	\$159.25
Distance from Condominium in miles		0.12	0.00	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00469-7501	1-00437-0009	1-00468-0013	1-00450-0015
Condominium Section	0390-R1			
Address	105 3 AVENUE	254 EAST 10 STREET	208 EAST 13 STREET	320 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	16	25	13	23
Year Built	1920	1990	1930	1988
Gross SqFt	12,192	12,264	14,022	12,196
Estimated Gross Income	\$458,785	\$461,536	\$525,795	\$487,014
Gross Income per SqFt	\$37.63	\$37.63	\$37.50	\$39.93
Estimated Expense	\$137,648	\$138,461	\$133,569	\$157,966
Expense SqFt	\$11.29	\$11.29	\$9.53	\$12.95
Net Operating Income	\$321,137	\$323,075	\$392,226	\$329,048
Full Market Value	\$2,425,000	\$2,439,000	\$2,961,000	\$2,484,000
Market Value per SqFt	\$198.90	\$198.87	\$211.17	\$203.67
Distance from Condominium in miles		0.34	0.05	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00469-7502	1-00452-0002	1-00884-0048	1-00899-0040
Condominium Section	0493-R1			
Address	105 3 AVENUE	162 2 AVENUE	402 3 AVENUE	222 EAST 19 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	MURRAY HILL	GRAMERCY
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	155	166	150	106
Year Built	1964	1929	1974	1963
Gross SqFt	113,930	121,503	137,628	87,960
Estimated Gross Income	\$3,947,610	\$4,659,721	\$4,745,054	\$2,991,453
Gross Income per SqFt	\$34.65	\$38.35	\$34.48	\$34.01
Estimated Expense	\$1,042,469	\$1,780,869	\$1,259,535	\$1,017,094
Expense SqFt	\$9.15	\$14.66	\$9.15	\$11.56
Net Operating Income	\$2,905,141	\$2,878,852	\$3,485,519	\$1,974,359
Full Market Value	\$22,529,000	\$21,735,000	\$26,316,000	\$14,906,000
Market Value per SqFt	\$197.74	\$178.88	\$191.21	\$169.46
Distance from Condominium in miles		0.20	0.74	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00469-7505	1-00583-0024	1-01046-0062	1-00372-0056
<b>Condominium Section</b>	2222-R1			
<b>Address</b>	123 3 AVENUE	40 MORTON STREET	860 9 AVENUE	286 EAST 2 STREET
<b>Neighborhood</b>	EAST VILLAGE	GREENWICH VILLAGE-WEST	MIDTOWN WEST	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	C9-WALK-UP
<b>Total Units</b>	47	15	18	20
<b>Year Built</b>	2009	1900	1910	1920
<b>Gross SqFt</b>	61,679	9,145	7,095	18,062
<b>Estimated Gross Income</b>	\$2,658,982	\$399,348	\$305,835	\$677,510
<b>Gross Income per SqFt</b>	\$43.11	\$43.67	\$43.11	\$37.51
<b>Estimated Expense</b>	\$865,356	\$67,352	\$99,543	\$152,790
<b>Expense SqFt</b>	\$14.03	\$7.36	\$14.03	\$8.46
<b>Net Operating Income</b>	\$1,793,626	\$331,996	\$206,292	\$524,720
<b>Full Market Value</b>	\$14,072,999	\$2,507,000	\$1,558,000	\$3,962,000
<b>Market Value per SqFt</b>	\$228.17	\$274.14	\$219.59	\$219.36
<b>Distance from Condominium in miles</b>		1.00	2.31	0.86

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00470-7501	1-00348-0067	1-00449-0017	1-00437-0009
<b>Condominium Section</b>	0564-R1			
<b>Address</b>	122 ELIZABETH STREET	87 ATTORNEY STREET	56 ST MARK'S PLACE	254 EAST 10 STREET
<b>Neighborhood</b>	LITTLE ITALY	LOWER EAST SIDE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	28	24	24	25
<b>Year Built</b>	1988	2000	2005	1990
<b>Gross SqFt</b>	21,442	17,168	16,454	12,264
<b>Estimated Gross Income</b>	\$806,862	\$639,643	\$636,708	\$461,536
<b>Gross Income per SqFt</b>	\$37.63	\$37.26	\$38.70	\$37.63
<b>Estimated Expense</b>	\$242,080	\$185,496	\$184,645	\$138,461
<b>Expense SqFt</b>	\$11.29	\$10.80	\$11.22	\$11.29
<b>Net Operating Income</b>	\$564,782	\$454,147	\$452,063	\$323,075
<b>Full Market Value</b>	\$3,349,507	\$3,429,000	\$3,413,000	\$2,439,000
<b>Market Value per SqFt</b>	\$156.21	\$199.73	\$207.43	\$198.87
<b>Distance from Condominium in miles</b>		0.53	0.73	0.85

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00472-7501	1-00462-0035	1-00522-0014	
Condominium Section	0586-R1			
Address	240 CENTRE STREET	223 EAST 6 STREET	640 BROADWAY	
Neighborhood	LITTLE ITALY	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	55	86	31	
Year Built	1905	1996	1900	
Gross SqFt	104,637	91,680	46,080	
Estimated Gross Income	\$2,837,755	\$2,967,837	\$1,007,446	
Gross Income per SqFt	\$27.12	\$32.37	\$21.86	
Estimated Expense	\$1,045,324	\$1,009,065	\$413,053	
Expense SqFt	\$9.99	\$11.01	\$8.96	
Net Operating Income	\$1,792,431	\$1,958,772	\$594,393	
Full Market Value	\$13,620,000	\$14,789,000	\$4,369,000	
Market Value per SqFt	\$130.16	\$161.31	\$94.81	
Distance from Condominium in miles		0.70	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00473-7501	1-00502-0020	1-00504-0031	1-00411-0045
Condominium Section	0920-R1			
Address	476 BROADWAY	156 PRINCE STREET	112 SULLIVAN STREET	144 LUDLOW STREET
Neighborhood	SOHO	SOHO	SOHO	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	7	24	60	52
Year Built	1904	1900	1920	1900
Gross SqFt	50,547	15,000	38,880	34,904
Estimated Gross Income	\$1,506,301	\$523,206	\$1,158,693	\$901,522
Gross Income per SqFt	\$29.80	\$34.88	\$29.80	\$25.83
Estimated Expense	\$365,960	\$156,962	\$281,659	\$342,578
Expense SqFt	\$7.24	\$10.46	\$7.24	\$9.81
Net Operating Income	\$1,140,341	\$366,244	\$877,034	\$558,944
Full Market Value	\$8,610,000	\$767,000	\$6,622,000	\$4,219,000
Market Value per SqFt	\$170.34	\$51.13	\$170.32	\$120.87
Distance from Condominium in miles		0.31	0.38	0.63

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00473-7502	1-00175-0020	1-00179-0032	1-00522-0014
<b>Condominium Section</b>	1179-R1			
<b>Address</b>	30 CROSBY STREET	43 WHITE STREET	176 WEST BROADWAY	640 BROADWAY
<b>Neighborhood</b>	SOHO	CIVIC CENTER	TRIBECA	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	13	18	17	31
<b>Year Built</b>	1890	1915	2008	1900
<b>Gross SqFt</b>	78,982	33,500	52,930	46,080
<b>Estimated Gross Income</b>	\$2,276,261	\$1,209,601	\$1,525,363	\$1,007,446
<b>Gross Income per SqFt</b>	\$28.82	\$36.11	\$28.82	\$21.86
<b>Estimated Expense</b>	\$870,382	\$338,906	\$583,105	\$413,053
<b>Expense SqFt</b>	\$11.02	\$10.12	\$11.02	\$8.96
<b>Net Operating Income</b>	\$1,405,879	\$870,695	\$942,258	\$594,393
<b>Full Market Value</b>	\$10,613,999	\$6,574,000	\$7,114,000	\$4,369,000
<b>Market Value per SqFt</b>	\$134.39	\$196.24	\$134.40	\$94.81
<b>Distance from Condominium in miles</b>		0.30	0.46	0.39

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00473-7503	1-00424-0028	1-00199-0034	1-00509-0026
<b>Condominium Section</b>	1663-R1			
<b>Address</b>	425 BROOME STREET	139 CHRYSTIE STREET	106 BAYARD STREET	53 EAST HOUSTON STREET
<b>Neighborhood</b>	SOHO	LOWER EAST SIDE	CHINATOWN	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	18	11	54	32
<b>Year Built</b>	1874	1900	1915	1910
<b>Gross SqFt</b>	27,023	10,960	30,582	25,480
<b>Estimated Gross Income</b>	\$601,262	\$321,855	\$462,970	\$566,951
<b>Gross Income per SqFt</b>	\$22.25	\$29.37	\$15.14	\$22.25
<b>Estimated Expense</b>	\$271,581	\$109,431	\$236,649	\$256,059
<b>Expense SqFt</b>	\$10.05	\$9.98	\$7.74	\$10.05
<b>Net Operating Income</b>	\$329,681	\$212,424	\$226,321	\$310,892
<b>Full Market Value</b>	\$3,306,890	\$1,604,000	\$1,523,000	\$2,293,000
<b>Market Value per SqFt</b>	\$122.37	\$146.35	\$49.80	\$89.99
<b>Distance from Condominium in miles</b>		0.29	0.29	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-7501	1-00489-0026	1-00520-0045	1-00503-0008
Condominium Section	0316-R1			
Address	51 MERCER STREET	79 THOMPSON STREET	25 KING STREET	111 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	1	16	13	20
Year Built	1941	1900	1920	1900
Gross SqFt	1,158	7,051	7,270	9,000
Estimated Gross Income	\$50,651	\$280,508	\$318,012	\$417,427
Gross Income per SqFt	\$43.74	\$39.78	\$43.74	\$46.38
Estimated Expense	\$11,198	\$78,542	\$70,275	\$112,705
Expense SqFt	\$9.67	\$11.14	\$9.67	\$12.52
Net Operating Income	\$39,453	\$201,966	\$247,737	\$304,722
Full Market Value	\$298,000	\$1,525,000	\$1,870,000	\$2,301,000
Market Value per SqFt	\$257.34	\$216.28	\$257.22	\$255.67
Distance from Condominium in miles		0.21	0.45	0.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-7504	1-00502-0020	1-00504-0031	1-00489-0036
Condominium Section	1185-R1			
Address	473 BROADWAY	156 PRINCE STREET	112 SULLIVAN STREET	59 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	24	60	32
Year Built	1894	1900	1920	1900
Gross SqFt	35,452	15,000	38,880	15,918
Estimated Gross Income	\$1,056,470	\$523,206	\$1,158,693	\$411,358
Gross Income per SqFt	\$29.80	\$34.88	\$29.80	\$25.84
Estimated Expense	\$256,672	\$156,962	\$281,659	\$161,110
Expense SqFt	\$7.24	\$10.46	\$7.24	\$10.12
Net Operating Income	\$799,798	\$366,244	\$877,034	\$250,248
Full Market Value	\$6,037,999	\$767,000	\$6,622,000	\$1,889,000
Market Value per SqFt	\$170.31	\$51.13	\$170.32	\$118.67
Distance from Condominium in miles		0.27	0.34	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00474-7505	1-00504-0031	1-00501-0006	1-00502-0020
<b>Condominium Section</b>	1205-R1			
<b>Address</b>	475 BROADWAY	112 SULLIVAN STREET	423 WEST BROADWAY	156 PRINCE STREET
<b>Neighborhood</b>	SOHO	SOHO	SOHO	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	14	60	28	24
<b>Year Built</b>	1920	1920	1910	1900
<b>Gross SqFt</b>	36,407	38,880	20,670	15,000
<b>Estimated Gross Income</b>	\$1,269,876	\$1,158,693	\$891,448	\$523,206
<b>Gross Income per SqFt</b>	\$34.88	\$29.80	\$43.13	\$34.88
<b>Estimated Expense</b>	\$380,817	\$281,659	\$212,118	\$156,962
<b>Expense SqFt</b>	\$10.46	\$7.24	\$10.26	\$10.46
<b>Net Operating Income</b>	\$889,059	\$877,034	\$679,330	\$366,244
<b>Full Market Value</b>	\$6,711,999	\$6,622,000	\$5,129,000	\$767,000
<b>Market Value per SqFt</b>	\$184.36	\$170.32	\$248.14	\$51.13
<b>Distance from Condominium in miles</b>		0.34	0.24	0.27

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00474-7506	1-00170-0001	1-00140-0005	1-00457-0028
<b>Condominium Section</b>	1654-R1			
<b>Address</b>	40 MERCER STREET	336 BROADWAY	147 CHAMBERS STREET	21 2 AVENUE
<b>Neighborhood</b>	SOHO	CIVIC CENTER	TRIBECA	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	41	151	123	99
<b>Year Built</b>	2005	1999	1997	2007
<b>Gross SqFt</b>	117,311	139,697	130,568	115,187
<b>Estimated Gross Income</b>	\$4,996,275	\$6,529,491	\$5,560,937	\$3,746,939
<b>Gross Income per SqFt</b>	\$42.59	\$46.74	\$42.59	\$32.53
<b>Estimated Expense</b>	\$1,264,613	\$1,550,162	\$1,407,390	\$1,199,020
<b>Expense SqFt</b>	\$10.78	\$11.10	\$10.78	\$10.41
<b>Net Operating Income</b>	\$3,731,662	\$4,979,329	\$4,153,547	\$2,547,919
<b>Full Market Value</b>	\$28,173,998	\$37,594,000	\$31,359,000	\$18,710,000
<b>Market Value per SqFt</b>	\$240.17	\$269.11	\$240.17	\$162.43
<b>Distance from Condominium in miles</b>		0.40	0.61	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00475-7503	1-00504-0031	1-00470-0029	1-00504-0036
<b>Condominium Section</b>	0916-R1			
<b>Address</b>	477 BROOME STREET	112 SULLIVAN STREET	212 GRAND STREET	100 SULLIVAN STREET
<b>Neighborhood</b>	SOHO	SOHO	LITTLE ITALY	SOHO
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	20	60	16	70
<b>Year Built</b>	1920	1920	1920	1920
<b>Gross SqFt</b>	32,149	38,880	14,221	53,200
<b>Estimated Gross Income</b>	\$843,268	\$1,158,693	\$373,048	\$1,298,243
<b>Gross Income per SqFt</b>	\$26.23	\$29.80	\$26.23	\$24.40
<b>Estimated Expense</b>	\$330,492	\$281,659	\$146,149	\$333,222
<b>Expense SqFt</b>	\$10.28	\$7.24	\$10.28	\$6.26
<b>Net Operating Income</b>	\$512,776	\$877,034	\$226,899	\$965,021
<b>Full Market Value</b>	\$3,881,000	\$6,622,000	\$1,712,000	\$7,224,000
<b>Market Value per SqFt</b>	\$120.72	\$170.32	\$120.39	\$135.79
<b>Distance from Condominium in miles</b>		0.27	0.38	0.27

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00475-7505	1-00522-0014	1-00175-0020	1-00218-0024
<b>Condominium Section</b>	1010-R1			
<b>Address</b>	42 WOOSTER STREET	640 BROADWAY	43 WHITE STREET	260 WEST STREET
<b>Neighborhood</b>	SOHO	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER	TRIBECA
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	14	31	18	26
<b>Year Built</b>	1900	1900	1915	1910
<b>Gross SqFt</b>	55,210	46,080	33,500	61,250
<b>Estimated Gross Income</b>	\$1,206,891	\$1,007,446	\$1,209,601	\$806,347
<b>Gross Income per SqFt</b>	\$21.86	\$21.86	\$36.11	\$13.16
<b>Estimated Expense</b>	\$494,682	\$413,053	\$338,906	\$423,921
<b>Expense SqFt</b>	\$8.96	\$8.96	\$10.12	\$6.92
<b>Net Operating Income</b>	\$712,209	\$594,393	\$870,695	\$382,426
<b>Full Market Value</b>	\$5,235,000	\$4,369,000	\$6,574,000	\$2,457,000
<b>Market Value per SqFt</b>	\$94.82	\$94.81	\$196.24	\$40.11
<b>Distance from Condominium in miles</b>		0.41	0.30	0.46

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00475-7509	1-00175-0020	1-00220-0027	1-00530-0038
<b>Condominium Section</b>	1253-R1			
<b>Address</b>	43 WOOSTER STREET	43 WHITE STREET	36 LAIGHT STREET	334 BOWERY
<b>Neighborhood</b>	SOHO	CIVIC CENTER	TRIBECA	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	10	18	13	15
<b>Year Built</b>	1900	1915	1900	1909
<b>Gross SqFt</b>	22,500	33,500	26,712	22,448
<b>Estimated Gross Income</b>	\$722,925	\$1,209,601	\$858,310	\$492,668
<b>Gross Income per SqFt</b>	\$32.13	\$36.11	\$32.13	\$21.95
<b>Estimated Expense</b>	\$211,950	\$338,906	\$251,527	\$201,994
<b>Expense SqFt</b>	\$9.42	\$10.12	\$9.42	\$9.00
<b>Net Operating Income</b>	\$510,975	\$870,695	\$606,783	\$290,674
<b>Full Market Value</b>	\$3,858,000	\$6,574,000	\$4,581,000	\$2,138,000
<b>Market Value per SqFt</b>	\$171.47	\$196.24	\$171.50	\$95.24
<b>Distance from Condominium in miles</b>		0.31	0.23	0.58

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00478-7501	1-00411-0045	1-00470-0005	1-00504-0036
<b>Condominium Section</b>	0789-R1			
<b>Address</b>	354 BROOME STREET	144 LUDLOW STREET	160 MOTT STREET	100 SULLIVAN STREET
<b>Neighborhood</b>	LITTLE ITALY	LOWER EAST SIDE	LITTLE ITALY	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	37	52	35	70
<b>Year Built</b>	1900	1900	1910	1920
<b>Gross SqFt</b>	56,714	34,904	11,967	53,200
<b>Estimated Gross Income</b>	\$1,464,923	\$901,522	\$419,983	\$1,298,243
<b>Gross Income per SqFt</b>	\$25.83	\$25.83	\$35.10	\$24.40
<b>Estimated Expense</b>	\$556,364	\$342,578	\$139,410	\$333,222
<b>Expense SqFt</b>	\$9.81	\$9.81	\$11.65	\$6.26
<b>Net Operating Income</b>	\$908,559	\$558,944	\$280,573	\$965,021
<b>Full Market Value</b>	\$6,859,999	\$4,219,000	\$2,118,000	\$7,224,000
<b>Market Value per SqFt</b>	\$120.96	\$120.87	\$176.99	\$135.79
<b>Distance from Condominium in miles</b>		0.35	0.12	0.58

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00481-7502	1-00400-0001	1-00467-0025	1-00504-0031
Condominium Section	1363-R1			
Address	225 LAFAYETTE STREET	58 AVENUE A	232 EAST 12 STREET	112 SULLIVAN STREET
Neighborhood	LITTLE ITALY	ALPHABET CITY	EAST VILLAGE	SOHO
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	41	84	69	60
Year Built	1926	1940	1929	1920
Gross SqFt	83,916	79,956	65,602	38,880
Estimated Gross Income	\$2,500,697	\$2,679,698	\$1,872,418	\$1,158,693
Gross Income per SqFt	\$29.80	\$33.51	\$28.54	\$29.80
Estimated Expense	\$607,552	\$447,443	\$636,622	\$281,659
Expense SqFt	\$7.24	\$5.60	\$9.70	\$7.24
Net Operating Income	\$1,893,145	\$2,232,255	\$1,235,796	\$877,034
Full Market Value	\$14,292,999	\$16,854,000	\$9,330,000	\$6,622,000
Market Value per SqFt	\$170.33	\$210.79	\$142.22	\$170.32
Distance from Condominium in miles		0.71	0.81	0.44

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-7502	1-00398-0035	1-00640-0021	1-00309-0006
Condominium Section	1484-R1			
Address	210 LAFAYETTE STREET	24 AVENUE B	756 WASHINGTON STREET	54 ORCHARD STREET
Neighborhood	SOHO	ALPHABET CITY	GREENWICH VILLAGE-WEST	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	64	67	33
Year Built	2005	1997	2003	2007
Gross SqFt	73,057	77,000	76,549	33,860
Estimated Gross Income	\$2,764,477	\$3,606,053	\$2,896,454	\$1,222,185
Gross Income per SqFt	\$37.84	\$46.83	\$37.84	\$36.10
Estimated Expense	\$742,990	\$727,998	\$778,633	\$354,434
Expense SqFt	\$10.17	\$9.45	\$10.17	\$10.47
Net Operating Income	\$2,021,487	\$2,878,055	\$2,117,821	\$867,751
Full Market Value	\$15,262,004	\$21,729,000	\$15,990,000	\$5,590,000
Market Value per SqFt	\$208.91	\$282.19	\$208.89	\$165.09
Distance from Condominium in miles		0.72	1.21	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00483-7502	1-00175-0020	1-00532-0030	1-00309-0006
Condominium Section	1152-R1			
Address	56 CROSBY STREET	43 WHITE STREET	81 BLEECKER STREET	54 ORCHARD STREET
Neighborhood	SOHO	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	9	18	43	33
Year Built	1900	1915	1900	2007
Gross SqFt	35,700	33,500	26,382	33,860
Estimated Gross Income	\$1,289,127	\$1,209,601	\$1,280,379	\$1,222,185
Gross Income per SqFt	\$36.11	\$36.11	\$48.53	\$36.10
Estimated Expense	\$361,284	\$338,906	\$320,095	\$354,434
Expense SqFt	\$10.12	\$10.12	\$12.13	\$10.47
Net Operating Income	\$927,843	\$870,695	\$960,284	\$867,751
Full Market Value	\$7,005,001	\$6,574,000	\$7,250,000	\$5,590,000
Market Value per SqFt	\$196.22	\$196.24	\$274.81	\$165.09
Distance from Condominium in miles		0.39	0.39	0.58

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-7501	1-00502-0020	1-00573-0011	1-00552-0010
Condominium Section	0686-R1			
Address	73 MERCER STREET	156 PRINCE STREET	60 WEST 10 STREET	82 WEST WASHINGTON PLACE
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	10	24	27	35
Year Built	1900	1900	1910	1900
Gross SqFt	20,525	15,000	20,797	27,108
Estimated Gross Income	\$714,886	\$523,206	\$724,402	\$803,407
Gross Income per SqFt	\$34.83	\$34.88	\$34.83	\$29.64
Estimated Expense	\$182,467	\$156,962	\$184,806	\$273,158
Expense SqFt	\$8.89	\$10.46	\$8.89	\$10.08
Net Operating Income	\$532,419	\$366,244	\$539,596	\$530,249
Full Market Value	\$3,881,999	\$767,000	\$4,074,000	\$4,003,000
Market Value per SqFt	\$189.14	\$51.13	\$195.89	\$147.67
Distance from Condominium in miles		0.17	0.76	0.59

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00487-7501	1-00543-0048	1-00553-0041	1-00504-0036
Condominium Section	1360-R1			
Address	73 WOOSTER STREET	136 WEST 4 STREET	123 WAVERLY PLACE	100 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	6	30	47	70
Year Built	1929	1929	1917	1920
Gross SqFt	42,091	20,874	37,939	53,200
Estimated Gross Income	\$1,110,781	\$681,532	\$1,001,162	\$1,298,243
Gross Income per SqFt	\$26.39	\$32.65	\$26.39	\$24.40
Estimated Expense	\$422,173	\$163,491	\$380,442	\$333,222
Expense SqFt	\$10.03	\$7.83	\$10.03	\$6.26
Net Operating Income	\$688,608	\$518,041	\$620,720	\$965,021
Full Market Value	\$5,199,001	\$3,911,000	\$4,686,000	\$7,224,000
Market Value per SqFt	\$123.52	\$187.36	\$123.51	\$135.79
Distance from Condominium in miles		0.47	0.65	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00488-7501	1-00175-0020	1-00502-0014	1-00532-0030
Condominium Section	1105-R1			
Address	52 THOMPSON STREET	43 WHITE STREET	114 THOMPSON STREET	81 BLEECKER STREET
Neighborhood	SOHO	CIVIC CENTER	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	2	18	20	43
Year Built	1900	1915	1920	1900
Gross SqFt	9,196	33,500	9,332	26,382
Estimated Gross Income	\$403,704	\$1,209,601	\$409,680	\$1,280,379
Gross Income per SqFt	\$43.90	\$36.11	\$43.90	\$48.53
Estimated Expense	\$113,019	\$338,906	\$114,710	\$320,095
Expense SqFt	\$12.29	\$10.12	\$12.29	\$12.13
Net Operating Income	\$290,685	\$870,695	\$294,970	\$960,284
Full Market Value	\$2,195,000	\$6,574,000	\$2,227,000	\$7,250,000
Market Value per SqFt	\$238.69	\$196.24	\$238.64	\$274.81
Distance from Condominium in miles		0.41	0.10	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00488-7502	1-00175-0020	1-00220-0027	1-00502-0014
Condominium Section	1267-R1			
Address	388 WEST BROADWAY	43 WHITE STREET	36 LAIGHT STREET	114 THOMPSON STREET
Neighborhood	SOHO	CIVIC CENTER	TRIBECA	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	4	18	13	20
Year Built	1920	1915	1900	1920
Gross SqFt	12,506	33,500	26,712	9,332
Estimated Gross Income	\$451,592	\$1,209,601	\$858,310	\$409,680
Gross Income per SqFt	\$36.11	\$36.11	\$32.13	\$43.90
Estimated Expense	\$126,561	\$338,906	\$251,527	\$114,710
Expense SqFt	\$10.12	\$10.12	\$9.42	\$12.29
Net Operating Income	\$325,031	\$870,695	\$606,783	\$294,970
Full Market Value	\$2,454,000	\$6,574,000	\$4,581,000	\$2,227,000
Market Value per SqFt	\$196.23	\$196.24	\$171.50	\$238.64
Distance from Condominium in miles		0.41	0.27	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00491-7503	1-00016-0180	1-00224-0001	
Condominium Section	2162-R1			
Address	246 SPRING STREET	20 RIVER TERRACE	450 WASHINGTON STREET	
Neighborhood	SOHO	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	391	294	286	
Year Built	2007	2002	2007	
Gross SqFt	343,599	356,786	305,542	
Estimated Gross Income	\$15,513,495	\$16,982,905	\$13,045,283	
Gross Income per SqFt	\$45.15	\$47.60	\$42.70	
Estimated Expense	\$4,147,240	\$4,456,270	\$3,556,196	
Expense SqFt	\$12.07	\$12.49	\$11.64	
Net Operating Income	\$11,366,255	\$12,526,635	\$9,489,087	
Full Market Value	\$85,905,470	\$94,576,000	\$71,643,000	
Market Value per SqFt	\$250.02	\$265.08	\$234.48	
Distance from Condominium in miles		1.13	0.31	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00492-7501	1-00457-0001	1-00445-0045	1-00393-0056
<b>Condominium Section</b>	0174-R1			
<b>Address</b>	14 PRINCE STREET	3 EXTRA PLACE	81 EAST 3 STREET	355 EAST 10 STREET
<b>Neighborhood</b>	LITTLE ITALY	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	44	43	45	33
<b>Year Built</b>	1915	2005	2003	1920
<b>Gross SqFt</b>	39,087	42,563	36,047	38,520
<b>Estimated Gross Income</b>	\$1,161,666	\$943,975	\$1,071,482	\$1,174,224
<b>Gross Income per SqFt</b>	\$29.72	\$22.18	\$29.72	\$30.48
<b>Estimated Expense</b>	\$395,170	\$387,030	\$364,304	\$324,669
<b>Expense SqFt</b>	\$10.11	\$9.09	\$10.11	\$8.43
<b>Net Operating Income</b>	\$766,496	\$556,945	\$707,178	\$849,555
<b>Full Market Value</b>	\$5,787,004	\$4,105,000	\$5,339,000	\$6,414,000
<b>Market Value per SqFt</b>	\$148.05	\$96.45	\$148.11	\$166.51
<b>Distance from Condominium in miles</b>		0.25	0.37	0.87

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00492-7502	1-00373-0060	1-00273-0017	1-00422-0056
<b>Condominium Section</b>	0382-R1			
<b>Address</b>	2 PRINCE STREET	291 EAST 3 STREET	191 MADISON STREET	247 ELDRIDGE STREET
<b>Neighborhood</b>	LITTLE ITALY	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	10	12	24	11
<b>Year Built</b>	1900	1900	1910	2001
<b>Gross SqFt</b>	11,563	11,160	8,995	7,926
<b>Estimated Gross Income</b>	\$283,062	\$386,101	\$220,175	\$180,827
<b>Gross Income per SqFt</b>	\$24.48	\$34.60	\$24.48	\$22.81
<b>Estimated Expense</b>	\$133,784	\$123,552	\$104,046	\$76,151
<b>Expense SqFt</b>	\$11.57	\$11.07	\$11.57	\$9.61
<b>Net Operating Income</b>	\$149,278	\$262,549	\$116,129	\$104,676
<b>Full Market Value</b>	\$1,118,998	\$1,827,000	\$870,000	\$692,000
<b>Market Value per SqFt</b>	\$96.77	\$163.71	\$96.72	\$87.31
<b>Distance from Condominium in miles</b>		0.77	0.63	0.21

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00492-7503	1-00309-0022	1-00309-0006	1-00348-0067
Condominium Section	0665-R1			
Address	200 BOWERY	51 LUDLOW STREET	54 ORCHARD STREET	87 ATTORNEY STREET
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	34	33	24
Year Built	1988	2000	2007	2000
Gross SqFt	24,582	26,300	33,860	17,168
Estimated Gross Income	\$915,925	\$1,239,432	\$1,222,185	\$639,643
Gross Income per SqFt	\$37.26	\$47.13	\$36.10	\$37.26
Estimated Expense	\$265,486	\$277,243	\$354,434	\$185,496
Expense SqFt	\$10.80	\$10.54	\$10.47	\$10.80
Net Operating Income	\$650,439	\$962,189	\$867,751	\$454,147
Full Market Value	\$4,910,993	\$7,265,000	\$5,590,000	\$3,429,000
Market Value per SqFt	\$199.78	\$276.24	\$165.09	\$199.73
Distance from Condominium in miles		0.41	0.41	0.53

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00493-7501	1-00309-0006	1-00445-0045	1-00457-0001
Condominium Section	2021-R1			
Address	211 ELIZABETH STREET	54 ORCHARD STREET	81 EAST 3 STREET	3 EXTRA PLACE
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	15	33	45	43
Year Built	2007	2007	2003	2005
Gross SqFt	28,258	33,860	36,047	42,563
Estimated Gross Income	\$839,828	\$1,222,185	\$1,071,482	\$943,975
Gross Income per SqFt	\$29.72	\$36.10	\$29.72	\$22.18
Estimated Expense	\$285,688	\$354,434	\$364,304	\$387,030
Expense SqFt	\$10.11	\$10.47	\$10.11	\$9.09
Net Operating Income	\$554,140	\$867,751	\$707,178	\$556,945
Full Market Value	\$4,184,000	\$5,590,000	\$5,339,000	\$4,105,000
Market Value per SqFt	\$148.06	\$165.09	\$148.11	\$96.45
Distance from Condominium in miles		0.45	0.39	0.26

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00494-7502	1-00273-0017	1-00470-0029	1-00373-0060
Condominium Section	0596-R1			
Address	45 SPRING STREET	191 MADISON STREET	212 GRAND STREET	291 EAST 3 STREET
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	LITTLE ITALY	ALPHABET CITY
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	25	24	16	12
Year Built	1900	1910	1920	1900
Gross SqFt	12,142	8,995	14,221	11,160
Estimated Gross Income	\$318,485	\$220,175	\$373,048	\$386,101
Gross Income per SqFt	\$26.23	\$24.48	\$26.23	\$34.60
Estimated Expense	\$124,820	\$104,046	\$146,149	\$123,552
Expense SqFt	\$10.28	\$11.57	\$10.28	\$11.07
Net Operating Income	\$193,665	\$116,129	\$226,899	\$262,549
Full Market Value	\$1,466,000	\$870,000	\$1,712,000	\$1,827,000
Market Value per SqFt	\$120.74	\$96.72	\$120.39	\$163.71
Distance from Condominium in miles		0.70	0.21	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00497-7501	1-00502-0020	1-00470-0029	1-00552-0010
Condominium Section	0381-R1			
Address	83 SPRING STREET	156 PRINCE STREET	212 GRAND STREET	82 WEST WASHINGTON PLACE
Neighborhood	SOHO	SOHO	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	2	24	16	35
Year Built	1900	1900	1920	1900
Gross SqFt	3,518	15,000	14,221	27,108
Estimated Gross Income	\$104,274	\$523,206	\$373,048	\$803,407
Gross Income per SqFt	\$29.64	\$34.88	\$26.23	\$29.64
Estimated Expense	\$35,461	\$156,962	\$146,149	\$273,158
Expense SqFt	\$10.08	\$10.46	\$10.28	\$10.08
Net Operating Income	\$68,813	\$366,244	\$226,899	\$530,249
Full Market Value	\$462,000	\$767,000	\$1,712,000	\$4,003,000
Market Value per SqFt	\$131.32	\$51.13	\$120.39	\$147.67
Distance from Condominium in miles		0.24	0.29	0.57

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-7501	1-00530-0038	1-00175-0020	1-00502-0014
Condominium Section	0131-R1			
Address	90 PRINCE STREET	334 BOWERY	43 WHITE STREET	114 THOMPSON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	14	15	18	20
Year Built	1900	1909	1915	1920
Gross SqFt	18,031	22,448	33,500	9,332
Estimated Gross Income	\$651,099	\$492,668	\$1,209,601	\$409,680
Gross Income per SqFt	\$36.11	\$21.95	\$36.11	\$43.90
Estimated Expense	\$182,474	\$201,994	\$338,906	\$114,710
Expense SqFt	\$10.12	\$9.00	\$10.12	\$12.29
Net Operating Income	\$468,625	\$290,674	\$870,695	\$294,970
Full Market Value	\$3,537,999	\$2,138,000	\$6,574,000	\$2,227,000
Market Value per SqFt	\$196.22	\$95.24	\$196.24	\$238.64
Distance from Condominium in miles		0.35	0.48	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00499-7501	1-00220-0027	1-00530-0038	
Condominium Section	0294-R1			
Address	127 MERCER STREET	36 LAIGHT STREET	334 BOWERY	
Neighborhood	SOHO	TRIBECA	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	10	13	15	
Year Built	1881	1900	1909	
Gross SqFt	19,827	26,712	22,448	
Estimated Gross Income	\$536,122	\$858,310	\$492,668	
Gross Income per SqFt	\$27.04	\$32.13	\$21.95	
Estimated Expense	\$182,607	\$251,527	\$201,994	
Expense SqFt	\$9.21	\$9.42	\$9.00	
Net Operating Income	\$353,515	\$606,783	\$290,674	
Full Market Value	\$2,669,000	\$4,581,000	\$2,138,000	
Market Value per SqFt	\$134.61	\$171.50	\$95.24	
Distance from Condominium in miles		0.43	0.37	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00499-7502	1-00522-0014	1-00445-0045	
Condominium Section	0685-R1			
Address	114 GREENE STREET	640 BROADWAY	81 EAST 3 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	19	31	45	
Year Built	1988	1900	2003	
Gross SqFt	34,876	46,080	36,047	
Estimated Gross Income	\$899,452	\$1,007,446	\$1,071,482	
Gross Income per SqFt	\$25.79	\$21.86	\$29.72	
Estimated Expense	\$332,717	\$413,053	\$364,304	
Expense SqFt	\$9.54	\$8.96	\$10.11	
Net Operating Income	\$566,735	\$594,393	\$707,178	
Full Market Value	\$4,278,000	\$4,369,000	\$5,339,000	
Market Value per SqFt	\$122.66	\$94.81	\$148.11	
Distance from Condominium in miles		0.22	0.57	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00499-7505	1-00445-0045	1-00469-0049	1-00449-0017
Condominium Section	1658-R1			
Address	92 GREENE STREET	81 EAST 3 STREET	229 EAST 13 STREET	56 ST MARK'S PLACE
Neighborhood	SOHO	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	14	45	28	24
Year Built	2005	2003	2008	2005
Gross SqFt	42,823	36,047	30,400	16,454
Estimated Gross Income	\$1,443,992	\$1,071,482	\$1,025,195	\$636,708
Gross Income per SqFt	\$33.72	\$29.72	\$33.72	\$38.70
Estimated Expense	\$524,582	\$364,304	\$372,295	\$184,645
Expense SqFt	\$12.25	\$10.11	\$12.25	\$11.22
Net Operating Income	\$919,410	\$707,178	\$652,900	\$452,063
Full Market Value	\$6,942,001	\$5,339,000	\$4,929,000	\$3,413,000
Market Value per SqFt	\$162.11	\$148.11	\$162.14	\$207.43
Distance from Condominium in miles		0.57	0.88	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7501	1-00543-0048	1-00522-0014	
Condominium Section	0123-R1			
Address	116 WOOSTER STREET	136 WEST 4 STREET	640 BROADWAY	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	15	30	31	
Year Built	1907	1929	1900	
Gross SqFt	20,752	20,874	46,080	
Estimated Gross Income	\$565,700	\$681,532	\$1,007,446	
Gross Income per SqFt	\$27.26	\$32.65	\$21.86	
Estimated Expense	\$174,317	\$163,491	\$413,053	
Expense SqFt	\$8.40	\$7.83	\$8.96	
Net Operating Income	\$391,383	\$518,041	\$594,393	
Full Market Value	\$2,955,001	\$3,911,000	\$4,369,000	
Market Value per SqFt	\$142.40	\$187.36	\$94.81	
Distance from Condominium in miles		0.41	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7502	1-00551-0016	1-00411-0045	
Condominium Section	0284-R1			
Address	93 GREENE STREET	27 WASHINGTON SQUARE NORT	144 LUDLOW STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	29	28	52	
Year Built	1900	1900	1900	
Gross SqFt	36,223	32,410	34,904	
Estimated Gross Income	\$930,931	\$828,365	\$901,522	
Gross Income per SqFt	\$25.70	\$25.56	\$25.83	
Estimated Expense	\$353,536	\$314,779	\$342,578	
Expense SqFt	\$9.76	\$9.71	\$9.81	
Net Operating Income	\$577,395	\$513,586	\$558,944	
Full Market Value	\$4,355,995	\$3,871,000	\$4,219,000	
Market Value per SqFt	\$120.25	\$119.44	\$120.87	
Distance from Condominium in miles		0.54	0.71	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7505	1-00577-0010	1-00175-0020	1-00586-0045
Condominium Section	1241-R1			
Address	103 GREENE STREET	58 WEST 14 STREET	43 WHITE STREET	29 7 AVENUE SOUTH
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	12	23	18	15
Year Built	1879	1906	1915	1998
Gross SqFt	34,968	37,810	33,500	25,542
Estimated Gross Income	\$1,262,694	\$1,770,043	\$1,209,601	\$732,437
Gross Income per SqFt	\$36.11	\$46.81	\$36.11	\$28.68
Estimated Expense	\$353,876	\$360,528	\$338,906	\$249,029
Expense SqFt	\$10.12	\$9.54	\$10.12	\$9.75
Net Operating Income	\$908,818	\$1,409,515	\$870,695	\$483,408
Full Market Value	\$6,862,000	\$10,642,000	\$6,574,000	\$3,650,000
Market Value per SqFt	\$196.24	\$281.46	\$196.24	\$142.90
Distance from Condominium in miles		0.84	0.48	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7506	1-00175-0020	1-00521-0075	1-00410-0004
Condominium Section	1439-R1			
Address	107 GREENE STREET	43 WHITE STREET	312 BOWERY	130 ORCHARD STREET
Neighborhood	SOHO	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	5	18	23	22
Year Built	1879	1915	1920	1920
Gross SqFt	31,369	33,500	23,000	27,247
Estimated Gross Income	\$1,311,538	\$1,209,601	\$1,053,327	\$1,139,239
Gross Income per SqFt	\$41.81	\$36.11	\$45.80	\$41.81
Estimated Expense	\$360,430	\$338,906	\$294,932	\$312,956
Expense SqFt	\$11.49	\$10.12	\$12.82	\$11.49
Net Operating Income	\$951,108	\$870,695	\$758,395	\$826,283
Full Market Value	\$7,181,000	\$6,574,000	\$5,726,000	\$6,238,000
Market Value per SqFt	\$228.92	\$196.24	\$248.96	\$228.94
Distance from Condominium in miles		0.48	0.38	0.67

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00501-7501	1-00175-0020	1-00522-0014	
Condominium Section	1199-R1			
Address	105 WOOSTER STREET	43 WHITE STREET	640 BROADWAY	
Neighborhood	SOHO	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	15	18	31	
Year Built	1920	1915	1900	
Gross SqFt	31,967	33,500	46,080	
Estimated Gross Income	\$926,723	\$1,209,601	\$1,007,446	
Gross Income per SqFt	\$28.99	\$36.11	\$21.86	
Estimated Expense	\$304,965	\$338,906	\$413,053	
Expense SqFt	\$9.54	\$10.12	\$8.96	
Net Operating Income	\$621,758	\$870,695	\$594,393	
Full Market Value	\$4,694,000	\$6,574,000	\$4,369,000	
Market Value per SqFt	\$146.84	\$196.24	\$94.81	
Distance from Condominium in miles		0.49	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00502-7501	1-00175-0020	1-00522-0014	1-00504-0031
Condominium Section	0135-R1			
Address	426 WEST BROADWAY	43 WHITE STREET	640 BROADWAY	112 SULLIVAN STREET
Neighborhood	SOHO	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	35	18	31	60
Year Built	1900	1915	1900	1920
Gross SqFt	34,821	33,500	46,080	38,880
Estimated Gross Income	\$1,037,666	\$1,209,601	\$1,007,446	\$1,158,693
Gross Income per SqFt	\$29.80	\$36.11	\$21.86	\$29.80
Estimated Expense	\$252,104	\$338,906	\$413,053	\$281,659
Expense SqFt	\$7.24	\$10.12	\$8.96	\$7.24
Net Operating Income	\$785,562	\$870,695	\$594,393	\$877,034
Full Market Value	\$5,930,997	\$6,574,000	\$4,369,000	\$6,622,000
Market Value per SqFt	\$170.33	\$196.24	\$94.81	\$170.32
Distance from Condominium in miles		0.50	0.31	0.09

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00507-7501	1-00509-0026	1-00444-0016	1-00444-0031
Condominium Section	0535-R1			
Address	11 PRINCE STREET	53 EAST HOUSTON STREET	54 EAST 3 STREET	84 EAST 3 STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	32	24	24
Year Built	1900	1910	1920	1920
Gross SqFt	22,511	25,480	16,038	10,500
Estimated Gross Income	\$496,368	\$566,951	\$353,659	\$226,445
Gross Income per SqFt	\$22.05	\$22.25	\$22.05	\$21.57
Estimated Expense	\$217,906	\$256,059	\$155,243	\$95,950
Expense SqFt	\$9.68	\$10.05	\$9.68	\$9.14
Net Operating Income	\$278,462	\$310,892	\$198,416	\$130,495
Full Market Value	\$2,049,998	\$2,293,000	\$1,461,000	\$918,000
Market Value per SqFt	\$91.07	\$89.99	\$91.10	\$87.43
Distance from Condominium in miles		0.09	0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00508-7501	1-00457-0028		
Condominium Section	0527-R1			
Address	259 ELIZABETH STREET	21 2 AVENUE		
Neighborhood	LITTLE ITALY	EAST VILLAGE		
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR		
Total Units	26	99		
Year Built	1987	2007		
Gross SqFt	17,117	115,187		
Estimated Gross Income	\$517,789	\$3,746,939		
Gross Income per SqFt	\$30.25	\$32.53		
Estimated Expense	\$178,188	\$1,199,020		
Expense SqFt	\$10.41	\$10.41		
Net Operating Income	\$339,601	\$2,547,919		
Full Market Value	\$2,564,000	\$18,710,000		
Market Value per SqFt	\$149.79	\$162.43		
Distance from Condominium in miles		0.17		

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00508-7502	1-00586-0040	1-00470-0029	1-00422-0056
<b>Condominium Section</b>	0864-R1			
<b>Address</b>	262 MOTT STREET	45 CARMINE STREET	212 GRAND STREET	247 ELDRIDGE STREET
<b>Neighborhood</b>	LITTLE ITALY	GREENWICH VILLAGE-WEST	LITTLE ITALY	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	5	34	16	11
<b>Year Built</b>	1955	1958	1920	2001
<b>Gross SqFt</b>	6,635	15,575	14,221	7,926
<b>Estimated Gross Income</b>	\$174,036	\$546,723	\$373,048	\$180,827
<b>Gross Income per SqFt</b>	\$26.23	\$35.10	\$26.23	\$22.81
<b>Estimated Expense</b>	\$68,208	\$143,172	\$146,149	\$76,151
<b>Expense SqFt</b>	\$10.28	\$9.19	\$10.28	\$9.61
<b>Net Operating Income</b>	\$105,828	\$403,551	\$226,899	\$104,676
<b>Full Market Value</b>	\$799,000	\$3,047,000	\$1,712,000	\$692,000
<b>Market Value per SqFt</b>	\$120.42	\$195.63	\$120.39	\$87.31
<b>Distance from Condominium in miles</b>		0.66	0.30	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00510-7501	1-00462-0035	1-00522-0014	1-00457-0028
<b>Condominium Section</b>	1065-R1			
<b>Address</b>	285 LAFAYETTE STREET	223 EAST 6 STREET	640 BROADWAY	21 2 AVENUE
<b>Neighborhood</b>	LITTLE ITALY	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	29	86	31	99
<b>Year Built</b>	1900	1996	1900	2007
<b>Gross SqFt</b>	97,941	91,680	46,080	115,187
<b>Estimated Gross Income</b>	\$3,170,350	\$2,967,837	\$1,007,446	\$3,746,939
<b>Gross Income per SqFt</b>	\$32.37	\$32.37	\$21.86	\$32.53
<b>Estimated Expense</b>	\$1,078,330	\$1,009,065	\$413,053	\$1,199,020
<b>Expense SqFt</b>	\$11.01	\$11.01	\$8.96	\$10.41
<b>Net Operating Income</b>	\$2,092,020	\$1,958,772	\$594,393	\$2,547,919
<b>Full Market Value</b>	\$14,995,654	\$14,789,000	\$4,369,000	\$18,710,000
<b>Market Value per SqFt</b>	\$153.11	\$161.31	\$94.81	\$162.43
<b>Distance from Condominium in miles</b>		0.44	0.14	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00512-7501	1-00462-0035	1-00522-0014	1-00457-0028
<b>Condominium Section</b>	0075-R1			
<b>Address</b>	583 BROADWAY	223 EAST 6 STREET	640 BROADWAY	21 2 AVENUE
<b>Neighborhood</b>	SOHO	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	21	86	31	99
<b>Year Built</b>	1900	1996	1900	2007
<b>Gross SqFt</b>	107,781	91,680	46,080	115,187
<b>Estimated Gross Income</b>	\$3,488,871	\$2,967,837	\$1,007,446	\$3,746,939
<b>Gross Income per SqFt</b>	\$32.37	\$32.37	\$21.86	\$32.53
<b>Estimated Expense</b>	\$1,186,669	\$1,009,065	\$413,053	\$1,199,020
<b>Expense SqFt</b>	\$11.01	\$11.01	\$8.96	\$10.41
<b>Net Operating Income</b>	\$2,302,202	\$1,958,772	\$594,393	\$2,547,919
<b>Full Market Value</b>	\$17,382,002	\$14,789,000	\$4,369,000	\$18,710,000
<b>Market Value per SqFt</b>	\$161.27	\$161.31	\$94.81	\$162.43
<b>Distance from Condominium in miles</b>		0.48	0.12	0.33

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00512-7503	1-00502-0014	1-00470-0029	1-00530-0038
<b>Condominium Section</b>	0603-R1			
<b>Address</b>	597 BROADWAY	114 THOMPSON STREET	212 GRAND STREET	334 BOWERY
<b>Neighborhood</b>	SOHO	SOHO	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	9	20	16	15
<b>Year Built</b>	1900	1920	1920	1909
<b>Gross SqFt</b>	15,295	9,332	14,221	22,448
<b>Estimated Gross Income</b>	\$401,188	\$409,680	\$373,048	\$492,668
<b>Gross Income per SqFt</b>	\$26.23	\$43.90	\$26.23	\$21.95
<b>Estimated Expense</b>	\$157,233	\$114,710	\$146,149	\$201,994
<b>Expense SqFt</b>	\$10.28	\$12.29	\$10.28	\$9.00
<b>Net Operating Income</b>	\$243,955	\$294,970	\$226,899	\$290,674
<b>Full Market Value</b>	\$1,841,999	\$2,227,000	\$1,712,000	\$2,138,000
<b>Market Value per SqFt</b>	\$120.43	\$238.64	\$120.39	\$95.24
<b>Distance from Condominium in miles</b>		0.21	0.39	0.27

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00513-7503	1-00445-0045	1-00469-0049	1-00449-0017
Condominium Section	1390-R1			
Address	19 WEST HOUSTON STREET	81 EAST 3 STREET	229 EAST 13 STREET	56 ST MARK'S PLACE
Neighborhood	SOHO	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	45	28	24
Year Built	2003	2003	2008	2005
Gross SqFt	56,800	36,047	30,400	16,454
Estimated Gross Income	\$1,915,296	\$1,071,482	\$1,025,195	\$636,708
Gross Income per SqFt	\$33.72	\$29.72	\$33.72	\$38.70
Estimated Expense	\$695,800	\$364,304	\$372,295	\$184,645
Expense SqFt	\$12.25	\$10.11	\$12.25	\$11.22
Net Operating Income	\$1,219,496	\$707,178	\$652,900	\$452,063
Full Market Value	\$9,207,002	\$5,339,000	\$4,929,000	\$3,413,000
Market Value per SqFt	\$162.10	\$148.11	\$162.14	\$207.43
Distance from Condominium in miles		0.52	0.79	0.63

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00514-7501	1-00611-0054	1-00502-0014	1-00502-0020
Condominium Section	0560-R1			
Address	121 GREENE STREET	6 CHARLES STREET	114 THOMPSON STREET	156 PRINCE STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	27	20	24
Year Built	1900	1910	1920	1900
Gross SqFt	15,876	15,168	9,332	15,000
Estimated Gross Income	\$696,956	\$730,784	\$409,680	\$523,206
Gross Income per SqFt	\$43.90	\$48.18	\$43.90	\$34.88
Estimated Expense	\$195,116	\$130,061	\$114,710	\$156,962
Expense SqFt	\$12.29	\$8.57	\$12.29	\$10.46
Net Operating Income	\$501,840	\$600,723	\$294,970	\$366,244
Full Market Value	\$3,789,000	\$4,535,000	\$2,227,000	\$767,000
Market Value per SqFt	\$238.66	\$298.98	\$238.64	\$51.13
Distance from Condominium in miles		0.64	0.13	0.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00514-7505	1-00457-0001	1-00445-0045	1-00797-0074
Condominium Section	1404-R1			
Address	160 WOOSTER STREET	3 EXTRA PLACE	81 EAST 3 STREET	160 WEST 22 STREET
Neighborhood	SOHO	EAST VILLAGE	EAST VILLAGE	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	43	45	49
Year Built	2003	2005	2003	2000
Gross SqFt	41,314	42,563	36,047	41,423
Estimated Gross Income	\$1,227,852	\$943,975	\$1,071,482	\$1,479,062
Gross Income per SqFt	\$29.72	\$22.18	\$29.72	\$35.71
Estimated Expense	\$417,685	\$387,030	\$364,304	\$235,359
Expense SqFt	\$10.11	\$9.09	\$10.11	\$5.68
Net Operating Income	\$810,167	\$556,945	\$707,178	\$1,243,703
Full Market Value	\$6,117,003	\$4,105,000	\$5,339,000	\$9,390,000
Market Value per SqFt	\$148.06	\$96.45	\$148.11	\$226.69
Distance from Condominium in miles		0.41	0.56	1.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-7501	1-00457-0001	1-00445-0045	1-00631-0030
Condominium Section	1633-R1			
Address	139 WOOSTER STREET	3 EXTRA PLACE	81 EAST 3 STREET	697 GREENWICH STREET
Neighborhood	SOHO	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	16	43	45	53
Year Built	2006	2005	2003	1979
Gross SqFt	38,591	42,563	36,047	51,200
Estimated Gross Income	\$1,146,925	\$943,975	\$1,071,482	\$2,305,184
Gross Income per SqFt	\$29.72	\$22.18	\$29.72	\$45.02
Estimated Expense	\$390,155	\$387,030	\$364,304	\$696,485
Expense SqFt	\$10.11	\$9.09	\$10.11	\$13.60
Net Operating Income	\$756,770	\$556,945	\$707,178	\$1,608,699
Full Market Value	\$5,715,072	\$4,105,000	\$5,339,000	\$12,146,000
Market Value per SqFt	\$148.09	\$96.45	\$148.11	\$237.23
Distance from Condominium in miles		0.46	0.60	0.66

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-7502	1-00502-0020	1-00576-0076	1-00504-0031
Condominium Section	1941-R1			
Address	149 WOOSTER STREET	156 PRINCE STREET	71 WEST 12 STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	24	46	60
Year Built	1915	1900	1922	1920
Gross SqFt	37,403	15,000	37,824	38,880
Estimated Gross Income	\$1,155,753	\$523,206	\$1,168,744	\$1,158,693
Gross Income per SqFt	\$30.90	\$34.88	\$30.90	\$29.80
Estimated Expense	\$306,331	\$156,962	\$309,624	\$281,659
Expense SqFt	\$8.19	\$10.46	\$8.19	\$7.24
Net Operating Income	\$849,422	\$366,244	\$859,120	\$877,034
Full Market Value	\$6,413,001	\$767,000	\$6,486,000	\$6,622,000
Market Value per SqFt	\$171.46	\$51.13	\$171.48	\$170.32
Distance from Condominium in miles		0.11	0.69	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-7501	1-00582-0020	1-00765-0011	1-00624-0044
Condominium Section	0736-R1			
Address	131 THOMPSON STREET	60 LEROY STREET	249 WEST 15 STREET	290 WEST 12 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	38	37	33	40
Year Built	1950	1941	1950	1965
Gross SqFt	20,826	22,242	19,310	26,694
Estimated Gross Income	\$539,185	\$739,631	\$499,854	\$431,522
Gross Income per SqFt	\$25.89	\$33.25	\$25.89	\$16.17
Estimated Expense	\$135,369	\$236,880	\$125,441	\$249,388
Expense SqFt	\$6.50	\$10.65	\$6.50	\$9.34
Net Operating Income	\$403,816	\$502,751	\$374,413	\$182,134
Full Market Value	\$3,050,000	\$3,796,000	\$2,822,000	\$1,249,000
Market Value per SqFt	\$146.45	\$170.67	\$146.14	\$46.79
Distance from Condominium in miles		0.31	0.91	0.73

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00518-7502	1-00518-0002	1-00505-0026	
Condominium Section	0670-R1			
Address	199 PRINCE STREET	40 MAC DOUGAL STREET	169 AVENUE OF THE AMERICA	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	27	23	24	
Year Built	1900	1915	1910	
Gross SqFt	13,020	11,759	13,500	
Estimated Gross Income	\$405,703	\$364,860	\$422,477	
Gross Income per SqFt	\$31.16	\$31.03	\$31.29	
Estimated Expense	\$112,623	\$107,729	\$109,747	
Expense SqFt	\$8.65	\$9.16	\$8.13	
Net Operating Income	\$293,080	\$257,131	\$312,730	
Full Market Value	\$2,213,001	\$1,941,000	\$2,361,000	
Market Value per SqFt	\$169.97	\$165.07	\$174.89	
Distance from Condominium in miles		0.00	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00518-7504	1-00519-0027	1-00519-0026	1-00519-0028
Condominium Section	1093-R1			
Address	195 PRINCE STREET	24 KING STREET	26 KING STREET	22 KING STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	24	24	24
Year Built	1920	1920	1920	1920
Gross SqFt	6,013	11,892	11,826	11,826
Estimated Gross Income	\$223,623	\$439,821	\$439,821	\$439,820
Gross Income per SqFt	\$37.19	\$36.98	\$37.19	\$37.19
Estimated Expense	\$47,863	\$94,092	\$94,092	\$94,092
Expense SqFt	\$7.96	\$7.91	\$7.96	\$7.96
Net Operating Income	\$175,760	\$345,729	\$345,729	\$345,728
Full Market Value	\$991,492	\$2,610,000	\$2,610,000	\$2,610,000
Market Value per SqFt	\$164.89	\$219.48	\$220.70	\$220.70
Distance from Condominium in miles		0.11	0.11	0.11

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00520-7501	1-00543-0048	1-00504-0031	1-00522-0014
Condominium Section	0066-R1			
Address	27 KING STREET	136 WEST 4 STREET	112 SULLIVAN STREET	640 BROADWAY
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	38	30	60	31
Year Built	1900	1929	1920	1900
Gross SqFt	33,383	20,874	38,880	46,080
Estimated Gross Income	\$994,813	\$681,532	\$1,158,693	\$1,007,446
Gross Income per SqFt	\$29.80	\$32.65	\$29.80	\$21.86
Estimated Expense	\$241,693	\$163,491	\$281,659	\$413,053
Expense SqFt	\$7.24	\$7.83	\$7.24	\$8.96
Net Operating Income	\$753,120	\$518,041	\$877,034	\$594,393
Full Market Value	\$4,501,203	\$3,911,000	\$6,622,000	\$4,369,000
Market Value per SqFt	\$134.84	\$187.36	\$170.32	\$94.81
Distance from Condominium in miles		0.24	0.15	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-7501	1-00449-0017	1-00437-0009	1-00422-0056
Condominium Section	0630-R1			
Address	306 MOTT STREET	56 ST MARK'S PLACE	254 EAST 10 STREET	247 ELDRIDGE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	24	25	11
Year Built	1988	2005	1990	2001
Gross SqFt	9,514	16,454	12,264	7,926
Estimated Gross Income	\$358,012	\$636,708	\$461,536	\$180,827
Gross Income per SqFt	\$37.63	\$38.70	\$37.63	\$22.81
Estimated Expense	\$107,413	\$184,645	\$138,461	\$76,151
Expense SqFt	\$11.29	\$11.22	\$11.29	\$9.61
Net Operating Income	\$250,599	\$452,063	\$323,075	\$104,676
Full Market Value	\$1,891,997	\$3,413,000	\$2,439,000	\$692,000
Market Value per SqFt	\$198.86	\$207.43	\$198.87	\$87.31
Distance from Condominium in miles		0.40	0.56	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00521-7502	1-00494-0010	1-00444-0024	1-00461-0022
<b>Condominium Section</b>	1149-R1			
<b>Address</b>	298 ELIZABETH STREET	242 MULBERRY STREET	70 EAST 3 STREET	228 EAST 6 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	4	21	24	22
<b>Year Built</b>	1926	1905	1920	1925
<b>Gross SqFt</b>	6,188	12,222	11,406	9,510
<b>Estimated Gross Income</b>	\$170,603	\$401,918	\$314,461	\$257,642
<b>Gross Income per SqFt</b>	\$27.57	\$32.88	\$27.57	\$27.09
<b>Estimated Expense</b>	\$64,850	\$136,652	\$119,495	\$97,904
<b>Expense SqFt</b>	\$10.48	\$11.18	\$10.48	\$10.29
<b>Net Operating Income</b>	\$105,753	\$265,266	\$194,966	\$159,738
<b>Full Market Value</b>	\$797,999	\$2,003,000	\$1,472,000	\$1,206,000
<b>Market Value per SqFt</b>	\$128.96	\$163.88	\$129.05	\$126.81
<b>Distance from Condominium in miles</b>		0.22	0.20	0.24

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00521-7503	1-00350-0067	1-00445-0018	1-00452-0021
<b>Condominium Section</b>	1383-R1			
<b>Address</b>	304 BOWERY	161 ATTORNEY STREET	104 EAST 4 STREET	326 EAST 11 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
<b>Total Units</b>	1	18	26	15
<b>Year Built</b>	1910	1910	1900	1900
<b>Gross SqFt</b>	7,157	6,750	14,459	10,980
<b>Estimated Gross Income</b>	\$274,399	\$336,450	\$554,387	\$411,903
<b>Gross Income per SqFt</b>	\$38.34	\$49.84	\$38.34	\$37.51
<b>Estimated Expense</b>	\$79,586	\$84,113	\$160,772	\$118,920
<b>Expense SqFt</b>	\$11.12	\$12.46	\$11.12	\$10.83
<b>Net Operating Income</b>	\$194,813	\$252,337	\$393,615	\$292,983
<b>Full Market Value</b>	\$1,084,503	\$1,905,000	\$2,972,000	\$2,212,000
<b>Market Value per SqFt</b>	\$151.53	\$282.22	\$205.55	\$201.46
<b>Distance from Condominium in miles</b>		0.55	0.23	0.50

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00522-7501	1-00468-0046	1-00551-0016	1-00574-0015
Condominium Section	0348-R1			
Address	54 BLEECKER STREET	229 EAST 12 STREET	27 WASHINGTON SQUARE NORT	56 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	11	35	28	36
Year Built	1910	1920	1900	1912
Gross SqFt	31,039	27,215	32,410	27,184
Estimated Gross Income	\$793,357	\$827,222	\$828,365	\$630,469
Gross Income per SqFt	\$25.56	\$30.40	\$25.56	\$23.19
Estimated Expense	\$301,389	\$253,213	\$314,779	\$230,505
Expense SqFt	\$9.71	\$9.30	\$9.71	\$8.48
Net Operating Income	\$491,968	\$574,009	\$513,586	\$399,964
Full Market Value	\$3,709,001	\$4,334,000	\$3,871,000	\$2,971,000
Market Value per SqFt	\$119.49	\$159.25	\$119.44	\$109.29
Distance from Condominium in miles		0.60	0.47	0.61

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-7501	1-00427-0002	1-00764-0042	1-00618-0033
Condominium Section	0150-R1			
Address	156 BLEECKER STREET	2 STANTON STREET	72 7 AVENUE	48 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	190	146	113	165
Year Built	1910	1900	1931	1931
Gross SqFt	132,000	167,453	109,669	142,204
Estimated Gross Income	\$3,915,120	\$5,174,738	\$3,252,873	\$4,084,808
Gross Income per SqFt	\$29.66	\$30.90	\$29.66	\$28.72
Estimated Expense	\$1,330,560	\$1,136,306	\$1,105,977	\$1,388,835
Expense SqFt	\$10.08	\$6.79	\$10.08	\$9.77
Net Operating Income	\$2,584,560	\$4,038,432	\$2,146,896	\$2,695,973
Full Market Value	\$19,835,000	\$29,289,000	\$16,209,000	\$20,355,000
Market Value per SqFt	\$150.27	\$174.91	\$147.80	\$143.14
Distance from Condominium in miles		0.55	0.79	0.74

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-7502	1-00502-0020	1-00528-0063	1-00590-0087
Condominium Section	0212-R1			
Address	496 LA GUARDIA PLACE	156 PRINCE STREET	76 CARMINE STREET	29 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	11	24	20	20
Year Built	1910	1900	1910	1890
Gross SqFt	6,670	15,000	12,690	9,375
Estimated Gross Income	\$242,388	\$523,206	\$507,269	\$340,674
Gross Income per SqFt	\$36.34	\$34.88	\$39.97	\$36.34
Estimated Expense	\$72,703	\$156,962	\$152,181	\$102,202
Expense SqFt	\$10.90	\$10.46	\$11.99	\$10.90
Net Operating Income	\$169,685	\$366,244	\$355,088	\$238,472
Full Market Value	\$843,699	\$767,000	\$2,681,000	\$1,800,000
Market Value per SqFt	\$126.49	\$51.13	\$211.27	\$192.00
Distance from Condominium in miles		0.19	0.27	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-7503	1-00586-0040	1-00874-0021	1-00765-0011
Condominium Section	0646-R1			
Address	177 THOMPSON STREET	45 CARMINE STREET	70 IRVING PLACE	249 WEST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GRAMERCY	CHELSEA
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	54	34	35	33
Year Built	1958	1958	1949	1950
Gross SqFt	23,688	15,575	21,840	19,310
Estimated Gross Income	\$788,574	\$546,723	\$727,069	\$499,854
Gross Income per SqFt	\$33.29	\$35.10	\$33.29	\$25.89
Estimated Expense	\$244,460	\$143,172	\$225,384	\$125,441
Expense SqFt	\$10.32	\$9.19	\$10.32	\$6.50
Net Operating Income	\$544,114	\$403,551	\$501,685	\$374,413
Full Market Value	\$2,995,300	\$3,047,000	\$3,788,000	\$2,822,000
Market Value per SqFt	\$126.45	\$195.63	\$173.44	\$146.14
Distance from Condominium in miles		0.22	0.94	0.83

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00525-7506	1-00400-0001	1-00462-0035	1-00504-0036
<b>Condominium Section</b>	1685-R1			
<b>Address</b>	184 THOMPSON STREET	58 AVENUE A	223 EAST 6 STREET	100 SULLIVAN STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	ALPHABET CITY	EAST VILLAGE	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	144	84	86	70
<b>Year Built</b>	1910	1940	1996	1920
<b>Gross SqFt</b>	85,234	79,956	91,680	53,200
<b>Estimated Gross Income</b>	\$2,759,025	\$2,679,698	\$2,967,837	\$1,298,243
<b>Gross Income per SqFt</b>	\$32.37	\$33.51	\$32.37	\$24.40
<b>Estimated Expense</b>	\$938,426	\$447,443	\$1,009,065	\$333,222
<b>Expense SqFt</b>	\$11.01	\$5.60	\$11.01	\$6.26
<b>Net Operating Income</b>	\$1,820,599	\$2,232,255	\$1,958,772	\$965,021
<b>Full Market Value</b>	\$13,745,998	\$16,854,000	\$14,789,000	\$7,224,000
<b>Market Value per SqFt</b>	\$161.27	\$210.79	\$161.31	\$135.79
<b>Distance from Condominium in miles</b>		0.88	0.55	0.21

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00528-7501	1-00631-0030	1-00590-0016	1-00635-0042
<b>Condominium Section</b>	0426-R1			
<b>Address</b>	63 DOWNING STREET	697 GREENWICH STREET	22 JONES STREET	123 BANK STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	32	53	38	49
<b>Year Built</b>	1986	1979	1940	1930
<b>Gross SqFt</b>	35,225	51,200	28,656	37,064
<b>Estimated Gross Income</b>	\$1,307,904	\$2,305,184	\$1,032,702	\$1,376,209
<b>Gross Income per SqFt</b>	\$37.13	\$45.02	\$36.04	\$37.13
<b>Estimated Expense</b>	\$354,011	\$696,485	\$299,484	\$372,416
<b>Expense SqFt</b>	\$10.05	\$13.60	\$10.45	\$10.05
<b>Net Operating Income</b>	\$953,893	\$1,608,699	\$733,218	\$1,003,793
<b>Full Market Value</b>	\$7,202,004	\$12,146,000	\$5,536,000	\$7,579,000
<b>Market Value per SqFt</b>	\$204.46	\$237.23	\$193.19	\$204.48
<b>Distance from Condominium in miles</b>		0.35	0.20	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-7502	1-00586-0040	1-00586-0045	1-00582-0020
Condominium Section	0495-R1			
Address	3 BEDFORD STREET	45 CARMINE STREET	29 7 AVENUE SOUTH	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	34	15	37
Year Built	1986	1958	1998	1941
Gross SqFt	15,990	15,575	25,542	22,242
Estimated Gross Income	\$531,668	\$546,723	\$732,437	\$739,631
Gross Income per SqFt	\$33.25	\$35.10	\$28.68	\$33.25
Estimated Expense	\$170,294	\$143,172	\$249,029	\$236,880
Expense SqFt	\$10.65	\$9.19	\$9.75	\$10.65
Net Operating Income	\$361,374	\$403,551	\$483,408	\$502,751
Full Market Value	\$2,728,000	\$3,047,000	\$3,650,000	\$3,796,000
Market Value per SqFt	\$170.61	\$195.63	\$142.90	\$170.67
Distance from Condominium in miles		0.11	0.15	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-7502	1-00545-0046	1-00509-0026	1-00552-0010
Condominium Section	0494-R1			
Address	7 BOND STREET	416 LAFAYETTE STREET	53 EAST HOUSTON STREET	82 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	41	32	35
Year Built	1904	1910	1910	1900
Gross SqFt	24,630	27,612	25,480	27,108
Estimated Gross Income	\$730,033	\$961,869	\$566,951	\$803,407
Gross Income per SqFt	\$29.64	\$34.84	\$22.25	\$29.64
Estimated Expense	\$248,270	\$288,561	\$256,059	\$273,158
Expense SqFt	\$10.08	\$10.45	\$10.05	\$10.08
Net Operating Income	\$481,763	\$673,308	\$310,892	\$530,249
Full Market Value	\$3,637,002	\$5,083,000	\$2,293,000	\$4,003,000
Market Value per SqFt	\$147.67	\$184.09	\$89.99	\$147.67
Distance from Condominium in miles		0.20	0.18	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00529-7503	1-00449-0017	1-00532-0025	1-00437-0009
<b>Condominium Section</b>	0581-R1			
<b>Address</b>	17 BOND STREET	56 ST MARK'S PLACE	643 BROADWAY	254 EAST 10 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	10	24	19	25
<b>Year Built</b>	1900	2005	1920	1990
<b>Gross SqFt</b>	14,608	16,454	11,250	12,264
<b>Estimated Gross Income</b>	\$565,330	\$636,708	\$439,884	\$461,536
<b>Gross Income per SqFt</b>	\$38.70	\$38.70	\$39.10	\$37.63
<b>Estimated Expense</b>	\$163,902	\$184,645	\$131,965	\$138,461
<b>Expense SqFt</b>	\$11.22	\$11.22	\$11.73	\$11.29
<b>Net Operating Income</b>	\$401,428	\$452,063	\$307,919	\$323,075
<b>Full Market Value</b>	\$2,838,002	\$3,413,000	\$2,021,000	\$2,439,000
<b>Market Value per SqFt</b>	\$194.28	\$207.43	\$179.64	\$198.87
<b>Distance from Condominium in miles</b>		0.44	0.06	0.60

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00529-7504	1-00551-0016	1-00545-0046	1-00552-0010
<b>Condominium Section</b>	0631-R1			
<b>Address</b>	1 BOND STREET	27 WASHINGTON SQUARE NORT	416 LAFAYETTE STREET	82 WEST WASHINGTON PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	21	28	41	35
<b>Year Built</b>	1900	1900	1910	1900
<b>Gross SqFt</b>	41,990	32,410	27,612	27,108
<b>Estimated Gross Income</b>	\$1,244,584	\$828,365	\$961,869	\$803,407
<b>Gross Income per SqFt</b>	\$29.64	\$25.56	\$34.84	\$29.64
<b>Estimated Expense</b>	\$423,259	\$314,779	\$288,561	\$273,158
<b>Expense SqFt</b>	\$10.08	\$9.71	\$10.45	\$10.08
<b>Net Operating Income</b>	\$821,325	\$513,586	\$673,308	\$530,249
<b>Full Market Value</b>	\$5,556,094	\$3,871,000	\$5,083,000	\$4,003,000
<b>Market Value per SqFt</b>	\$132.32	\$119.44	\$184.09	\$147.67
<b>Distance from Condominium in miles</b>		0.41	0.20	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00529-7507	1-00449-0017	1-00445-0045	1-00469-0049
<b>Condominium Section</b>	1319-R1			
<b>Address</b>	57 BOND STREET	56 ST MARK'S PLACE	81 EAST 3 STREET	229 EAST 13 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	10	24	45	28
<b>Year Built</b>	2002	2005	2003	2008
<b>Gross SqFt</b>	24,910	16,454	36,047	30,400
<b>Estimated Gross Income</b>	\$839,965	\$636,708	\$1,071,482	\$1,025,195
<b>Gross Income per SqFt</b>	\$33.72	\$38.70	\$29.72	\$33.72
<b>Estimated Expense</b>	\$305,148	\$184,645	\$364,304	\$372,295
<b>Expense SqFt</b>	\$12.25	\$11.22	\$10.11	\$12.25
<b>Net Operating Income</b>	\$534,817	\$452,063	\$707,178	\$652,900
<b>Full Market Value</b>	\$4,038,001	\$3,413,000	\$5,339,000	\$4,929,000
<b>Market Value per SqFt</b>	\$162.10	\$207.43	\$148.11	\$162.14
<b>Distance from Condominium in miles</b>		0.42	0.33	0.58

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00530-7502	1-00545-0046	1-00443-0048	
<b>Condominium Section</b>	0999-R1			
<b>Address</b>	27 GREAT JONES STREET	416 LAFAYETTE STREET	58 EAST 1 STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	10	41	37	
<b>Year Built</b>	1900	1910	1910	
<b>Gross SqFt</b>	18,572	27,612	23,827	
<b>Estimated Gross Income</b>	\$424,556	\$961,869	\$259,229	
<b>Gross Income per SqFt</b>	\$22.86	\$34.84	\$10.88	
<b>Estimated Expense</b>	\$148,576	\$288,561	\$132,207	
<b>Expense SqFt</b>	\$8.00	\$10.45	\$5.55	
<b>Net Operating Income</b>	\$275,980	\$673,308	\$127,022	
<b>Full Market Value</b>	\$2,044,001	\$5,083,000	\$693,000	
<b>Market Value per SqFt</b>	\$110.06	\$184.09	\$29.08	
<b>Distance from Condominium in miles</b>		0.17	0.25	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-7503	1-00444-0031	1-00444-0016	1-00466-0016
Condominium Section	1200-R1			
Address	47 GREAT JONES STREET	84 EAST 3 STREET	54 EAST 3 STREET	214 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	1	24	24	23
Year Built	1910	1920	1920	1920
Gross SqFt	2,527	10,500	16,038	13,764
Estimated Gross Income	\$55,720	\$226,445	\$353,659	\$450,112
Gross Income per SqFt	\$22.05	\$21.57	\$22.05	\$32.70
Estimated Expense	\$24,461	\$95,950	\$155,243	\$97,569
Expense SqFt	\$9.68	\$9.14	\$9.68	\$7.09
Net Operating Income	\$31,259	\$130,495	\$198,416	\$352,543
Full Market Value	\$230,000	\$918,000	\$1,461,000	\$2,662,000
Market Value per SqFt	\$91.02	\$87.43	\$91.10	\$193.40
Distance from Condominium in miles		0.24	0.24	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-7505	1-00521-0009	1-00457-0028	1-00819-0059
Condominium Section	1721-R1			
Address	40 BOND STREET	304 MULBERRY STREET	21 2 AVENUE	30 WEST 18 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	26	92	99	100
Year Built	2006	1974	2007	2005
Gross SqFt	85,000	69,300	115,187	98,690
Estimated Gross Income	\$3,524,100	\$3,237,430	\$3,746,939	\$4,091,737
Gross Income per SqFt	\$41.46	\$46.72	\$32.53	\$41.46
Estimated Expense	\$986,850	\$874,106	\$1,199,020	\$1,145,686
Expense SqFt	\$11.61	\$12.61	\$10.41	\$11.61
Net Operating Income	\$2,537,250	\$2,363,324	\$2,547,919	\$2,946,051
Full Market Value	\$19,155,999	\$17,843,000	\$18,710,000	\$22,243,000
Market Value per SqFt	\$225.36	\$257.47	\$162.43	\$225.38
Distance from Condominium in miles		0.11	0.14	0.85

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-7501	1-00467-0025	1-00818-0010	1-00575-0077
Condominium Section	0070-R1			
Address	692 BROADWAY	232 EAST 12 STREET	43 WEST 16 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	56	69	95	88
Year Built	1912	1929	1911	1924
Gross SqFt	92,500	65,602	64,049	63,943
Estimated Gross Income	\$3,710,175	\$1,872,418	\$2,906,023	\$2,564,871
Gross Income per SqFt	\$40.11	\$28.54	\$45.37	\$40.11
Estimated Expense	\$1,038,775	\$636,622	\$813,686	\$718,164
Expense SqFt	\$11.23	\$9.70	\$12.70	\$11.23
Net Operating Income	\$2,671,400	\$1,235,796	\$2,092,337	\$1,846,707
Full Market Value	\$20,169,001	\$9,330,000	\$15,797,000	\$13,943,000
Market Value per SqFt	\$218.04	\$142.22	\$246.64	\$218.05
Distance from Condominium in miles		0.42	0.71	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00535-7501	1-00027-0017	1-00055-0014	
Condominium Section	0295-R1			
Address	14 WEST 4 STREET	67 WALL STREET	71 WEST STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	FINANCIAL	FINANCIAL	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	273	323	207	
Year Built	1908	1921	1926	
Gross SqFt	290,492	303,175	250,472	
Estimated Gross Income	\$9,278,314	\$11,522,703	\$6,479,961	
Gross Income per SqFt	\$31.94	\$38.01	\$25.87	
Estimated Expense	\$2,928,159	\$3,764,017	\$1,936,064	
Expense SqFt	\$10.08	\$12.42	\$7.73	
Net Operating Income	\$6,350,155	\$7,758,686	\$4,543,897	
Full Market Value	\$49,070,000	\$58,578,000	\$34,307,000	
Market Value per SqFt	\$168.92	\$193.22	\$136.97	
Distance from Condominium in miles		1.72	1.69	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00537-7502	1-00543-0048	1-00572-0041	1-00444-0016
<b>Condominium Section</b>	0302-R1			
<b>Address</b>	5420 WEST BROADWAY	136 WEST 4 STREET	14 5 AVENUE	54 EAST 3 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	10	30	20	24
<b>Year Built</b>	1928	1929	1910	1920
<b>Gross SqFt</b>	18,064	20,874	16,872	16,038
<b>Estimated Gross Income</b>	\$524,759	\$681,532	\$490,183	\$353,659
<b>Gross Income per SqFt</b>	\$29.05	\$32.65	\$29.05	\$22.05
<b>Estimated Expense</b>	\$191,478	\$163,491	\$178,890	\$155,243
<b>Expense SqFt</b>	\$10.60	\$7.83	\$10.60	\$9.68
<b>Net Operating Income</b>	\$333,281	\$518,041	\$311,293	\$198,416
<b>Full Market Value</b>	\$2,515,999	\$3,911,000	\$2,350,000	\$1,461,000
<b>Market Value per SqFt</b>	\$139.28	\$187.36	\$139.28	\$91.10
<b>Distance from Condominium in miles</b>		0.15	0.30	0.58

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00540-7501	1-00540-0035	1-00592-0050	1-00526-0025
<b>Condominium Section</b>	0567-R1			
<b>Address</b>	173 BLEECKER STREET	208 SULLIVAN STREET	164 WAVERLY PLACE	188 BLEECKER STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	18	22	26	17
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	15,744	11,046	18,024	17,780
<b>Estimated Gross Income</b>	\$411,391	\$295,648	\$470,878	\$464,356
<b>Gross Income per SqFt</b>	\$26.13	\$26.77	\$26.13	\$26.12
<b>Estimated Expense</b>	\$131,935	\$118,300	\$151,089	\$176,455
<b>Expense SqFt</b>	\$8.38	\$10.71	\$8.38	\$9.92
<b>Net Operating Income</b>	\$279,456	\$177,348	\$319,789	\$287,901
<b>Full Market Value</b>	\$1,961,300	\$1,339,000	\$2,413,000	\$2,173,000
<b>Market Value per SqFt</b>	\$124.57	\$121.22	\$133.88	\$122.22
<b>Distance from Condominium in miles</b>		0.00	0.24	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-7501	1-00519-0026	1-00620-0074	1-00587-0007
Condominium Section	0484-R1			
Address	205 BLEECKER STREET	26 KING STREET	195 WEST 10 STREET	72 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	24	24	31	17
Year Built	1928	1920	1921	1910
Gross SqFt	17,842	11,826	18,408	12,349
Estimated Gross Income	\$498,327	\$439,821	\$514,123	\$170,951
Gross Income per SqFt	\$27.93	\$37.19	\$27.93	\$13.84
Estimated Expense	\$169,499	\$94,092	\$174,802	\$80,347
Expense SqFt	\$9.50	\$7.96	\$9.50	\$6.51
Net Operating Income	\$328,828	\$345,729	\$339,321	\$90,604
Full Market Value	\$2,223,100	\$2,610,000	\$2,562,000	\$592,000
Market Value per SqFt	\$124.60	\$220.70	\$139.18	\$47.94
Distance from Condominium in miles		0.22	0.36	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-7502	1-00552-0010	1-00592-0042	
Condominium Section	0644-R1			
Address	189 BLEECKER STREET	82 WEST WASHINGTON PLACE	84 GROVE STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	40	35	20	
Year Built	1900	1900	1885	
Gross SqFt	22,777	27,108	16,400	
Estimated Gross Income	\$635,934	\$803,407	\$429,492	
Gross Income per SqFt	\$27.92	\$29.64	\$26.19	
Estimated Expense	\$216,154	\$273,158	\$146,027	
Expense SqFt	\$9.49	\$10.08	\$8.90	
Net Operating Income	\$419,780	\$530,249	\$283,465	
Full Market Value	\$3,200,000	\$4,003,000	\$2,140,000	
Market Value per SqFt	\$140.49	\$147.67	\$130.49	
Distance from Condominium in miles		0.15	0.23	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00544-7501	1-00575-0077	1-00901-0021	1-00400-0001
Condominium Section	2004-R1			
Address	56 COOPER SQUARE	55 WEST 11 STREET	237 EAST 20 STREET	58 AVENUE A
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	25	88	72	84
Year Built	1920	1924	1929	1940
Gross SqFt	88,353	63,943	74,120	79,956
Estimated Gross Income	\$2,960,709	\$2,564,871	\$1,835,983	\$2,679,698
Gross Income per SqFt	\$33.51	\$40.11	\$24.77	\$33.51
Estimated Expense	\$494,777	\$718,164	\$697,674	\$447,443
Expense SqFt	\$5.60	\$11.23	\$9.41	\$5.60
Net Operating Income	\$2,465,932	\$1,846,707	\$1,138,309	\$2,232,255
Full Market Value	\$18,618,002	\$13,943,000	\$8,540,000	\$16,854,000
Market Value per SqFt	\$210.72	\$218.05	\$115.22	\$210.79
Distance from Condominium in miles		0.51	0.73	0.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00544-7502	1-00928-0031	1-00641-0017	1-00457-0028
Condominium Section	1496-R1			
Address	443 LAFAYETTE STREET	385 1 AVENUE	379 WEST 12 STREET	21 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	39	140	148	99
Year Built	2004	2002	1996	2007
Gross SqFt	116,535	150,800	123,646	115,187
Estimated Gross Income	\$4,733,652	\$6,417,667	\$5,022,378	\$3,746,939
Gross Income per SqFt	\$40.62	\$42.56	\$40.62	\$32.53
Estimated Expense	\$1,135,051	\$1,353,849	\$1,204,175	\$1,199,020
Expense SqFt	\$9.74	\$8.98	\$9.74	\$10.41
Net Operating Income	\$3,598,601	\$5,063,818	\$3,818,203	\$2,547,919
Full Market Value	\$28,200,000	\$38,232,000	\$28,828,000	\$18,710,000
Market Value per SqFt	\$241.99	\$253.53	\$233.15	\$162.43
Distance from Condominium in miles		0.85	1.10	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00545-7502	1-00532-0030	1-00457-0001	1-00445-0045
<b>Condominium Section</b>	0992-R1			
<b>Address</b>	704 BROADWAY	81 BLEECKER STREET	3 EXTRA PLACE	81 EAST 3 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	10	43	43	45
<b>Year Built</b>	1895	1900	2005	2003
<b>Gross SqFt</b>	46,022	26,382	42,563	36,047
<b>Estimated Gross Income</b>	\$1,367,774	\$1,280,379	\$943,975	\$1,071,482
<b>Gross Income per SqFt</b>	\$29.72	\$48.53	\$22.18	\$29.72
<b>Estimated Expense</b>	\$465,282	\$320,095	\$387,030	\$364,304
<b>Expense SqFt</b>	\$10.11	\$12.13	\$9.09	\$10.11
<b>Net Operating Income</b>	\$902,492	\$960,284	\$556,945	\$707,178
<b>Full Market Value</b>	\$6,814,000	\$7,250,000	\$4,105,000	\$5,339,000
<b>Market Value per SqFt</b>	\$148.06	\$274.81	\$96.45	\$148.11
<b>Distance from Condominium in miles</b>		0.18	0.29	0.34

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00545-7503	1-00467-0025	1-00901-0021	
<b>Condominium Section</b>	1341-R1			
<b>Address</b>	21 ASTOR PLACE	232 EAST 12 STREET	237 EAST 20 STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GRAMERCY	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	50	69	72	
<b>Year Built</b>	1930	1929	1929	
<b>Gross SqFt</b>	96,566	65,602	74,120	
<b>Estimated Gross Income</b>	\$2,574,450	\$1,872,418	\$1,835,983	
<b>Gross Income per SqFt</b>	\$26.66	\$28.54	\$24.77	
<b>Estimated Expense</b>	\$923,171	\$636,622	\$697,674	
<b>Expense SqFt</b>	\$9.56	\$9.70	\$9.41	
<b>Net Operating Income</b>	\$1,651,279	\$1,235,796	\$1,138,309	
<b>Full Market Value</b>	\$12,467,001	\$9,330,000	\$8,540,000	
<b>Market Value per SqFt</b>	\$129.10	\$142.22	\$115.22	
<b>Distance from Condominium in miles</b>		0.25	0.64	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-7501	1-00913-0001	1-00026-0021	1-00991-0061
Condominium Section	0797-R1			
Address	60 EAST 8 STREET	471 3 AVENUE	45 WALL STREET	F D R DRIVE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	FINANCIAL	KIPS BAY
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	390	311	439	370
Year Built	1965	1972	1958	1973
Gross SqFt	445,151	351,560	493,187	385,786
Estimated Gross Income	\$14,600,953	\$12,585,043	\$16,176,578	\$14,009,196
Gross Income per SqFt	\$32.80	\$35.80	\$32.80	\$36.31
Estimated Expense	\$3,463,275	\$2,760,946	\$3,835,292	\$4,062,667
Expense SqFt	\$7.78	\$7.85	\$7.78	\$10.53
Net Operating Income	\$11,137,678	\$9,824,097	\$12,341,286	\$9,946,529
Full Market Value	\$86,265,000	\$74,172,000	\$93,177,000	\$75,096,000
Market Value per SqFt	\$193.79	\$210.98	\$188.93	\$194.66
Distance from Condominium in miles		1.25	1.87	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-7501	1-00631-0030	1-00586-0045	1-00445-0045
Condominium Section	0349-R1			
Address	360 6 AVENUE	697 GREENWICH STREET	29 7 AVENUE SOUTH	81 EAST 3 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	28	53	15	45
Year Built	1986	1979	1998	2003
Gross SqFt	43,106	51,200	25,542	36,047
Estimated Gross Income	\$1,281,110	\$2,305,184	\$732,437	\$1,071,482
Gross Income per SqFt	\$29.72	\$45.02	\$28.68	\$29.72
Estimated Expense	\$435,802	\$696,485	\$249,029	\$364,304
Expense SqFt	\$10.11	\$13.60	\$9.75	\$10.11
Net Operating Income	\$845,308	\$1,608,699	\$483,408	\$707,178
Full Market Value	\$5,730,999	\$12,146,000	\$3,650,000	\$5,339,000
Market Value per SqFt	\$132.95	\$237.23	\$142.90	\$148.11
Distance from Condominium in miles		0.40	0.23	0.74

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-7504	1-00586-0045	1-00469-0049	1-00819-0020
Condominium Section	1660-R1			
Address	88 WEST WASHINGTON PLACE	29 7 AVENUE SOUTH	229 EAST 13 STREET	31 WEST 17 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	EAST VILLAGE	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	28	15	28	12
Year Built	1966	1998	2008	2005
Gross SqFt	32,116	25,542	30,400	27,601
Estimated Gross Income	\$1,080,382	\$732,437	\$1,025,195	\$928,486
Gross Income per SqFt	\$33.64	\$28.68	\$33.72	\$33.64
Estimated Expense	\$345,568	\$249,029	\$372,295	\$297,116
Expense SqFt	\$10.76	\$9.75	\$12.25	\$10.76
Net Operating Income	\$734,814	\$483,408	\$652,900	\$631,370
Full Market Value	\$5,547,997	\$3,650,000	\$4,929,000	\$4,767,000
Market Value per SqFt	\$172.75	\$142.90	\$162.14	\$172.71
Distance from Condominium in miles		0.19	0.71	0.59

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00556-7501	1-00844-0008	1-00896-0015	1-00873-0022
Condominium Section	0330-R1			
Address	10430 EAST 12 STREET	9 EAST 16 STREET	231 EAST 14 STREET	52 IRVING PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	16	16	21
Year Built	1905	1900	1915	1910
Gross SqFt	28,385	30,680	13,788	15,486
Estimated Gross Income	\$1,156,121	\$1,249,475	\$583,430	\$482,318
Gross Income per SqFt	\$40.73	\$40.73	\$42.31	\$31.15
Estimated Expense	\$323,589	\$349,853	\$132,006	\$163,988
Expense SqFt	\$11.40	\$11.40	\$9.57	\$10.59
Net Operating Income	\$832,532	\$899,622	\$451,424	\$318,330
Full Market Value	\$5,701,494	\$6,792,000	\$3,408,000	\$2,403,000
Market Value per SqFt	\$200.86	\$221.38	\$247.17	\$155.17
Distance from Condominium in miles		0.38	0.20	0.30

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00557-7501	1-00902-0030	1-00467-0025	1-00901-0021
Condominium Section	0039-R1			
Address	806 BROADWAY	371 2 AVENUE	232 EAST 12 STREET	237 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	EAST VILLAGE	GRAMERCY
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	65	94	69	72
Year Built	1900	1930	1929	1929
Gross SqFt	83,089	77,640	65,602	74,120
Estimated Gross Income	\$2,371,360	\$2,577,544	\$1,872,418	\$1,835,983
Gross Income per SqFt	\$28.54	\$33.20	\$28.54	\$24.77
Estimated Expense	\$805,963	\$824,814	\$636,622	\$697,674
Expense SqFt	\$9.70	\$10.62	\$9.70	\$9.41
Net Operating Income	\$1,565,397	\$1,752,730	\$1,235,796	\$1,138,309
Full Market Value	\$11,020,900	\$13,233,000	\$9,330,000	\$8,540,000
Market Value per SqFt	\$132.64	\$170.44	\$142.22	\$115.22
Distance from Condominium in miles		0.54	0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00558-7501	1-00843-0003	1-00929-0050	1-00904-0043
Condominium Section	0210-R1			
Address	114 EAST 13 STREET	75 5 AVENUE	310 EAST 24 STREET	214 EAST 24 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	KIPS BAY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	41	74	70	72
Year Built	1985	1984	1975	1980
Gross SqFt	56,483	63,255	44,835	57,800
Estimated Gross Income	\$1,996,674	\$2,593,695	\$1,156,641	\$2,043,438
Gross Income per SqFt	\$35.35	\$41.00	\$25.80	\$35.35
Estimated Expense	\$651,249	\$515,165	\$393,258	\$666,490
Expense SqFt	\$11.53	\$8.14	\$8.77	\$11.53
Net Operating Income	\$1,345,425	\$2,078,530	\$763,383	\$1,376,948
Full Market Value	\$10,157,998	\$15,693,000	\$5,762,000	\$10,396,000
Market Value per SqFt	\$179.84	\$248.09	\$128.52	\$179.86
Distance from Condominium in miles		0.31	0.60	0.56

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00558-7502	1-00467-0025	1-00901-0021	1-00850-0064
Condominium Section	0446-R1			
Address	115 4 AVENUE	232 EAST 12 STREET	237 EAST 20 STREET	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GRAMERCY	FLATIRON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	70	69	72	87
Year Built	1905	1929	1929	1911
Gross SqFt	90,082	65,602	74,120	78,646
Estimated Gross Income	\$2,570,940	\$1,872,418	\$1,835,983	\$3,538,541
Gross Income per SqFt	\$28.54	\$28.54	\$24.77	\$44.99
Estimated Expense	\$873,795	\$636,622	\$697,674	\$914,483
Expense SqFt	\$9.70	\$9.70	\$9.41	\$11.63
Net Operating Income	\$1,697,145	\$1,235,796	\$1,138,309	\$2,624,058
Full Market Value	\$12,813,002	\$9,330,000	\$8,540,000	\$19,812,000
Market Value per SqFt	\$142.24	\$142.22	\$115.22	\$251.91
Distance from Condominium in miles		0.14	0.41	0.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00558-7503	1-00935-0053	1-00904-0043	1-00469-0049
Condominium Section	0684-R1			
Address	125 EAST 12 STREET	312 EAST 30 STREET	214 EAST 24 STREET	229 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	GRAMERCY	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	44	67	72	28
Year Built	1988	1986	1980	2008
Gross SqFt	57,042	47,820	57,800	30,400
Estimated Gross Income	\$2,016,435	\$2,116,588	\$2,043,438	\$1,025,195
Gross Income per SqFt	\$35.35	\$44.26	\$35.35	\$33.72
Estimated Expense	\$657,694	\$646,695	\$666,490	\$372,295
Expense SqFt	\$11.53	\$13.52	\$11.53	\$12.25
Net Operating Income	\$1,358,741	\$1,469,893	\$1,376,948	\$652,900
Full Market Value	\$8,252,219	\$11,098,000	\$10,396,000	\$4,929,000
Market Value per SqFt	\$144.67	\$232.08	\$179.86	\$162.14
Distance from Condominium in miles		0.87	0.56	0.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00559-7501	1-00819-0059	1-00843-0003	1-00864-0028
Condominium Section	1742-R1			
Address	108 3 AVENUE	30 WEST 18 STREET	75 5 AVENUE	47 EAST 34 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	FLATIRON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	84	100	74	111
Year Built	2006	2005	1984	2007
Gross SqFt	100,500	98,690	63,255	106,153
Estimated Gross Income	\$4,120,500	\$4,091,737	\$2,593,695	\$4,800,000
Gross Income per SqFt	\$41.00	\$41.46	\$41.00	\$45.22
Estimated Expense	\$818,070	\$1,145,686	\$515,165	\$689,147
Expense SqFt	\$8.14	\$11.61	\$8.14	\$6.49
Net Operating Income	\$3,302,430	\$2,946,051	\$2,078,530	\$4,110,853
Full Market Value	\$24,933,007	\$22,243,000	\$15,693,000	\$31,037,000
Market Value per SqFt	\$248.09	\$225.38	\$248.09	\$292.38
Distance from Condominium in miles		0.46	0.28	1.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00560-7501	1-00865-0024	1-00865-0042	
Condominium Section	0306-R1			
Address	21 UNIVERSITY PLACE	35 EAST 35 STREET	28 EAST 36 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MURRAY HILL	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	145	135	113	
Year Built	1955	1955	1949	
Gross SqFt	136,098	132,955	128,072	
Estimated Gross Income	\$3,942,759	\$3,942,879	\$3,620,740	
Gross Income per SqFt	\$28.97	\$29.66	\$28.27	
Estimated Expense	\$1,340,565	\$1,340,579	\$1,231,052	
Expense SqFt	\$9.85	\$10.08	\$9.61	
Net Operating Income	\$2,602,194	\$2,602,300	\$2,389,688	
Full Market Value	\$17,498,800	\$19,647,000	\$18,042,000	
Market Value per SqFt	\$128.57	\$147.77	\$140.87	
Distance from Condominium in miles		1.31	1.31	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00560-7502	1-00883-0044	1-00556-0001	1-00816-0042
Condominium Section	0304-R1			
Address	40 EAST 9 STREET	376 3 AVENUE	85 4 AVENUE	92 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	150	179	164	217
Year Built	1959	1964	1959	1962
Gross SqFt	160,209	175,110	156,465	180,000
Estimated Gross Income	\$5,011,338	\$5,577,204	\$4,893,704	\$5,567,473
Gross Income per SqFt	\$31.28	\$31.85	\$31.28	\$30.93
Estimated Expense	\$1,703,022	\$1,783,556	\$1,663,859	\$1,797,646
Expense SqFt	\$10.63	\$10.19	\$10.63	\$9.99
Net Operating Income	\$3,308,316	\$3,793,648	\$3,229,845	\$3,769,827
Full Market Value	\$25,517,000	\$28,642,000	\$24,385,000	\$28,462,000
Market Value per SqFt	\$159.27	\$163.57	\$155.85	\$158.12
Distance from Condominium in miles		0.94	0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00560-7503	1-00427-0002	1-00618-0033	1-00882-0069
Condominium Section	0303-R1			
Address	60 EAST 9 STREET	2 STANTON STREET	48 7 AVENUE	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	213	146	165	107
Year Built	1954	1900	1931	1957
Gross SqFt	140,370	167,453	142,204	128,570
Estimated Gross Income	\$4,031,426	\$5,174,738	\$4,084,808	\$3,559,767
Gross Income per SqFt	\$28.72	\$30.90	\$28.72	\$27.69
Estimated Expense	\$1,371,415	\$1,136,306	\$1,388,835	\$1,455,023
Expense SqFt	\$9.77	\$6.79	\$9.77	\$11.32
Net Operating Income	\$2,660,011	\$4,038,432	\$2,695,973	\$2,104,744
Full Market Value	\$18,048,800	\$29,289,000	\$20,355,000	\$15,891,000
Market Value per SqFt	\$128.58	\$174.91	\$143.14	\$123.60
Distance from Condominium in miles		0.57	0.65	0.87

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00561-7501	1-00865-0040	1-00816-0042	1-00872-0035
<b>Condominium Section</b>	0787-R1			
<b>Address</b>	63 EAST 9 STREET	30 PARK AVENUE	92 5 AVENUE	166 3 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	FLATIRON	GRAMERCY
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	229	247	217	242
<b>Year Built</b>	1955	1955	1962	1963
<b>Gross SqFt</b>	209,785	236,315	180,000	236,064
<b>Estimated Gross Income</b>	\$6,488,650	\$8,172,772	\$5,567,473	\$6,922,808
<b>Gross Income per SqFt</b>	\$30.93	\$34.58	\$30.93	\$29.33
<b>Estimated Expense</b>	\$2,095,752	\$2,451,832	\$1,797,646	\$2,148,120
<b>Expense SqFt</b>	\$9.99	\$10.38	\$9.99	\$9.10
<b>Net Operating Income</b>	\$4,392,898	\$5,720,940	\$3,769,827	\$4,774,688
<b>Full Market Value</b>	\$26,989,600	\$43,193,000	\$28,462,000	\$36,049,000
<b>Market Value per SqFt</b>	\$128.65	\$182.78	\$158.12	\$152.71
<b>Distance from Condominium in miles</b>		1.27	0.37	0.38

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00561-7502	1-00126-0013	1-00618-0033	1-00765-0041
<b>Condominium Section</b>	2154-R1			
<b>Address</b>	28 EAST 10 STREET	53 PARK PLACE	48 7 AVENUE	90 7 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER	GREENWICH VILLAGE-WEST	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	102	116	165	180
<b>Year Built</b>	1928	1921	1931	1930
<b>Gross SqFt</b>	136,144	138,600	142,204	141,491
<b>Estimated Gross Income</b>	\$3,910,056	\$4,336,550	\$4,084,808	\$3,513,056
<b>Gross Income per SqFt</b>	\$28.72	\$31.29	\$28.72	\$24.83
<b>Estimated Expense</b>	\$1,330,127	\$1,284,420	\$1,388,835	\$1,334,961
<b>Expense SqFt</b>	\$9.77	\$9.27	\$9.77	\$9.43
<b>Net Operating Income</b>	\$2,579,929	\$3,052,130	\$2,695,973	\$2,178,095
<b>Full Market Value</b>	\$18,761,511	\$23,044,000	\$20,355,000	\$16,347,000
<b>Market Value per SqFt</b>	\$137.81	\$166.26	\$143.14	\$115.53
<b>Distance from Condominium in miles</b>		1.52	0.64	0.68

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00563-7501	1-00904-0040	1-00563-0043	1-00797-0074
Condominium Section	0298-R1			
Address	44 EAST 12 STREET	220 EAST 24 STREET	63 EAST 11 STREET	160 WEST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	44	74	42	49
Year Built	1985	1985	1970	2000
Gross SqFt	43,542	45,446	23,353	41,423
Estimated Gross Income	\$1,751,695	\$2,215,376	\$939,472	\$1,479,062
Gross Income per SqFt	\$40.23	\$48.75	\$40.23	\$35.71
Estimated Expense	\$467,206	\$553,844	\$250,680	\$235,359
Expense SqFt	\$10.73	\$12.19	\$10.73	\$5.68
Net Operating Income	\$1,284,489	\$1,661,532	\$688,792	\$1,243,703
Full Market Value	\$9,698,005	\$12,545,000	\$5,200,000	\$9,390,000
Market Value per SqFt	\$222.73	\$276.04	\$222.67	\$226.69
Distance from Condominium in miles		0.66	0.00	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-7501	1-00449-0017	1-00469-0049	1-00558-0013
Condominium Section	1414-R1			
Address	835 BROADWAY	56 ST MARK'S PLACE	229 EAST 13 STREET	110 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	7	24	28	21
Year Built	1910	2005	2008	1900
Gross SqFt	18,493	16,454	30,400	25,850
Estimated Gross Income	\$623,584	\$636,708	\$1,025,195	\$820,532
Gross Income per SqFt	\$33.72	\$38.70	\$33.72	\$31.74
Estimated Expense	\$226,539	\$184,645	\$372,295	\$189,023
Expense SqFt	\$12.25	\$11.22	\$12.25	\$7.31
Net Operating Income	\$397,045	\$452,063	\$652,900	\$631,509
Full Market Value	\$2,998,000	\$3,413,000	\$4,929,000	\$4,768,000
Market Value per SqFt	\$162.12	\$207.43	\$162.14	\$184.45
Distance from Condominium in miles		0.50	0.30	0.18

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00567-7501	1-00462-0035	1-00843-0003	
Condominium Section	1177-R1			
Address	23 5 AVENUE	223 EAST 6 STREET	75 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	FLATIRON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	89	86	74	
Year Built	1921	1996	1984	
Gross SqFt	81,875	91,680	63,255	
Estimated Gross Income	\$3,003,994	\$2,967,837	\$2,593,695	
Gross Income per SqFt	\$36.69	\$32.37	\$41.00	
Estimated Expense	\$784,363	\$1,009,065	\$515,165	
Expense SqFt	\$9.58	\$11.01	\$8.14	
Net Operating Income	\$2,219,631	\$1,958,772	\$2,078,530	
Full Market Value	\$16,758,003	\$14,789,000	\$15,693,000	
Market Value per SqFt	\$204.68	\$161.31	\$248.09	
Distance from Condominium in miles		0.44	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00567-7501	1-00592-0062	1-00373-0060	
Condominium Section	1177-R2			
Address	23 5 AVENUE	140 WAVERLY PLACE	291 EAST 3 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	1	23	12	
Year Built	1921	1930	1900	
Gross SqFt	3,475	12,144	11,160	
Estimated Gross Income	\$125,899	\$459,603	\$386,101	
Gross Income per SqFt	\$36.23	\$37.85	\$34.60	
Estimated Expense	\$35,723	\$115,225	\$123,552	
Expense SqFt	\$10.28	\$9.49	\$11.07	
Net Operating Income	\$90,176	\$344,378	\$262,549	
Full Market Value	\$681,000	\$2,600,000	\$1,827,000	
Market Value per SqFt	\$195.97	\$214.10	\$163.71	
Distance from Condominium in miles		0.34	1.13	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-7501	1-00467-0025	1-00553-0041	
Condominium Section	0154-R1			
Address	10 EAST 12 STREET	232 EAST 12 STREET	123 WAVERLY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	27	69	47	
Year Built	1907	1929	1917	
Gross SqFt	66,739	65,602	37,939	
Estimated Gross Income	\$1,833,320	\$1,872,418	\$1,001,162	
Gross Income per SqFt	\$27.47	\$28.54	\$26.39	
Estimated Expense	\$658,714	\$636,622	\$380,442	
Expense SqFt	\$9.87	\$9.70	\$10.03	
Net Operating Income	\$1,174,606	\$1,235,796	\$620,720	
Full Market Value	\$8,868,002	\$9,330,000	\$4,686,000	
Market Value per SqFt	\$132.88	\$142.22	\$123.51	
Distance from Condominium in miles		0.40	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-7502	1-00872-0069	1-00823-0047	1-00551-0016
Condominium Section	0205-R1			
Address	8 EAST 12 STREET	112 EAST 17 STREET	4 WEST 22 STREET	27 WASHINGTON SQUARE NORT
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	12	12	28
Year Built	1908	1910	1904	1900
Gross SqFt	28,097	21,335	29,453	32,410
Estimated Gross Income	\$762,272	\$578,761	\$877,347	\$828,365
Gross Income per SqFt	\$27.13	\$27.13	\$29.79	\$25.56
Estimated Expense	\$289,680	\$219,929	\$288,046	\$314,779
Expense SqFt	\$10.31	\$10.31	\$9.78	\$9.71
Net Operating Income	\$472,592	\$358,832	\$589,301	\$513,586
Full Market Value	\$3,568,000	\$2,709,000	\$4,449,000	\$3,871,000
Market Value per SqFt	\$126.99	\$126.97	\$151.05	\$119.44
Distance from Condominium in miles		0.31	0.50	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-7503	1-00570-0008	1-00818-0019	1-00576-0076
Condominium Section	0248-R1			
Address	16 EAST 12 STREET	6 EAST 13 STREET	27 WEST 16 STREET	71 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	37	54	75	46
Year Built	1910	1900	1907	1922
Gross SqFt	52,493	49,408	41,300	37,824
Estimated Gross Income	\$1,931,217	\$1,817,718	\$1,715,998	\$1,168,744
Gross Income per SqFt	\$36.79	\$36.79	\$41.55	\$30.90
Estimated Expense	\$482,936	\$454,702	\$404,380	\$309,624
Expense SqFt	\$9.20	\$9.20	\$9.79	\$8.19
Net Operating Income	\$1,448,281	\$1,363,016	\$1,311,618	\$859,120
Full Market Value	\$10,437,002	\$10,291,000	\$9,903,000	\$6,486,000
Market Value per SqFt	\$198.83	\$208.29	\$239.78	\$171.48
Distance from Condominium in miles		0.05	0.29	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-7504	1-00570-0008	1-00576-0076	1-00467-0025
Condominium Section	1028-R1			
Address	13 EAST 11 STREET	6 EAST 13 STREET	71 WEST 12 STREET	232 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	115	54	46	69
Year Built	1903	1900	1922	1929
Gross SqFt	60,860	49,408	37,824	65,602
Estimated Gross Income	\$1,880,574	\$1,817,718	\$1,168,744	\$1,872,418
Gross Income per SqFt	\$30.90	\$36.79	\$30.90	\$28.54
Estimated Expense	\$498,443	\$454,702	\$309,624	\$636,622
Expense SqFt	\$8.19	\$9.20	\$8.19	\$9.70
Net Operating Income	\$1,382,131	\$1,363,016	\$859,120	\$1,235,796
Full Market Value	\$10,434,983	\$10,291,000	\$6,486,000	\$9,330,000
Market Value per SqFt	\$171.46	\$208.29	\$171.48	\$142.22
Distance from Condominium in miles		0.05	0.16	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00571-7501	1-00576-0076	1-00393-0056	1-00564-0004
<b>Condominium Section</b>	0027-R1			
<b>Address</b>	7 EAST 13 STREET	71 WEST 12 STREET	355 EAST 10 STREET	107 UNIVERSITY PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	39	46	33	47
<b>Year Built</b>	1928	1922	1920	1940
<b>Gross SqFt</b>	42,384	37,824	38,520	43,395
<b>Estimated Gross Income</b>	\$1,291,864	\$1,168,744	\$1,174,224	\$1,295,228
<b>Gross Income per SqFt</b>	\$30.48	\$30.90	\$30.48	\$29.85
<b>Estimated Expense</b>	\$357,297	\$309,624	\$324,669	\$440,378
<b>Expense SqFt</b>	\$8.43	\$8.19	\$8.43	\$10.15
<b>Net Operating Income</b>	\$934,567	\$859,120	\$849,555	\$854,850
<b>Full Market Value</b>	\$7,192,000	\$6,486,000	\$6,414,000	\$6,454,000
<b>Market Value per SqFt</b>	\$169.69	\$171.48	\$166.51	\$148.73
<b>Distance from Condominium in miles</b>		0.16	0.95	0.11

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00571-7503	1-00573-0011	1-00567-0005	1-00572-0041
<b>Condominium Section</b>	1394-R1			
<b>Address</b>	10 EAST 14 STREET	60 WEST 10 STREET	29 5 AVENUE	14 5 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	7	27	17	20
<b>Year Built</b>	1930	1910	1920	1910
<b>Gross SqFt</b>	23,079	20,797	16,247	16,872
<b>Estimated Gross Income</b>	\$790,456	\$724,402	\$556,443	\$490,183
<b>Gross Income per SqFt</b>	\$34.25	\$34.83	\$34.25	\$29.05
<b>Estimated Expense</b>	\$195,018	\$184,806	\$137,367	\$178,890
<b>Expense SqFt</b>	\$8.45	\$8.89	\$8.45	\$10.60
<b>Net Operating Income</b>	\$595,438	\$539,596	\$419,076	\$311,293
<b>Full Market Value</b>	\$3,601,496	\$4,074,000	\$3,164,000	\$2,350,000
<b>Market Value per SqFt</b>	\$156.05	\$195.89	\$194.74	\$139.28
<b>Distance from Condominium in miles</b>		0.25	0.19	0.29

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00571-7505	1-00797-0074	1-00577-0010	
Condominium Section	1694-R1			
Address	8 UNION SQUARE SOUTH	160 WEST 22 STREET	58 WEST 14 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	20	49	23	
Year Built	2006	2000	1906	
Gross SqFt	36,330	41,423	37,810	
Estimated Gross Income	\$1,498,976	\$1,479,062	\$1,770,043	
Gross Income per SqFt	\$41.26	\$35.71	\$46.81	
Estimated Expense	\$276,471	\$235,359	\$360,528	
Expense SqFt	\$7.61	\$5.68	\$9.54	
Net Operating Income	\$1,222,505	\$1,243,703	\$1,409,515	
Full Market Value	\$9,229,998	\$9,390,000	\$10,642,000	
Market Value per SqFt	\$254.06	\$226.69	\$281.46	
Distance from Condominium in miles		0.50	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00572-7501	1-00874-0021	1-00572-0041	
Condominium Section	0747-R1			
Address	12 WEST 9 STREET	70 IRVING PLACE	14 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	23	35	20	
Year Built	1952	1949	1910	
Gross SqFt	13,256	21,840	16,872	
Estimated Gross Income	\$413,190	\$727,069	\$490,183	
Gross Income per SqFt	\$31.17	\$33.29	\$29.05	
Estimated Expense	\$138,658	\$225,384	\$178,890	
Expense SqFt	\$10.46	\$10.32	\$10.60	
Net Operating Income	\$274,532	\$501,685	\$311,293	
Full Market Value	\$2,117,000	\$3,788,000	\$2,350,000	
Market Value per SqFt	\$159.70	\$173.44	\$139.28	
Distance from Condominium in miles		0.65	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00572-7502	1-00573-0008	1-00592-0050	1-00611-0031
Condominium Section	1256-R1			
Address	30 WEST 9 STREET	68 WEST 10 STREET	164 WAVERLY PLACE	161 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	18	20	26	20
Year Built	1900	1910	1900	1910
Gross SqFt	14,398	9,135	18,024	11,480
Estimated Gross Income	\$437,555	\$279,908	\$470,878	\$348,875
Gross Income per SqFt	\$30.39	\$30.64	\$26.13	\$30.39
Estimated Expense	\$148,731	\$95,169	\$151,089	\$118,618
Expense SqFt	\$10.33	\$10.42	\$8.38	\$10.33
Net Operating Income	\$288,824	\$184,739	\$319,789	\$230,257
Full Market Value	\$2,141,708	\$1,395,000	\$2,413,000	\$1,738,000
Market Value per SqFt	\$148.75	\$152.71	\$133.88	\$151.39
Distance from Condominium in miles		0.05	0.19	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-7502	1-00899-0040	1-00817-0001	1-00882-0069
Condominium Section	0089-R1			
Address	69 WEST 9 STREET	222 EAST 19 STREET	552 AVENUE OF THE AMERICA	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	119	106	111	107
Year Built	1959	1963	1973	1957
Gross SqFt	94,250	87,960	101,231	128,570
Estimated Gross Income	\$2,977,358	\$2,991,453	\$3,198,226	\$3,559,767
Gross Income per SqFt	\$31.59	\$34.01	\$31.59	\$27.69
Estimated Expense	\$758,713	\$1,017,094	\$815,026	\$1,455,023
Expense SqFt	\$8.05	\$11.56	\$8.05	\$11.32
Net Operating Income	\$2,218,645	\$1,974,359	\$2,383,200	\$2,104,744
Full Market Value	\$16,263,000	\$14,906,000	\$17,993,000	\$15,891,000
Market Value per SqFt	\$172.55	\$169.46	\$177.74	\$123.60
Distance from Condominium in miles		0.70	0.30	0.89

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00575-7501	1-00573-0011	1-00850-0019	
<b>Condominium Section</b>	0515-R1			
<b>Address</b>	53 WEST 11 STREET	60 WEST 10 STREET	21 EAST 21 STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON	
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	15	27	26	
<b>Year Built</b>	1900	1910	1900	
<b>Gross SqFt</b>	9,380	20,797	14,840	
<b>Estimated Gross Income</b>	\$306,445	\$724,402	\$452,680	
<b>Gross Income per SqFt</b>	\$32.67	\$34.83	\$30.50	
<b>Estimated Expense</b>	\$90,329	\$184,806	\$153,911	
<b>Expense SqFt</b>	\$9.63	\$8.89	\$10.37	
<b>Net Operating Income</b>	\$216,116	\$539,596	\$298,769	
<b>Full Market Value</b>	\$1,225,400	\$4,074,000	\$2,256,000	
<b>Market Value per SqFt</b>	\$130.64	\$195.89	\$152.02	
<b>Distance from Condominium in miles</b>		0.09	0.53	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00575-7502	1-00576-0076	1-00573-0019	1-00573-0011
<b>Condominium Section</b>	1895-R1			
<b>Address</b>	31 WEST 11 STREET	71 WEST 12 STREET	42 WEST 10 STREET	60 WEST 10 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	17	46	47	27
<b>Year Built</b>	1912	1922	1917	1910
<b>Gross SqFt</b>	34,118	37,824	39,782	20,797
<b>Estimated Gross Income</b>	\$1,054,246	\$1,168,744	\$1,206,940	\$724,402
<b>Gross Income per SqFt</b>	\$30.90	\$30.90	\$30.34	\$34.83
<b>Estimated Expense</b>	\$279,426	\$309,624	\$427,058	\$184,806
<b>Expense SqFt</b>	\$8.19	\$8.19	\$10.73	\$8.89
<b>Net Operating Income</b>	\$774,820	\$859,120	\$779,882	\$539,596
<b>Full Market Value</b>	\$5,824,494	\$6,486,000	\$5,888,000	\$4,074,000
<b>Market Value per SqFt</b>	\$170.72	\$171.48	\$148.01	\$195.89
<b>Distance from Condominium in miles</b>		0.05	0.09	0.09

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-7501	1-00792-0008	1-00928-0009	1-00899-0040
Condominium Section	0003-R1			
Address	60 WEST 13 STREET	151 WEST 16 STREET	321 EAST 22 STREET	222 EAST 19 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	KIPS BAY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	70	76	116	106
Year Built	1966	1962	1968	1963
Gross SqFt	82,017	43,770	81,500	87,960
Estimated Gross Income	\$3,028,888	\$1,666,735	\$3,010,096	\$2,991,453
Gross Income per SqFt	\$36.93	\$38.08	\$36.93	\$34.01
Estimated Expense	\$878,402	\$500,021	\$872,928	\$1,017,094
Expense SqFt	\$10.71	\$11.42	\$10.71	\$11.56
Net Operating Income	\$2,150,486	\$1,166,714	\$2,137,168	\$1,974,359
Full Market Value	\$16,139,988	\$8,809,000	\$16,136,000	\$14,906,000
Market Value per SqFt	\$196.79	\$201.26	\$197.99	\$169.46
Distance from Condominium in miles		0.27	0.84	0.62

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-7502	1-00764-0042	1-00844-0017	1-00572-0038
Condominium Section	0421-R1			
Address	59 WEST 12 STREET	72 7 AVENUE	31 UNION SQUARE	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	105	113	88	113
Year Built	1931	1931	1902	1940
Gross SqFt	112,050	109,669	118,067	132,420
Estimated Gross Income	\$4,334,094	\$3,252,873	\$4,566,673	\$5,518,488
Gross Income per SqFt	\$38.68	\$29.66	\$38.68	\$41.67
Estimated Expense	\$1,257,201	\$1,105,977	\$1,324,335	\$1,312,397
Expense SqFt	\$11.22	\$10.08	\$11.22	\$9.91
Net Operating Income	\$3,076,893	\$2,146,896	\$3,242,338	\$4,206,091
Full Market Value	\$23,230,754	\$16,209,000	\$24,337,000	\$31,756,000
Market Value per SqFt	\$207.32	\$147.80	\$206.13	\$239.81
Distance from Condominium in miles		0.37	0.25	0.19

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-7503	1-00573-0011	1-00576-0076	
Condominium Section	0886-R1			
Address	8 WEST 13 STREET	60 WEST 10 STREET	71 WEST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	27	46	
Year Built	1910	1910	1922	
Gross SqFt	34,168	20,797	37,824	
Estimated Gross Income	\$1,123,102	\$724,402	\$1,168,744	
Gross Income per SqFt	\$32.87	\$34.83	\$30.90	
Estimated Expense	\$291,795	\$184,806	\$309,624	
Expense SqFt	\$8.54	\$8.89	\$8.19	
Net Operating Income	\$831,307	\$539,596	\$859,120	
Full Market Value	\$6,440,000	\$4,074,000	\$6,486,000	
Market Value per SqFt	\$188.48	\$195.89	\$171.48	
Distance from Condominium in miles		0.14	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-7502	1-00927-0001	1-00427-0002	
Condominium Section	1180-R1			
Address	65 WEST 13 STREET	362 2 AVENUE	2 STANTON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	77	211	146	
Year Built	1906	1930	1900	
Gross SqFt	201,330	185,127	167,453	
Estimated Gross Income	\$6,259,350	\$5,790,528	\$5,174,738	
Gross Income per SqFt	\$31.09	\$31.28	\$30.90	
Estimated Expense	\$1,691,172	\$1,852,733	\$1,136,306	
Expense SqFt	\$8.40	\$10.01	\$6.79	
Net Operating Income	\$4,568,178	\$3,937,795	\$4,038,432	
Full Market Value	\$34,490,002	\$29,730,000	\$29,289,000	
Market Value per SqFt	\$171.31	\$160.59	\$174.91	
Distance from Condominium in miles		0.79	0.92	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-7504	1-00797-0074	1-00577-0010	
Condominium Section	2158-R1			
Address	14 WEST 14 STREET	160 WEST 22 STREET	58 WEST 14 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	30	49	23	
Year Built	2008	2000	1906	
Gross SqFt	33,170	41,423	37,810	
Estimated Gross Income	\$1,368,594	\$1,479,062	\$1,770,043	
Gross Income per SqFt	\$41.26	\$35.71	\$46.81	
Estimated Expense	\$252,424	\$235,359	\$360,528	
Expense SqFt	\$7.61	\$5.68	\$9.54	
Net Operating Income	\$1,116,170	\$1,243,703	\$1,409,515	
Full Market Value	\$8,427,002	\$9,390,000	\$10,642,000	
Market Value per SqFt	\$254.05	\$226.69	\$281.46	
Distance from Condominium in miles		0.42	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-7501	1-00610-0060	1-00764-0042	1-00504-0036
Condominium Section	0743-R1			
Address	442 HUDSON STREET	1 CHRISTOPHER STREET	72 7 AVENUE	100 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	SOHO
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	169	134	113	70
Year Built	1925	1931	1931	1920
Gross SqFt	100,633	102,354	109,669	53,200
Estimated Gross Income	\$2,984,775	\$4,701,215	\$3,252,873	\$1,298,243
Gross Income per SqFt	\$29.66	\$45.93	\$29.66	\$24.40
Estimated Expense	\$1,014,381	\$1,226,143	\$1,105,977	\$333,222
Expense SqFt	\$10.08	\$11.98	\$10.08	\$6.26
Net Operating Income	\$1,970,394	\$3,475,072	\$2,146,896	\$965,021
Full Market Value	\$15,122,000	\$26,237,000	\$16,209,000	\$7,224,000
Market Value per SqFt	\$150.27	\$256.34	\$147.80	\$135.79
Distance from Condominium in miles		0.33	0.62	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00587-7501	1-00619-0024	1-00620-0037	1-00592-0050
<b>Condominium Section</b>	0293-R1			
<b>Address</b>	76 BEDFORD STREET	220 WEST 10 STREET	237 WEST 10 STREET	164 WAVERLY PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
<b>Total Units</b>	30	22	20	26
<b>Year Built</b>	1929	1925	1920	1900
<b>Gross SqFt</b>	19,320	11,085	9,382	18,024
<b>Estimated Gross Income</b>	\$511,980	\$293,747	\$260,521	\$470,878
<b>Gross Income per SqFt</b>	\$26.50	\$26.50	\$27.77	\$26.13
<b>Estimated Expense</b>	\$168,277	\$96,506	\$88,577	\$151,089
<b>Expense SqFt</b>	\$8.71	\$8.71	\$9.44	\$8.38
<b>Net Operating Income</b>	\$343,703	\$197,241	\$171,944	\$319,789
<b>Full Market Value</b>	\$2,595,002	\$1,331,000	\$1,298,000	\$2,413,000
<b>Market Value per SqFt</b>	\$134.32	\$120.07	\$138.35	\$133.88
<b>Distance from Condominium in miles</b>		0.13	0.17	0.17

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00589-7501	1-00593-0036	1-00592-0082	1-00522-0014
<b>Condominium Section</b>	0048-R1			
<b>Address</b>	2 CORNELIA STREET	24 CHRISTOPHER STREET	129 WEST WASHINGTON PLACE	640 BROADWAY
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	43	69	52	31
<b>Year Built</b>	1929	1930	1924	1900
<b>Gross SqFt</b>	66,282	48,531	38,214	46,080
<b>Estimated Gross Income</b>	\$2,437,189	\$2,133,178	\$1,405,289	\$1,007,446
<b>Gross Income per SqFt</b>	\$36.77	\$43.95	\$36.77	\$21.86
<b>Estimated Expense</b>	\$710,543	\$575,958	\$409,578	\$413,053
<b>Expense SqFt</b>	\$10.72	\$11.87	\$10.72	\$8.96
<b>Net Operating Income</b>	\$1,726,646	\$1,557,220	\$995,711	\$594,393
<b>Full Market Value</b>	\$13,035,997	\$11,757,000	\$7,518,000	\$4,369,000
<b>Market Value per SqFt</b>	\$196.67	\$242.26	\$196.73	\$94.81
<b>Distance from Condominium in miles</b>		0.19	0.14	0.48

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00590-7502	1-00791-0078	1-00764-0042	1-00901-0021
<b>Condominium Section</b>	0608-R1			
<b>Address</b>	9 BARROW STREET	91 7 AVENUE	72 7 AVENUE	237 EAST 20 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	GRAMERCY
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	86	69	113	72
<b>Year Built</b>	1930	1920	1931	1929
<b>Gross SqFt</b>	89,510	62,400	109,669	74,120
<b>Estimated Gross Income</b>	\$2,654,867	\$2,463,615	\$3,252,873	\$1,835,983
<b>Gross Income per SqFt</b>	\$29.66	\$39.48	\$29.66	\$24.77
<b>Estimated Expense</b>	\$902,261	\$689,812	\$1,105,977	\$697,674
<b>Expense SqFt</b>	\$10.08	\$11.05	\$10.08	\$9.41
<b>Net Operating Income</b>	\$1,752,606	\$1,773,803	\$2,146,896	\$1,138,309
<b>Full Market Value</b>	\$13,451,000	\$13,392,000	\$16,209,000	\$8,540,000
<b>Market Value per SqFt</b>	\$150.27	\$214.62	\$147.80	\$115.22
<b>Distance from Condominium in miles</b>		0.53	0.50	1.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00592-7501	1-00573-0011	1-00552-0010	1-00572-0041
<b>Condominium Section</b>	0562-R1			
<b>Address</b>	1 SHERIDAN SQUARE	60 WEST 10 STREET	82 WEST WASHINGTON PLACE	14 5 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	45	27	35	20
<b>Year Built</b>	1900	1910	1900	1910
<b>Gross SqFt</b>	21,494	20,797	27,108	16,872
<b>Estimated Gross Income</b>	\$637,082	\$724,402	\$803,407	\$490,183
<b>Gross Income per SqFt</b>	\$29.64	\$34.83	\$29.64	\$29.05
<b>Estimated Expense</b>	\$216,660	\$184,806	\$273,158	\$178,890
<b>Expense SqFt</b>	\$10.08	\$8.89	\$10.08	\$10.60
<b>Net Operating Income</b>	\$420,422	\$539,596	\$530,249	\$311,293
<b>Full Market Value</b>	\$2,940,321	\$4,074,000	\$4,003,000	\$2,350,000
<b>Market Value per SqFt</b>	\$136.80	\$195.89	\$147.67	\$139.28
<b>Distance from Condominium in miles</b>		0.23	0.09	0.19

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00593-7501	1-00552-0010	1-00612-0033	1-00572-0041
<b>Condominium Section</b>	0663-R1			
<b>Address</b>	10 CHRISTOPHER STREET	82 WEST WASHINGTON PLACE	29 CHARLES STREET	14 5 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	30	35	36	20
<b>Year Built</b>	1910	1900	1914	1910
<b>Gross SqFt</b>	21,738	27,108	27,108	16,872
<b>Estimated Gross Income</b>	\$642,793	\$803,407	\$801,681	\$490,183
<b>Gross Income per SqFt</b>	\$29.57	\$29.64	\$29.57	\$29.05
<b>Estimated Expense</b>	\$218,684	\$273,158	\$272,572	\$178,890
<b>Expense SqFt</b>	\$10.06	\$10.08	\$10.06	\$10.60
<b>Net Operating Income</b>	\$424,109	\$530,249	\$529,109	\$311,293
<b>Full Market Value</b>	\$2,805,000	\$4,003,000	\$3,995,000	\$2,350,000
<b>Market Value per SqFt</b>	\$129.04	\$147.67	\$147.37	\$139.28
<b>Distance from Condominium in miles</b>		0.13	0.18	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00593-7502	1-00592-0082	1-00175-0020	1-00522-0014
<b>Condominium Section</b>	1678-R1			
<b>Address</b>	147 WAVERLY PLACE	129 WEST WASHINGTON PLACE	43 WHITE STREET	640 BROADWAY
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CIVIC CENTER	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	18	52	18	31
<b>Year Built</b>	1915	1924	1915	1900
<b>Gross SqFt</b>	44,820	38,214	33,500	46,080
<b>Estimated Gross Income</b>	\$1,618,450	\$1,405,289	\$1,209,601	\$1,007,446
<b>Gross Income per SqFt</b>	\$36.11	\$36.77	\$36.11	\$21.86
<b>Estimated Expense</b>	\$453,578	\$409,578	\$338,906	\$413,053
<b>Expense SqFt</b>	\$10.12	\$10.72	\$10.12	\$8.96
<b>Net Operating Income</b>	\$1,164,872	\$995,711	\$870,695	\$594,393
<b>Full Market Value</b>	\$7,703,299	\$7,518,000	\$6,574,000	\$4,369,000
<b>Market Value per SqFt</b>	\$171.87	\$196.73	\$196.24	\$94.81
<b>Distance from Condominium in miles</b>		0.05	1.07	0.59

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7501	1-00594-0035	1-00489-0007	1-00505-0026
Condominium Section	1187-R1			
Address	487 GREENWICH STREET	308 SPRING STREET	67 SULLIVAN STREET	169 AVENUE OF THE AMERICA
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	1	17	12	24
Year Built	1909	1910	1900	1910
Gross SqFt	1,200	8,395	9,110	13,500
Estimated Gross Income	\$34,836	\$243,694	\$217,125	\$422,477
Gross Income per SqFt	\$29.03	\$29.03	\$23.83	\$31.29
Estimated Expense	\$11,844	\$82,856	\$101,985	\$109,747
Expense SqFt	\$9.87	\$9.87	\$11.19	\$8.13
Net Operating Income	\$22,992	\$160,838	\$115,140	\$312,730
Full Market Value		\$1,214,000	\$815,000	\$2,361,000
Market Value per SqFt		\$144.61	\$89.46	\$174.89
Distance from Condominium in miles		0.00	0.28	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7502	1-00594-0035	1-00489-0007	
Condominium Section	1271-R1			
Address	20 RENWICK STREET	308 SPRING STREET	67 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	10	17	12	
Year Built	1890	1910	1900	
Gross SqFt	5,907	8,395	9,110	
Estimated Gross Income	\$156,122	\$243,694	\$217,125	
Gross Income per SqFt	\$26.43	\$29.03	\$23.83	
Estimated Expense	\$62,201	\$82,856	\$101,985	
Expense SqFt	\$10.53	\$9.87	\$11.19	
Net Operating Income	\$93,921	\$160,838	\$115,140	
Full Market Value	\$709,001	\$1,214,000	\$815,000	
Market Value per SqFt	\$120.03	\$144.61	\$89.46	
Distance from Condominium in miles		0.04	0.24	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7503	1-00521-0045	1-00412-0053	1-00140-0005
Condominium Section	1399-R1			
Address	505 GREENWICH STREET	303 ELIZABETH STREET	207 EAST HOUSTON STREET	147 CHAMBERS STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	TRIBECA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	104	195	244	123
Year Built	2003	1991	2006	1997
Gross SqFt	196,695	187,368	209,499	130,568
Estimated Gross Income	\$8,377,240	\$7,665,420	\$9,232,030	\$5,560,937
Gross Income per SqFt	\$42.59	\$40.91	\$44.07	\$42.59
Estimated Expense	\$2,120,372	\$1,461,850	\$2,492,648	\$1,407,390
Expense SqFt	\$10.78	\$7.80	\$11.90	\$10.78
Net Operating Income	\$6,256,868	\$6,203,570	\$6,739,382	\$4,153,547
Full Market Value	\$47,239,003	\$46,837,000	\$50,882,000	\$31,359,000
Market Value per SqFt	\$240.16	\$249.97	\$242.87	\$240.17
Distance from Condominium in miles		0.79	1.15	0.63

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7504	1-00631-0030	1-00175-0020	1-00506-0016
Condominium Section	1379-R1			
Address	491 GREENWICH STREET	697 GREENWICH STREET	43 WHITE STREET	30 CHARLTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	CIVIC CENTER	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	22	53	18	86
Year Built	1915	1979	1915	1920
Gross SqFt	65,085	51,200	33,500	44,256
Estimated Gross Income	\$2,350,219	\$2,305,184	\$1,209,601	\$1,583,612
Gross Income per SqFt	\$36.11	\$45.02	\$36.11	\$35.78
Estimated Expense	\$658,660	\$696,485	\$338,906	\$475,084
Expense SqFt	\$10.12	\$13.60	\$10.12	\$10.73
Net Operating Income	\$1,691,559	\$1,608,699	\$870,695	\$1,108,528
Full Market Value	\$12,770,997	\$12,146,000	\$6,574,000	\$8,369,000
Market Value per SqFt	\$196.22	\$237.23	\$196.24	\$189.10
Distance from Condominium in miles		0.62	0.53	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00594-7505	1-00640-0021	1-00819-0059	1-00140-0005
<b>Condominium Section</b>	1585-R1			
<b>Address</b>	255 HUDSON STREET	756 WASHINGTON STREET	30 WEST 18 STREET	147 CHAMBERS STREET
<b>Neighborhood</b>	SOHO	GREENWICH VILLAGE-WEST	FLATIRON	TRIBECA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	64	67	100	123
<b>Year Built</b>	2005	2003	2005	1997
<b>Gross SqFt</b>	94,226	76,549	98,690	130,568
<b>Estimated Gross Income</b>	\$3,906,610	\$2,896,454	\$4,091,737	\$5,560,937
<b>Gross Income per SqFt</b>	\$41.46	\$37.84	\$41.46	\$42.59
<b>Estimated Expense</b>	\$1,093,964	\$778,633	\$1,145,686	\$1,407,390
<b>Expense SqFt</b>	\$11.61	\$10.17	\$11.61	\$10.78
<b>Net Operating Income</b>	\$2,812,646	\$2,117,821	\$2,946,051	\$4,153,547
<b>Full Market Value</b>	\$21,236,000	\$15,990,000	\$22,243,000	\$31,359,000
<b>Market Value per SqFt</b>	\$225.37	\$208.89	\$225.38	\$240.17
<b>Distance from Condominium in miles</b>		0.86	1.21	0.61

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00594-7506	1-00175-0020	1-00220-0027	1-00309-0006
<b>Condominium Section</b>	1580-R1			
<b>Address</b>	304 SPRING STREET	43 WHITE STREET	36 LAIGHT STREET	54 ORCHARD STREET
<b>Neighborhood</b>	SOHO	CIVIC CENTER	TRIBECA	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	13	18	13	33
<b>Year Built</b>	2005	1915	1900	2007
<b>Gross SqFt</b>	29,579	33,500	26,712	33,860
<b>Estimated Gross Income</b>	\$1,067,802	\$1,209,601	\$858,310	\$1,222,185
<b>Gross Income per SqFt</b>	\$36.10	\$36.11	\$32.13	\$36.10
<b>Estimated Expense</b>	\$309,692	\$338,906	\$251,527	\$354,434
<b>Expense SqFt</b>	\$10.47	\$10.12	\$9.42	\$10.47
<b>Net Operating Income</b>	\$758,110	\$870,695	\$606,783	\$867,751
<b>Full Market Value</b>	\$6,915,997	\$6,574,000	\$4,581,000	\$5,590,000
<b>Market Value per SqFt</b>	\$233.81	\$196.24	\$171.50	\$165.09
<b>Distance from Condominium in miles</b>		0.50	0.19	1.08

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7508	1-00179-0032	1-00457-0001	1-00445-0045
Condominium Section	1882-R1			
Address	475 GREENWICH STREET	176 WEST BROADWAY	3 EXTRA PLACE	81 EAST 3 STREET
Neighborhood	SOHO	TRIBECA	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	21	17	43	45
Year Built	2007	2008	2005	2003
Gross SqFt	40,000	52,930	42,563	36,047
Estimated Gross Income	\$1,152,800	\$1,525,363	\$943,975	\$1,071,482
Gross Income per SqFt	\$28.82	\$28.82	\$22.18	\$29.72
Estimated Expense	\$440,800	\$583,105	\$387,030	\$364,304
Expense SqFt	\$11.02	\$11.02	\$9.09	\$10.11
Net Operating Income	\$712,000	\$942,258	\$556,945	\$707,178
Full Market Value	\$5,376,000	\$7,114,000	\$4,105,000	\$5,339,000
Market Value per SqFt	\$134.40	\$134.40	\$96.45	\$148.11
Distance from Condominium in miles		0.42	0.92	1.07

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7509	1-00449-0017	1-00309-0006	1-00469-0049
Condominium Section	2041-R1			
Address	22 RENWICK STREET	56 ST MARK'S PLACE	54 ORCHARD STREET	229 EAST 13 STREET
Neighborhood	SOHO	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	19	24	33	28
Year Built	2008	2005	2007	2008
Gross SqFt	31,608	16,454	33,860	30,400
Estimated Gross Income	\$1,141,049	\$636,708	\$1,222,185	\$1,025,195
Gross Income per SqFt	\$36.10	\$38.70	\$36.10	\$33.72
Estimated Expense	\$330,936	\$184,645	\$354,434	\$372,295
Expense SqFt	\$10.47	\$11.22	\$10.47	\$12.25
Net Operating Income	\$810,113	\$452,063	\$867,751	\$652,900
Full Market Value	\$6,116,001	\$3,413,000	\$5,590,000	\$4,929,000
Market Value per SqFt	\$193.50	\$207.43	\$165.09	\$162.14
Distance from Condominium in miles		1.13	1.08	1.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-7502	1-00582-0020	1-00501-0006	
Condominium Section	1103-R1			
Address	468 GREENWICH STREET	60 LEROY STREET	423 WEST BROADWAY	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	12	37	28	
Year Built	1920	1941	1910	
Gross SqFt	24,850	22,242	20,670	
Estimated Gross Income	\$949,022	\$739,631	\$891,448	
Gross Income per SqFt	\$38.19	\$33.25	\$43.13	
Estimated Expense	\$259,931	\$236,880	\$212,118	
Expense SqFt	\$10.46	\$10.65	\$10.26	
Net Operating Income	\$689,091	\$502,751	\$679,330	
Full Market Value	\$5,203,001	\$3,796,000	\$5,129,000	
Market Value per SqFt	\$209.38	\$170.67	\$248.14	
Distance from Condominium in miles		0.41	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-7503	1-00504-0019	1-00528-0063	1-00504-0031
Condominium Section	1238-R1			
Address	459 WASHINGTON STREET	202 AVENUE OF THE AMERICA	76 CARMINE STREET	112 SULLIVAN STREET
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	12	39	20	60
Year Built	1920	1910	1910	1920
Gross SqFt	31,613	21,740	12,690	38,880
Estimated Gross Income	\$1,263,572	\$911,459	\$507,269	\$1,158,693
Gross Income per SqFt	\$39.97	\$41.93	\$39.97	\$29.80
Estimated Expense	\$379,040	\$268,224	\$152,181	\$281,659
Expense SqFt	\$11.99	\$12.34	\$11.99	\$7.24
Net Operating Income	\$884,532	\$643,235	\$355,088	\$877,034
Full Market Value	\$5,447,998	\$4,856,000	\$2,681,000	\$6,622,000
Market Value per SqFt	\$172.33	\$223.37	\$211.27	\$170.32
Distance from Condominium in miles		0.36	0.43	0.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-7504	1-00631-0030	1-00640-0021	1-00179-0032
Condominium Section	1616-R1			
Address	330 SPRING STREET	697 GREENWICH STREET	756 WASHINGTON STREET	176 WEST BROADWAY
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	TRIBECA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	40	53	67	17
Year Built	2005	1979	2003	2008
Gross SqFt	68,865	51,200	76,549	52,930
Estimated Gross Income	\$2,605,852	\$2,305,184	\$2,896,454	\$1,525,363
Gross Income per SqFt	\$37.84	\$45.02	\$37.84	\$28.82
Estimated Expense	\$700,357	\$696,485	\$778,633	\$583,105
Expense SqFt	\$10.17	\$13.60	\$10.17	\$11.02
Net Operating Income	\$1,905,495	\$1,608,699	\$2,117,821	\$942,258
Full Market Value	\$14,387,001	\$12,146,000	\$15,990,000	\$7,114,000
Market Value per SqFt	\$208.92	\$237.23	\$208.89	\$134.40
Distance from Condominium in miles		0.61	0.81	0.53

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00597-7501	1-00502-0020	1-00489-0036	1-00597-0032
Condominium Section	0890-R1			
Address	95 VANDAM STREET	156 PRINCE STREET	59 THOMPSON STREET	305 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	10	24	32	17
Year Built	1901	1900	1900	1920
Gross SqFt	19,533	15,000	15,918	10,190
Estimated Gross Income	\$504,733	\$523,206	\$411,358	\$236,905
Gross Income per SqFt	\$25.84	\$34.88	\$25.84	\$23.25
Estimated Expense	\$197,674	\$156,962	\$161,110	\$113,027
Expense SqFt	\$10.12	\$10.46	\$10.12	\$11.09
Net Operating Income	\$307,059	\$366,244	\$250,248	\$123,878
Full Market Value	\$2,317,999	\$767,000	\$1,889,000	\$920,000
Market Value per SqFt	\$118.67	\$51.13	\$118.67	\$90.28
Distance from Condominium in miles		0.35	0.30	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00597-7502	1-00504-0031	1-00582-0020	1-00597-0032
<b>Condominium Section</b>	1342-R1			
<b>Address</b>	104 CHARLTON STREET	112 SULLIVAN STREET	60 LEROY STREET	305 SPRING STREET
<b>Neighborhood</b>	SOHO	SOHO	GREENWICH VILLAGE-WEST	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	14	60	37	17
<b>Year Built</b>	1920	1920	1941	1920
<b>Gross SqFt</b>	31,930	38,880	22,242	10,190
<b>Estimated Gross Income</b>	\$951,514	\$1,158,693	\$739,631	\$236,905
<b>Gross Income per SqFt</b>	\$29.80	\$29.80	\$33.25	\$23.25
<b>Estimated Expense</b>	\$231,173	\$281,659	\$236,880	\$113,027
<b>Expense SqFt</b>	\$7.24	\$7.24	\$10.65	\$11.09
<b>Net Operating Income</b>	\$720,341	\$877,034	\$502,751	\$123,878
<b>Full Market Value</b>	\$4,853,203	\$6,622,000	\$3,796,000	\$920,000
<b>Market Value per SqFt</b>	\$152.00	\$170.32	\$170.67	\$90.28
<b>Distance from Condominium in miles</b>		0.27	0.22	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00601-7501	1-00521-0045	1-00548-0001	1-00412-0053
<b>Condominium Section</b>	0542-R1			
<b>Address</b>	421 HUDSON STREET	303 ELIZABETH STREET	1 UNIVERSITY PLACE	207 EAST HOUSTON STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	184	195	272	244
<b>Year Built</b>	1920	1991	1930	2006
<b>Gross SqFt</b>	212,232	187,368	218,985	209,499
<b>Estimated Gross Income</b>	\$7,504,524	\$7,665,420	\$8,539,343	\$9,232,030
<b>Gross Income per SqFt</b>	\$35.36	\$40.91	\$39.00	\$44.07
<b>Estimated Expense</b>	\$2,623,188	\$1,461,850	\$2,561,803	\$2,492,648
<b>Expense SqFt</b>	\$12.36	\$7.80	\$11.70	\$11.90
<b>Net Operating Income</b>	\$4,881,336	\$6,203,570	\$5,977,540	\$6,739,382
<b>Full Market Value</b>	\$36,853,993	\$46,837,000	\$45,131,000	\$50,882,000
<b>Market Value per SqFt</b>	\$173.65	\$249.97	\$206.09	\$242.87
<b>Distance from Condominium in miles</b>		0.80	0.67	1.21

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00601-7502	1-00220-0027	1-00582-0020	1-00590-0016
Condominium Section	1352-R1			
Address	43 CLARKSON STREET	36 LAIGHT STREET	60 LEROY STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	TRIBECA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	6	13	37	38
Year Built	1900	1900	1941	1940
Gross SqFt	26,000	26,712	22,242	28,656
Estimated Gross Income	\$864,500	\$858,310	\$739,631	\$1,032,702
Gross Income per SqFt	\$33.25	\$32.13	\$33.25	\$36.04
Estimated Expense	\$276,900	\$251,527	\$236,880	\$299,484
Expense SqFt	\$10.65	\$9.42	\$10.65	\$10.45
Net Operating Income	\$587,600	\$606,783	\$502,751	\$733,218
Full Market Value	\$4,436,000	\$4,581,000	\$3,796,000	\$5,536,000
Market Value per SqFt	\$170.62	\$171.50	\$170.67	\$193.19
Distance from Condominium in miles		0.53	0.09	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00602-7501	1-00224-0001		
Condominium Section	1368-R1			
Address	1 MORTON SQUARE	450 WASHINGTON STREET		
Neighborhood	GREENWICH VILLAGE-WEST	TRIBECA		
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR		
Total Units	142	286		
Year Built	2002	2007		
Gross SqFt	310,000	305,542		
Estimated Gross Income	\$13,237,000	\$13,045,283		
Gross Income per SqFt	\$42.70	\$42.70		
Estimated Expense	\$3,608,400	\$3,556,196		
Expense SqFt	\$11.64	\$11.64		
Net Operating Income	\$9,628,600	\$9,489,087		
Full Market Value	\$72,696,004	\$71,643,000		
Market Value per SqFt	\$234.50	\$234.48		
Distance from Condominium in miles		0.48		

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00604-7501	1-00593-0036	1-00575-0077	1-00635-0042
<b>Condominium Section</b>	0079-R1			
<b>Address</b>	162 CHRISTOPHER STREET	24 CHRISTOPHER STREET	55 WEST 11 STREET	123 BANK STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	83	69	88	49
<b>Year Built</b>	1920	1930	1924	1930
<b>Gross SqFt</b>	88,227	48,531	63,943	37,064
<b>Estimated Gross Income</b>	\$3,350,861	\$2,133,178	\$2,564,871	\$1,376,209
<b>Gross Income per SqFt</b>	\$37.98	\$43.95	\$40.11	\$37.13
<b>Estimated Expense</b>	\$1,271,351	\$575,958	\$718,164	\$372,416
<b>Expense SqFt</b>	\$14.41	\$11.87	\$11.23	\$10.05
<b>Net Operating Income</b>	\$2,079,510	\$1,557,220	\$1,846,707	\$1,003,793
<b>Full Market Value</b>	\$15,700,005	\$11,757,000	\$13,943,000	\$7,579,000
<b>Market Value per SqFt</b>	\$177.95	\$242.26	\$218.05	\$204.48
<b>Distance from Condominium in miles</b>		0.46	0.70	0.32

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00608-7501	1-00768-0059	1-00796-0048	1-00556-0001
<b>Condominium Section</b>	0487-R1			
<b>Address</b>	175 WEST 12 STREET	238 WEST 19 STREET	120 WEST 21 STREET	85 4 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	214	202	213	164
<b>Year Built</b>	1961	1986	2000	1959
<b>Gross SqFt</b>	165,160	157,364	174,621	156,465
<b>Estimated Gross Income</b>	\$5,516,344	\$5,255,721	\$5,907,002	\$4,893,704
<b>Gross Income per SqFt</b>	\$33.40	\$33.40	\$33.83	\$31.28
<b>Estimated Expense</b>	\$1,732,528	\$1,649,996	\$1,179,563	\$1,663,859
<b>Expense SqFt</b>	\$10.49	\$10.49	\$6.75	\$10.63
<b>Net Operating Income</b>	\$3,783,816	\$3,605,725	\$4,727,439	\$3,229,845
<b>Full Market Value</b>	\$28,568,001	\$27,223,000	\$24,442,000	\$24,385,000
<b>Market Value per SqFt</b>	\$172.97	\$172.99	\$139.97	\$155.85
<b>Distance from Condominium in miles</b>		0.34	0.38	0.63

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-7502	1-00570-0008	1-00626-0036	
Condominium Section	0965-R1			
Address	116 WEST 14 STREET	6 EAST 13 STREET	30 HORATIO STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	19	54	47	
Year Built	1912	1900	1910	
Gross SqFt	58,507	49,408	41,970	
Estimated Gross Income	\$1,768,082	\$1,817,718	\$992,773	
Gross Income per SqFt	\$30.22	\$36.79	\$23.65	
Estimated Expense	\$578,049	\$454,702	\$443,257	
Expense SqFt	\$9.88	\$9.20	\$10.56	
Net Operating Income	\$1,190,033	\$1,363,016	\$549,516	
Full Market Value	\$8,985,000	\$10,291,000	\$4,094,000	
Market Value per SqFt	\$153.57	\$208.29	\$97.55	
Distance from Condominium in miles		0.34	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00610-7501	1-00610-0060	1-00572-0038	1-00764-0042
Condominium Section	0366-R1			
Address	45 CHRISTOPHER STREET	1 CHRISTOPHER STREET	20 5 AVENUE	72 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	113	134	113	113
Year Built	1931	1931	1940	1931
Gross SqFt	120,723	102,354	132,420	109,669
Estimated Gross Income	\$4,585,060	\$4,701,215	\$5,518,488	\$3,252,873
Gross Income per SqFt	\$37.98	\$45.93	\$41.67	\$29.66
Estimated Expense	\$1,739,618	\$1,226,143	\$1,312,397	\$1,105,977
Expense SqFt	\$14.41	\$11.98	\$9.91	\$10.08
Net Operating Income	\$2,845,442	\$3,475,072	\$4,206,091	\$2,146,896
Full Market Value	\$21,482,999	\$26,237,000	\$31,756,000	\$16,209,000
Market Value per SqFt	\$177.95	\$256.34	\$239.81	\$147.80
Distance from Condominium in miles		0.07	0.22	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00612-7501	1-00563-0043	1-00618-0042	1-00716-0055
Condominium Section	0530-R1			
Address	22 PERRY STREET	63 EAST 11 STREET	205 WEST 13 STREET	434 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	42	55	40
Year Built	1987	1970	1962	1986
Gross SqFt	18,780	23,353	26,700	21,000
Estimated Gross Income	\$734,861	\$939,472	\$1,044,852	\$749,873
Gross Income per SqFt	\$39.13	\$40.23	\$39.13	\$35.71
Estimated Expense	\$136,718	\$250,680	\$194,500	\$240,506
Expense SqFt	\$7.28	\$10.73	\$7.28	\$11.45
Net Operating Income	\$598,143	\$688,792	\$850,352	\$509,367
Full Market Value	\$4,515,999	\$5,200,000	\$6,420,000	\$3,846,000
Market Value per SqFt	\$240.47	\$222.67	\$240.45	\$183.14
Distance from Condominium in miles		0.56	0.24	0.62

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00612-7502	1-00592-0080	1-00612-0033	1-00572-0041
Condominium Section	0626-R1			
Address	25 CHARLES STREET	125 WEST WASHINGTON PLACE	29 CHARLES STREET	14 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	30	30	36	20
Year Built	1910	1926	1914	1910
Gross SqFt	19,715	17,688	27,108	16,872
Estimated Gross Income	\$582,973	\$565,892	\$801,681	\$490,183
Gross Income per SqFt	\$29.57	\$31.99	\$29.57	\$29.05
Estimated Expense	\$198,333	\$192,403	\$272,572	\$178,890
Expense SqFt	\$10.06	\$10.88	\$10.06	\$10.60
Net Operating Income	\$384,640	\$373,489	\$529,109	\$311,293
Full Market Value	\$2,951,000	\$2,820,000	\$3,995,000	\$2,350,000
Market Value per SqFt	\$149.68	\$159.43	\$147.37	\$139.28
Distance from Condominium in miles		0.17	0.00	0.29

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00612-7503	1-00738-0026	1-00615-0091	
<b>Condominium Section</b>	0698-R1			
<b>Address</b>	259 WEST 4 STREET	315 WEST 14 STREET	259 WEST 12 STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	25	30	26	
<b>Year Built</b>	1905	1900	1900	
<b>Gross SqFt</b>	13,997	10,050	14,596	
<b>Estimated Gross Income</b>	\$579,196	\$463,125	\$535,186	
<b>Gross Income per SqFt</b>	\$41.38	\$46.08	\$36.67	
<b>Estimated Expense</b>	\$182,941	\$125,044	\$199,763	
<b>Expense SqFt</b>	\$13.07	\$12.44	\$13.69	
<b>Net Operating Income</b>	\$396,255	\$338,081	\$335,423	
<b>Full Market Value</b>	\$3,107,000	\$2,553,000	\$2,532,000	
<b>Market Value per SqFt</b>	\$221.98	\$254.03	\$173.47	
<b>Distance from Condominium in miles</b>		0.37	0.17	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00612-7504	1-00817-0001	1-00634-0047	1-00928-0009
<b>Condominium Section</b>	0850-R1			
<b>Address</b>	15 CHARLES STREET	552 AVENUE OF THE AMERICA	337 WEST 11 STREET	321 EAST 22 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	FLATIRON	GREENWICH VILLAGE-WEST	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	122	111	63	116
<b>Year Built</b>	1964	1973	1965	1968
<b>Gross SqFt</b>	92,616	101,231	53,500	81,500
<b>Estimated Gross Income</b>	\$3,420,309	\$3,198,226	\$2,250,817	\$3,010,096
<b>Gross Income per SqFt</b>	\$36.93	\$31.59	\$42.07	\$36.93
<b>Estimated Expense</b>	\$991,917	\$815,026	\$599,060	\$872,928
<b>Expense SqFt</b>	\$10.71	\$8.05	\$11.20	\$10.71
<b>Net Operating Income</b>	\$2,428,392	\$2,383,200	\$1,651,757	\$2,137,168
<b>Full Market Value</b>	\$18,333,998	\$17,993,000	\$12,471,000	\$16,136,000
<b>Market Value per SqFt</b>	\$197.96	\$177.74	\$233.10	\$197.99
<b>Distance from Condominium in miles</b>		0.37	0.34	1.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00612-7505	1-00612-0009	1-00612-0007	1-00612-0018
Condominium Section	2061-R1			
Address	28 PERRY STREET	44 PERRY STREET	48 PERRY STREET	26 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	17	17	17	17
Year Built	1900	1900	1901	1900
Gross SqFt	9,720	9,490	9,030	9,880
Estimated Gross Income	\$349,240	\$332,432	\$369,690	\$354,968
Gross Income per SqFt	\$35.93	\$35.03	\$40.94	\$35.93
Estimated Expense	\$98,755	\$99,730	\$110,907	\$100,360
Expense SqFt	\$10.16	\$10.51	\$12.28	\$10.16
Net Operating Income	\$250,485	\$232,702	\$258,783	\$254,608
Full Market Value	\$1,891,000	\$1,757,000	\$1,954,000	\$1,922,000
Market Value per SqFt	\$194.55	\$185.14	\$216.39	\$194.53
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00616-7501	1-00927-0001	1-00618-0033	1-00882-0021
Condominium Section	0445-R1			
Address	2 HORATIO STREET	362 2 AVENUE	48 7 AVENUE	88 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	241	211	165	180
Year Built	1931	1930	1931	1927
Gross SqFt	209,011	185,127	142,204	152,310
Estimated Gross Income	\$6,537,864	\$5,790,528	\$4,084,808	\$5,386,894
Gross Income per SqFt	\$31.28	\$31.28	\$28.72	\$35.37
Estimated Expense	\$2,092,200	\$1,852,733	\$1,388,835	\$1,753,496
Expense SqFt	\$10.01	\$10.01	\$9.77	\$11.51
Net Operating Income	\$4,445,664	\$3,937,795	\$2,695,973	\$3,633,398
Full Market Value	\$34,290,000	\$29,730,000	\$20,355,000	\$27,432,000
Market Value per SqFt	\$164.06	\$160.59	\$143.14	\$180.11
Distance from Condominium in miles		1.18	0.09	1.01

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00618-7501	1-00887-0023	1-00602-0010	
Condominium Section	0447-R1			
Address	222 WEST 14 STREET	184 LEXINGTON AVENUE	600 WASHINGTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	132	100	137	
Year Built	1987	1984	2003	
Gross SqFt	101,634	97,414	109,060	
Estimated Gross Income	\$4,653,821	\$4,161,240	\$5,328,839	
Gross Income per SqFt	\$45.79	\$42.72	\$48.86	
Estimated Expense	\$1,302,948	\$1,165,147	\$1,492,075	
Expense SqFt	\$12.82	\$11.96	\$13.68	
Net Operating Income	\$3,350,873	\$2,996,093	\$3,836,764	
Full Market Value	\$25,298,997	\$22,621,000	\$28,968,000	
Market Value per SqFt	\$248.92	\$232.22	\$265.62	
Distance from Condominium in miles		1.10	0.69	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00618-7503	1-00617-0032	1-00618-0046	1-00764-0070
Condominium Section	0907-R1			
Address	218 WEST 14 STREET	102 GREENWICH AVENUE	213 WEST 13 STREET	260 WEST 15 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R2-CONDOMINIUM	C5-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	10	14	24	11
Year Built	1910	1910	1910	1901
Gross SqFt	8,739	4,789	13,000	6,300
Estimated Gross Income	\$332,606	\$207,359	\$492,316	\$239,757
Gross Income per SqFt	\$38.06	\$43.30	\$37.87	\$38.06
Estimated Expense	\$99,799	\$58,061	\$175,289	\$71,927
Expense SqFt	\$11.42	\$12.12	\$13.48	\$11.42
Net Operating Income	\$232,807	\$149,298	\$317,027	\$167,830
Full Market Value	\$1,758,000	\$1,127,000	\$2,394,000	\$1,267,000
Market Value per SqFt	\$201.17	\$235.33	\$184.15	\$201.11
Distance from Condominium in miles		0.05	0.00	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00618-7504	1-00631-0030	1-00764-0051	1-00640-0021
<b>Condominium Section</b>	2051-R1			
<b>Address</b>	122 GREENWICH AVENUE	697 GREENWICH STREET	222 WEST 15 STREET	756 WASHINGTON STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	30	53	64	67
<b>Year Built</b>	2008	1979	1928	2003
<b>Gross SqFt</b>	62,138	51,200	38,330	76,549
<b>Estimated Gross Income</b>	\$2,797,453	\$2,305,184	\$1,731,682	\$2,896,454
<b>Gross Income per SqFt</b>	\$45.02	\$45.02	\$45.18	\$37.84
<b>Estimated Expense</b>	\$845,077	\$696,485	\$484,871	\$778,633
<b>Expense SqFt</b>	\$13.60	\$13.60	\$12.65	\$10.17
<b>Net Operating Income</b>	\$1,952,376	\$1,608,699	\$1,246,811	\$2,117,821
<b>Full Market Value</b>	\$14,739,999	\$12,146,000	\$9,413,000	\$15,990,000
<b>Market Value per SqFt</b>	\$237.21	\$237.23	\$245.58	\$208.89
<b>Distance from Condominium in miles</b>		0.43	0.05	0.41

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00619-7502	1-00611-0031	1-00619-0064	1-00588-0039
<b>Condominium Section</b>	0746-R1			
<b>Address</b>	204 WEST 10 STREET	161 WEST 10 STREET	196 WEST 10 STREET	52 BARROW STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R9-CONDOMINIUM	C5-WALK-UP	C1-WALK-UP	C4-WALK-UP
<b>Total Units</b>	29	20	20	20
<b>Year Built</b>	1910	1910	1901	1910
<b>Gross SqFt</b>	13,177	11,480	9,365	10,105
<b>Estimated Gross Income</b>	\$400,449	\$348,875	\$354,110	\$305,671
<b>Gross Income per SqFt</b>	\$30.39	\$30.39	\$37.81	\$30.25
<b>Estimated Expense</b>	\$136,118	\$118,618	\$117,589	\$140,609
<b>Expense SqFt</b>	\$10.33	\$10.33	\$12.56	\$13.91
<b>Net Operating Income</b>	\$264,331	\$230,257	\$236,521	\$165,062
<b>Full Market Value</b>	\$2,033,000	\$1,738,000	\$1,786,000	\$1,202,000
<b>Market Value per SqFt</b>	\$154.28	\$151.39	\$190.71	\$118.95
<b>Distance from Condominium in miles</b>		0.12	0.00	0.11

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-7501	1-00631-0030	1-00635-0042	1-00797-0074
Condominium Section	1087-R1			
Address	534 HUDSON STREET	697 GREENWICH STREET	123 BANK STREET	160 WEST 22 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	22	53	49	49
Year Built	1998	1979	1930	2000
Gross SqFt	41,506	51,200	37,064	41,423
Estimated Gross Income	\$1,541,118	\$2,305,184	\$1,376,209	\$1,479,062
Gross Income per SqFt	\$37.13	\$45.02	\$37.13	\$35.71
Estimated Expense	\$417,135	\$696,485	\$372,416	\$235,359
Expense SqFt	\$10.05	\$13.60	\$10.05	\$5.68
Net Operating Income	\$1,123,983	\$1,608,699	\$1,003,793	\$1,243,703
Full Market Value	\$8,486,001	\$12,146,000	\$7,579,000	\$9,390,000
Market Value per SqFt	\$204.45	\$237.23	\$204.48	\$226.69
Distance from Condominium in miles		0.07	0.20	0.77

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-7502	1-00621-0010	1-00584-0039	1-00738-0057
Condominium Section	1459-R1			
Address	223 WEST 10 STREET	104 PERRY STREET	33 MORTON STREET	330 WEST 15 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	40	13	13	24
Year Built	1893	1901	1910	1904
Gross SqFt	22,157	8,465	6,720	16,284
Estimated Gross Income	\$755,775	\$248,673	\$251,699	\$555,501
Gross Income per SqFt	\$34.11	\$29.38	\$37.46	\$34.11
Estimated Expense	\$181,687	\$84,549	\$91,501	\$133,594
Expense SqFt	\$8.20	\$9.99	\$13.62	\$8.20
Net Operating Income	\$574,088	\$164,124	\$160,198	\$421,907
Full Market Value	\$4,334,001	\$1,239,000	\$1,209,000	\$3,185,000
Market Value per SqFt	\$195.60	\$146.37	\$179.91	\$195.59
Distance from Condominium in miles		0.05	0.21	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00621-7503	1-00622-0005	1-00620-0013	
Condominium Section	1688-R1			
Address	382 BLEECKER STREET	560 HUDSON STREET	106 CHARLES STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R2-CONDOMINIUM	C5-WALK-UP	C4-WALK-UP	
Total Units	21	32	20	
Year Built	1914	1900	1920	
Gross SqFt	13,648	14,352	7,680	
Estimated Gross Income	\$562,707	\$540,662	\$344,017	
Gross Income per SqFt	\$41.23	\$37.67	\$44.79	
Estimated Expense	\$164,868	\$205,452	\$75,468	
Expense SqFt	\$12.08	\$14.32	\$9.83	
Net Operating Income	\$397,839	\$335,210	\$268,549	
Full Market Value	\$3,004,001	\$2,531,000	\$2,028,000	
Market Value per SqFt	\$220.11	\$176.35	\$264.06	
Distance from Condominium in miles		0.05	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00623-7501	1-00765-0047	1-00766-0071	
Condominium Section	0776-R1			
Address	295 WEST 11 STREET	208 WEST 16 STREET	248 WEST 17 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	60	52	48	
Year Built	1920	1925	1920	
Gross SqFt	32,638	33,547	25,362	
Estimated Gross Income	\$1,036,257	\$1,136,343	\$751,137	
Gross Income per SqFt	\$31.75	\$33.87	\$29.62	
Estimated Expense	\$278,076	\$294,829	\$209,071	
Expense SqFt	\$8.52	\$8.79	\$8.24	
Net Operating Income	\$758,181	\$841,514	\$542,066	
Full Market Value	\$5,856,000	\$6,353,000	\$4,093,000	
Market Value per SqFt	\$179.42	\$189.38	\$161.38	
Distance from Condominium in miles		0.37	0.41	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-7502	1-00635-0042	1-00716-0055	1-00631-0030
Condominium Section	0106-R1			
Address	69 BANK STREET	123 BANK STREET	434 WEST 19 STREET	697 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	15	49	40	53
Year Built	1983	1930	1986	1979
Gross SqFt	27,448	37,064	21,000	51,200
Estimated Gross Income	\$1,019,144	\$1,376,209	\$749,873	\$2,305,184
Gross Income per SqFt	\$37.13	\$37.13	\$35.71	\$45.02
Estimated Expense	\$275,852	\$372,416	\$240,506	\$696,485
Expense SqFt	\$10.05	\$10.05	\$11.45	\$13.60
Net Operating Income	\$743,292	\$1,003,793	\$509,367	\$1,608,699
Full Market Value	\$5,612,000	\$7,579,000	\$3,846,000	\$12,146,000
Market Value per SqFt	\$204.46	\$204.48	\$183.14	\$237.23
Distance from Condominium in miles		0.15	0.48	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-7503	1-00631-0001	1-00765-0035	1-00618-0033
Condominium Section	0439-R1			
Address	302 WEST 12 STREET	669 WASHINGTON STREET	78 7 AVENUE	48 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	128	144	121	165
Year Built	1910	1895	1940	1931
Gross SqFt	138,934	137,589	128,350	142,204
Estimated Gross Income	\$4,020,750	\$5,114,446	\$3,713,949	\$4,084,808
Gross Income per SqFt	\$28.94	\$37.17	\$28.94	\$28.72
Estimated Expense	\$1,249,017	\$1,526,318	\$1,153,958	\$1,388,835
Expense SqFt	\$8.99	\$11.09	\$8.99	\$9.77
Net Operating Income	\$2,771,733	\$3,588,128	\$2,559,991	\$2,695,973
Full Market Value	\$20,926,999	\$27,090,000	\$19,328,000	\$20,355,000
Market Value per SqFt	\$150.63	\$196.89	\$150.59	\$143.14
Distance from Condominium in miles		0.28	0.29	0.20

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00624-7504	1-00617-0021	1-00624-0041	1-00624-0031
<b>Condominium Section</b>	0640-R1			
<b>Address</b>	419 BLEECKER STREET	221 WEST 12 STREET	300 WEST 12 STREET	8 8 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	87	59	54	42
<b>Year Built</b>	1939	1930	1920	1930
<b>Gross SqFt</b>	75,154	43,280	34,872	35,136
<b>Estimated Gross Income</b>	\$2,663,458	\$1,792,274	\$1,236,025	\$1,096,445
<b>Gross Income per SqFt</b>	\$35.44	\$41.41	\$35.44	\$31.21
<b>Estimated Expense</b>	\$783,105	\$514,239	\$363,452	\$349,804
<b>Expense SqFt</b>	\$10.42	\$11.88	\$10.42	\$9.96
<b>Net Operating Income</b>	\$1,880,353	\$1,278,035	\$872,573	\$746,641
<b>Full Market Value</b>	\$14,638,000	\$9,649,000	\$6,588,000	\$5,637,000
<b>Market Value per SqFt</b>	\$194.77	\$222.94	\$188.92	\$160.43
<b>Distance from Condominium in miles</b>		0.18	0.00	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00625-7501	1-00768-0059	1-00796-0048	1-00618-0033
<b>Condominium Section</b>	0363-R1			
<b>Address</b>	299 WEST 12 STREET	238 WEST 19 STREET	120 WEST 21 STREET	48 7 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	181	202	213	165
<b>Year Built</b>	1930	1986	2000	1931
<b>Gross SqFt</b>	159,268	157,364	174,621	142,204
<b>Estimated Gross Income</b>	\$5,319,551	\$5,255,721	\$5,907,002	\$4,084,808
<b>Gross Income per SqFt</b>	\$33.40	\$33.40	\$33.83	\$28.72
<b>Estimated Expense</b>	\$1,670,721	\$1,649,996	\$1,179,563	\$1,388,835
<b>Expense SqFt</b>	\$10.49	\$10.49	\$6.75	\$9.77
<b>Net Operating Income</b>	\$3,648,830	\$3,605,725	\$4,727,439	\$2,695,973
<b>Full Market Value</b>	\$27,549,001	\$27,223,000	\$24,442,000	\$20,355,000
<b>Market Value per SqFt</b>	\$172.97	\$172.99	\$139.97	\$143.14
<b>Distance from Condominium in miles</b>		0.40	0.56	0.20

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-7501	1-00632-0031	1-00716-0062	1-00624-0041
Condominium Section	0469-R1			
Address	321 WEST 13 STREET	133 CHARLES STREET	448 WEST 19 STREET	300 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	21	50	40	54
Year Built	1907	1896	1910	1920
Gross SqFt	30,312	34,504	19,100	34,872
Estimated Gross Income	\$1,161,253	\$1,334,784	\$731,702	\$1,236,025
Gross Income per SqFt	\$38.31	\$38.68	\$38.31	\$35.44
Estimated Expense	\$290,086	\$421,512	\$182,875	\$363,452
Expense SqFt	\$9.57	\$12.22	\$9.57	\$10.42
Net Operating Income	\$871,167	\$913,272	\$548,827	\$872,573
Full Market Value	\$6,577,000	\$6,895,000	\$4,144,000	\$6,588,000
Market Value per SqFt	\$216.98	\$199.83	\$216.96	\$188.92
Distance from Condominium in miles		0.41	0.30	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-7502	1-00618-0042	1-00719-0029	1-00765-0011
Condominium Section	0544-R1			
Address	350 WEST 14 STREET	205 WEST 13 STREET	421 WEST 21 STREET	249 WEST 15 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	49	55	36	33
Year Built	1962	1962	1950	1950
Gross SqFt	32,863	26,700	26,800	19,310
Estimated Gross Income	\$850,823	\$1,044,852	\$585,637	\$499,854
Gross Income per SqFt	\$25.89	\$39.13	\$21.85	\$25.89
Estimated Expense	\$213,610	\$194,500	\$240,111	\$125,441
Expense SqFt	\$6.50	\$7.28	\$8.96	\$6.50
Net Operating Income	\$637,213	\$850,352	\$345,526	\$374,413
Full Market Value	\$4,811,001	\$6,420,000	\$2,540,000	\$2,822,000
Market Value per SqFt	\$146.40	\$240.45	\$94.78	\$146.14
Distance from Condominium in miles		0.16	0.41	0.18

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-7503	1-00844-0017	1-00572-0038	1-00641-0017
Condominium Section	1057-R1			
Address	345 WEST 13 STREET	31 UNION SQUARE	20 5 AVENUE	379 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	47	88	113	148
Year Built	1920	1902	1940	1996
Gross SqFt	123,881	118,067	132,420	123,646
Estimated Gross Income	\$5,032,046	\$4,566,673	\$5,518,488	\$5,022,378
Gross Income per SqFt	\$40.62	\$38.68	\$41.67	\$40.62
Estimated Expense	\$1,206,601	\$1,324,335	\$1,312,397	\$1,204,175
Expense SqFt	\$9.74	\$11.22	\$9.91	\$9.74
Net Operating Income	\$3,825,445	\$3,242,338	\$4,206,091	\$3,818,203
Full Market Value	\$28,881,995	\$24,337,000	\$31,756,000	\$28,828,000
Market Value per SqFt	\$233.14	\$206.13	\$239.81	\$233.15
Distance from Condominium in miles		0.67	0.56	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-7504	1-00572-0049	1-00437-0020	
Condominium Section	1120-R1			
Address	77 8 AVENUE	11 WEST 8 STREET	278 EAST 10 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	11	36	23	
Year Built	1920	1920	1920	
Gross SqFt	23,425	30,858	11,550	
Estimated Gross Income	\$1,015,942	\$1,338,316	\$498,958	
Gross Income per SqFt	\$43.37	\$43.37	\$43.20	
Estimated Expense	\$208,717	\$274,823	\$95,617	
Expense SqFt	\$8.91	\$8.91	\$8.28	
Net Operating Income	\$807,225	\$1,063,493	\$403,341	
Full Market Value	\$5,825,999	\$8,029,000	\$3,045,000	
Market Value per SqFt	\$248.71	\$260.19	\$263.64	
Distance from Condominium in miles		0.56	1.34	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00630-7502	1-00770-0033	1-00631-0030	1-00738-0019
Condominium Section	0638-R1			
Address	513 HUDSON STREET	209 WEST 20 STREET	697 GREENWICH STREET	329 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	8	12	53	19
Year Built	1988	2004	1979	1900
Gross SqFt	8,129	8,525	51,200	7,812
Estimated Gross Income	\$364,179	\$373,632	\$2,305,184	\$349,983
Gross Income per SqFt	\$44.80	\$43.83	\$45.02	\$44.80
Estimated Expense	\$101,938	\$104,617	\$696,485	\$97,995
Expense SqFt	\$12.54	\$12.27	\$13.60	\$12.54
Net Operating Income	\$262,241	\$269,015	\$1,608,699	\$251,988
Full Market Value	\$1,980,001	\$2,031,000	\$12,146,000	\$1,903,000
Market Value per SqFt	\$243.57	\$238.24	\$237.23	\$243.60
Distance from Condominium in miles		0.79	0.05	0.53

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00631-7501	1-00624-0031	1-00522-0014	1-00592-0082
Condominium Section	0018-R1			
Address	712 GREENWICH STREET	8 8 AVENUE	640 BROADWAY	129 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	20	42	31	52
Year Built	1910	1930	1900	1924
Gross SqFt	53,943	35,136	46,080	38,214
Estimated Gross Income	\$1,683,561	\$1,096,445	\$1,007,446	\$1,405,289
Gross Income per SqFt	\$31.21	\$31.21	\$21.86	\$36.77
Estimated Expense	\$537,272	\$349,804	\$413,053	\$409,578
Expense SqFt	\$9.96	\$9.96	\$8.96	\$10.72
Net Operating Income	\$1,146,289	\$746,641	\$594,393	\$995,711
Full Market Value	\$8,840,000	\$5,637,000	\$4,369,000	\$7,518,000
Market Value per SqFt	\$163.88	\$160.43	\$94.81	\$196.73
Distance from Condominium in miles		0.28	0.84	0.34

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00631-7502	1-00631-0030	1-00642-0004	1-00740-0030
Condominium Section	0376-R1			
Address	677 WASHINGTON STREET	697 GREENWICH STREET	114 HORATIO STREET	127 8 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	77	53	121	55
Year Built	1987	1979	1987	2008
Gross SqFt	73,176	51,200	85,030	74,946
Estimated Gross Income	\$3,425,369	\$2,305,184	\$4,441,606	\$3,508,196
Gross Income per SqFt	\$46.81	\$45.02	\$52.24	\$46.81
Estimated Expense	\$924,945	\$696,485	\$1,201,086	\$947,213
Expense SqFt	\$12.64	\$13.60	\$14.13	\$12.64
Net Operating Income	\$2,500,424	\$1,608,699	\$3,240,520	\$2,560,983
Full Market Value	\$18,877,994	\$12,146,000	\$24,466,000	\$19,335,000
Market Value per SqFt	\$257.98	\$237.23	\$287.73	\$257.99
Distance from Condominium in miles		0.06	0.32	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-7503	1-00634-0047	1-00618-0042	1-00635-0042
Condominium Section	2005-R1			
Address	132 PERRY STREET	337 WEST 11 STREET	205 WEST 13 STREET	123 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	9	63	55	49
Year Built	1990	1965	1962	1930
Gross SqFt	22,991	53,500	26,700	37,064
Estimated Gross Income	\$899,638	\$2,250,817	\$1,044,852	\$1,376,209
Gross Income per SqFt	\$39.13	\$42.07	\$39.13	\$37.13
Estimated Expense	\$167,374	\$599,060	\$194,500	\$372,416
Expense SqFt	\$7.28	\$11.20	\$7.28	\$10.05
Net Operating Income	\$732,264	\$1,651,757	\$850,352	\$1,003,793
Full Market Value	\$5,529,000	\$12,471,000	\$6,420,000	\$7,579,000
Market Value per SqFt	\$240.49	\$233.10	\$240.45	\$204.48
Distance from Condominium in miles		0.10	0.43	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00635-7501	1-00624-0031	1-00624-0041	1-00622-0056
Condominium Section	0158-R1			
Address	33 BETHUNE STREET	8 8 AVENUE	300 WEST 12 STREET	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	42	54	72
Year Built	1930	1930	1920	1930
Gross SqFt	42,407	35,136	34,872	34,140
Estimated Gross Income	\$1,502,904	\$1,096,445	\$1,236,025	\$1,417,363
Gross Income per SqFt	\$35.44	\$31.21	\$35.44	\$41.52
Estimated Expense	\$441,881	\$349,804	\$363,452	\$267,751
Expense SqFt	\$10.42	\$9.96	\$10.42	\$7.84
Net Operating Income	\$1,061,023	\$746,641	\$872,573	\$1,149,612
Full Market Value	\$8,011,004	\$5,637,000	\$6,588,000	\$8,680,000
Market Value per SqFt	\$188.91	\$160.43	\$188.92	\$254.25
Distance from Condominium in miles		0.15	0.15	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00636-7501	1-00631-0030	1-00557-0022	1-00577-0010
Condominium Section	1011-R1			
Address	296 WEST 10 STREET	697 GREENWICH STREET	70 EAST 12 STREET	58 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	24	53	62	23
Year Built	1997	1979	1987	1906
Gross SqFt	38,871	51,200	42,000	37,810
Estimated Gross Income	\$1,819,552	\$2,305,184	\$2,220,593	\$1,770,043
Gross Income per SqFt	\$46.81	\$45.02	\$52.87	\$46.81
Estimated Expense	\$370,829	\$696,485	\$457,886	\$360,528
Expense SqFt	\$9.54	\$13.60	\$10.90	\$9.54
Net Operating Income	\$1,448,723	\$1,608,699	\$1,762,707	\$1,409,515
Full Market Value	\$10,937,999	\$12,146,000	\$13,308,000	\$10,642,000
Market Value per SqFt	\$281.39	\$237.23	\$316.86	\$281.46
Distance from Condominium in miles		0.14	0.96	0.74

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00636-7502	1-00588-0079	1-00588-0078	1-00590-0087
<b>Condominium Section</b>	1542-R1			
<b>Address</b>	3 WEEHAWKEN STREET	19 GROVE STREET	23 GROVE STREET	29 JONES STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	20	39	25	20
<b>Year Built</b>	1900	1900	1888	1890
<b>Gross SqFt</b>	11,852	12,168	11,838	9,375
<b>Estimated Gross Income</b>	\$430,702	\$446,070	\$351,976	\$340,674
<b>Gross Income per SqFt</b>	\$36.34	\$36.66	\$29.73	\$36.34
<b>Estimated Expense</b>	\$129,187	\$176,389	\$119,672	\$102,202
<b>Expense SqFt</b>	\$10.90	\$14.50	\$10.11	\$10.90
<b>Net Operating Income</b>	\$301,515	\$269,681	\$232,304	\$238,472
<b>Full Market Value</b>	\$2,276,001	\$2,036,000	\$1,754,000	\$1,800,000
<b>Market Value per SqFt</b>	\$192.04	\$167.32	\$148.17	\$192.00
<b>Distance from Condominium in miles</b>		0.22	0.22	0.35

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00637-7501	1-00632-0031	1-00593-0036	1-00624-0041
<b>Condominium Section</b>	0301-R1			
<b>Address</b>	155 PERRY STREET	133 CHARLES STREET	24 CHRISTOPHER STREET	300 WEST 12 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	32	50	69	54
<b>Year Built</b>	1913	1896	1930	1920
<b>Gross SqFt</b>	48,708	34,504	48,531	34,872
<b>Estimated Gross Income</b>	\$1,884,025	\$1,334,784	\$2,133,178	\$1,236,025
<b>Gross Income per SqFt</b>	\$38.68	\$38.68	\$43.95	\$35.44
<b>Estimated Expense</b>	\$595,212	\$421,512	\$575,958	\$363,452
<b>Expense SqFt</b>	\$12.22	\$12.22	\$11.87	\$10.42
<b>Net Operating Income</b>	\$1,288,813	\$913,272	\$1,557,220	\$872,573
<b>Full Market Value</b>	\$9,730,999	\$6,895,000	\$11,757,000	\$6,588,000
<b>Market Value per SqFt</b>	\$199.78	\$199.83	\$242.26	\$188.92
<b>Distance from Condominium in miles</b>		0.08	0.45	0.27

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-7502	1-00631-0030	1-00642-0004	1-00557-0022
Condominium Section	0473-R1			
Address	366 WEST 11 STREET	697 GREENWICH STREET	114 HORATIO STREET	70 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	81	53	121	62
Year Built	1987	1979	1987	1987
Gross SqFt	60,200	51,200	85,030	42,000
Estimated Gross Income	\$3,144,848	\$2,305,184	\$4,441,606	\$2,220,593
Gross Income per SqFt	\$52.24	\$45.02	\$52.24	\$52.87
Estimated Expense	\$850,626	\$696,485	\$1,201,086	\$457,886
Expense SqFt	\$14.13	\$13.60	\$14.13	\$10.90
Net Operating Income	\$2,294,222	\$1,608,699	\$3,240,520	\$1,762,707
Full Market Value	\$17,321,002	\$12,146,000	\$24,466,000	\$13,308,000
Market Value per SqFt	\$287.72	\$237.23	\$287.73	\$316.86
Distance from Condominium in miles		0.13	0.27	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-7504	1-00631-0030	1-00641-0017	1-00740-0030
Condominium Section	1229-R1			
Address	176 PERRY STREET	697 GREENWICH STREET	379 WEST 12 STREET	127 8 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	23	53	148	55
Year Built	2001	1979	1996	2008
Gross SqFt	88,141	51,200	123,646	74,946
Estimated Gross Income	\$3,968,108	\$2,305,184	\$5,022,378	\$3,508,196
Gross Income per SqFt	\$45.02	\$45.02	\$40.62	\$46.81
Estimated Expense	\$1,198,718	\$696,485	\$1,204,175	\$947,213
Expense SqFt	\$13.60	\$13.60	\$9.74	\$12.64
Net Operating Income	\$2,769,390	\$1,608,699	\$3,818,203	\$2,560,983
Full Market Value	\$20,909,001	\$12,146,000	\$28,828,000	\$19,335,000
Market Value per SqFt	\$237.22	\$237.23	\$233.15	\$257.99
Distance from Condominium in miles		0.14	0.19	0.56

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00637-7505	1-00631-0030	1-00740-0030	1-00634-0047
<b>Condominium Section</b>	1453-R1			
<b>Address</b>	165 CHARLES STREET	697 GREENWICH STREET	127 8 AVENUE	337 WEST 11 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	29	53	55	63
<b>Year Built</b>	2004	1979	2008	1965
<b>Gross SqFt</b>	72,225	51,200	74,946	53,500
<b>Estimated Gross Income</b>	\$3,251,570	\$2,305,184	\$3,508,196	\$2,250,817
<b>Gross Income per SqFt</b>	\$45.02	\$45.02	\$46.81	\$42.07
<b>Estimated Expense</b>	\$982,260	\$696,485	\$947,213	\$599,060
<b>Expense SqFt</b>	\$13.60	\$13.60	\$12.64	\$11.20
<b>Net Operating Income</b>	\$2,269,310	\$1,608,699	\$2,560,983	\$1,651,757
<b>Full Market Value</b>	\$17,133,004	\$12,146,000	\$19,335,000	\$12,471,000
<b>Market Value per SqFt</b>	\$237.22	\$237.23	\$257.99	\$233.10
<b>Distance from Condominium in miles</b>		0.13	0.61	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00637-7508	1-00468-0001	1-00567-0024	1-00571-0012
<b>Condominium Section</b>	2097-R1			
<b>Address</b>	166 PERRY STREET	87 3 AVENUE	21 EAST 9 STREET	18 EAST 14 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	20	121	19	28
<b>Year Built</b>	1905	1930	1938	1930
<b>Gross SqFt</b>	48,620	92,304	10,015	23,100
<b>Estimated Gross Income</b>	\$2,531,643	\$4,510,561	\$574,799	\$1,301,290
<b>Gross Income per SqFt</b>	\$52.07	\$48.87	\$57.39	\$56.33
<b>Estimated Expense</b>	\$710,824	\$1,139,565	\$132,648	\$279,533
<b>Expense SqFt</b>	\$14.62	\$12.35	\$13.24	\$12.10
<b>Net Operating Income</b>	\$1,820,819	\$3,370,996	\$442,151	\$1,021,757
<b>Full Market Value</b>	\$14,309,001	\$25,451,000	\$3,338,000	\$7,714,000
<b>Market Value per SqFt</b>	\$294.30	\$275.73	\$333.30	\$333.94
<b>Distance from Condominium in miles</b>		1.18	0.75	0.84

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00638-7501	1-00642-0012	1-00631-0030	1-00634-0047
<b>Condominium Section</b>	0576-R1			
<b>Address</b>	164 BANK STREET	110 HORATIO STREET	697 GREENWICH STREET	337 WEST 11 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	24	33	53	63
<b>Year Built</b>	1988	1900	1979	1965
<b>Gross SqFt</b>	21,991	26,250	51,200	53,500
<b>Estimated Gross Income</b>	\$990,035	\$1,204,389	\$2,305,184	\$2,250,817
<b>Gross Income per SqFt</b>	\$45.02	\$45.88	\$45.02	\$42.07
<b>Estimated Expense</b>	\$299,078	\$315,234	\$696,485	\$599,060
<b>Expense SqFt</b>	\$13.60	\$12.01	\$13.60	\$11.20
<b>Net Operating Income</b>	\$690,957	\$889,155	\$1,608,699	\$1,651,757
<b>Full Market Value</b>	\$5,217,001	\$6,713,000	\$12,146,000	\$12,471,000
<b>Market Value per SqFt</b>	\$237.23	\$255.73	\$237.23	\$233.10
<b>Distance from Condominium in miles</b>		0.18	0.17	0.08

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00638-7502	1-00631-0030	1-00635-0042	1-00643-0027
<b>Condominium Section</b>	1211-R1			
<b>Address</b>	359 WEST 11 STREET	697 GREENWICH STREET	123 BANK STREET	99 HORATIO STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	18	53	49	53
<b>Year Built</b>	1999	1979	1930	1925
<b>Gross SqFt</b>	39,213	51,200	37,064	44,900
<b>Estimated Gross Income</b>	\$1,765,369	\$2,305,184	\$1,376,209	\$2,054,710
<b>Gross Income per SqFt</b>	\$45.02	\$45.02	\$37.13	\$45.76
<b>Estimated Expense</b>	\$533,297	\$696,485	\$372,416	\$575,319
<b>Expense SqFt</b>	\$13.60	\$13.60	\$10.05	\$12.81
<b>Net Operating Income</b>	\$1,232,072	\$1,608,699	\$1,003,793	\$1,479,391
<b>Full Market Value</b>	\$9,302,000	\$12,146,000	\$7,579,000	\$11,169,000
<b>Market Value per SqFt</b>	\$237.22	\$237.23	\$204.48	\$248.75
<b>Distance from Condominium in miles</b>		0.17	0.10	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00640-7501	1-00170-0001	1-00412-0053	1-00881-0041
<b>Condominium Section</b>	2060-R1			
<b>Address</b>	400 WEST 12 STREET	336 BROADWAY	207 EAST HOUSTON STREET	344 3 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	CIVIC CENTER	LOWER EAST SIDE	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	61	151	244	185
<b>Year Built</b>	2007	1999	2006	1997
<b>Gross SqFt</b>	177,550	139,697	209,499	151,346
<b>Estimated Gross Income</b>	\$7,824,629	\$6,529,491	\$9,232,030	\$6,529,795
<b>Gross Income per SqFt</b>	\$44.07	\$46.74	\$44.07	\$43.14
<b>Estimated Expense</b>	\$2,112,845	\$1,550,162	\$2,492,648	\$1,015,977
<b>Expense SqFt</b>	\$11.90	\$11.10	\$11.90	\$6.71
<b>Net Operating Income</b>	\$5,711,784	\$4,979,329	\$6,739,382	\$5,513,818
<b>Full Market Value</b>	\$43,124,000	\$37,594,000	\$50,882,000	\$41,629,000
<b>Market Value per SqFt</b>	\$242.88	\$269.11	\$242.87	\$275.06
<b>Distance from Condominium in miles</b>		1.49	1.57	1.37

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00641-7501	1-00765-0005	1-00615-0091	1-00612-0033
<b>Condominium Section</b>	0329-R1			
<b>Address</b>	88 JANE STREET	259 WEST 15 STREET	259 WEST 12 STREET	29 CHARLES STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	27	29	26	36
<b>Year Built</b>	1910	1905	1900	1914
<b>Gross SqFt</b>	20,546	20,550	14,596	27,108
<b>Estimated Gross Income</b>	\$695,277	\$695,405	\$535,186	\$801,681
<b>Gross Income per SqFt</b>	\$33.84	\$33.84	\$36.67	\$29.57
<b>Estimated Expense</b>	\$129,645	\$129,735	\$199,763	\$272,572
<b>Expense SqFt</b>	\$6.31	\$6.31	\$13.69	\$10.06
<b>Net Operating Income</b>	\$565,632	\$565,670	\$335,423	\$529,109
<b>Full Market Value</b>	\$4,271,001	\$4,271,000	\$2,532,000	\$3,995,000
<b>Market Value per SqFt</b>	\$207.88	\$207.83	\$173.47	\$147.37
<b>Distance from Condominium in miles</b>		0.38	0.23	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00641-7503	1-00631-0030	1-00643-0027	1-00634-0047
<b>Condominium Section</b>	2087-R1			
<b>Address</b>	385 WEST 12 STREET	697 GREENWICH STREET	99 HORATIO STREET	337 WEST 11 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	12	53	53	63
<b>Year Built</b>	2007	1979	1925	1965
<b>Gross SqFt</b>	48,890	51,200	44,900	53,500
<b>Estimated Gross Income</b>	\$2,201,028	\$2,305,184	\$2,054,710	\$2,250,817
<b>Gross Income per SqFt</b>	\$45.02	\$45.02	\$45.76	\$42.07
<b>Estimated Expense</b>	\$664,904	\$696,485	\$575,319	\$599,060
<b>Expense SqFt</b>	\$13.60	\$13.60	\$12.81	\$11.20
<b>Net Operating Income</b>	\$1,536,124	\$1,608,699	\$1,479,391	\$1,651,757
<b>Full Market Value</b>	\$11,598,003	\$12,146,000	\$11,169,000	\$12,471,000
<b>Market Value per SqFt</b>	\$237.23	\$237.23	\$248.75	\$233.10
<b>Distance from Condominium in miles</b>		0.29	0.08	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00642-7502	1-00641-0017	1-00797-0007	1-00640-0021
<b>Condominium Section</b>	1066-R1			
<b>Address</b>	99 JANE STREET	379 WEST 12 STREET	163 WEST 21 STREET	756 WASHINGTON STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	148	110	67
<b>Year Built</b>	1997	1996	2005	2003
<b>Gross SqFt</b>	147,335	123,646	128,163	76,549
<b>Estimated Gross Income</b>	\$5,575,156	\$5,022,378	\$4,597,183	\$2,896,454
<b>Gross Income per SqFt</b>	\$37.84	\$40.62	\$35.87	\$37.84
<b>Estimated Expense</b>	\$1,498,397	\$1,204,175	\$1,011,166	\$778,633
<b>Expense SqFt</b>	\$10.17	\$9.74	\$7.89	\$10.17
<b>Net Operating Income</b>	\$4,076,759	\$3,818,203	\$3,586,017	\$2,117,821
<b>Full Market Value</b>	\$30,780,002	\$28,828,000	\$27,074,000	\$15,990,000
<b>Market Value per SqFt</b>	\$208.91	\$233.15	\$211.25	\$208.89
<b>Distance from Condominium in miles</b>		0.04	0.76	0.08

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00643-7501	1-00641-0063	1-00624-0059	1-00615-0090
<b>Condominium Section</b>	0314-R1			
<b>Address</b>	77 HORATIO STREET	345 WEST 12 STREET	63 BANK STREET	257 WEST 12 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	12	12	15	11
<b>Year Built</b>	1910	1900	1901	1901
<b>Gross SqFt</b>	11,270	5,682	10,440	6,925
<b>Estimated Gross Income</b>	\$495,429	\$239,050	\$461,387	\$304,405
<b>Gross Income per SqFt</b>	\$43.96	\$42.07	\$44.19	\$43.96
<b>Estimated Expense</b>	\$139,297	\$67,096	\$152,232	\$85,610
<b>Expense SqFt</b>	\$12.36	\$11.81	\$14.58	\$12.36
<b>Net Operating Income</b>	\$356,132	\$171,954	\$309,155	\$218,795
<b>Full Market Value</b>	\$2,689,000	\$1,298,000	\$2,334,000	\$1,635,000
<b>Market Value per SqFt</b>	\$238.60	\$228.44	\$223.56	\$236.10
<b>Distance from Condominium in miles</b>		0.08	0.19	0.24

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00690-7501	1-00740-0030	1-00720-0045	1-00640-0021
<b>Condominium Section</b>	1924-R1			
<b>Address</b>	520 WEST 19 STREET	127 8 AVENUE	401 WEST 22 STREET	756 WASHINGTON STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	25	55	59	67
<b>Year Built</b>	2007	2008	1999	2003
<b>Gross SqFt</b>	67,671	74,946	58,394	76,549
<b>Estimated Gross Income</b>	\$2,762,330	\$3,508,196	\$2,383,657	\$2,896,454
<b>Gross Income per SqFt</b>	\$40.82	\$46.81	\$40.82	\$37.84
<b>Estimated Expense</b>	\$773,480	\$947,213	\$667,424	\$778,633
<b>Expense SqFt</b>	\$11.43	\$12.64	\$11.43	\$10.17
<b>Net Operating Income</b>	\$1,988,850	\$2,560,983	\$1,716,233	\$2,117,821
<b>Full Market Value</b>	\$15,016,001	\$19,335,000	\$12,958,000	\$15,990,000
<b>Market Value per SqFt</b>	\$221.90	\$257.99	\$221.91	\$208.89
<b>Distance from Condominium in miles</b>		0.32	0.23	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00691-7501	1-00641-0017	1-00797-0007	1-00775-0046
Condominium Section	2074-R1			
Address	100 11 AVENUE	379 WEST 12 STREET	163 WEST 21 STREET	220 WEST 26 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	55	148	110	129
Year Built	2007	1996	2005	2000
Gross SqFt	137,343	123,646	128,163	136,477
Estimated Gross Income	\$5,080,318	\$5,022,378	\$4,597,183	\$5,048,018
Gross Income per SqFt	\$36.99	\$40.62	\$35.87	\$36.99
Estimated Expense	\$976,509	\$1,204,175	\$1,011,166	\$970,118
Expense SqFt	\$7.11	\$9.74	\$7.89	\$7.11
Net Operating Income	\$4,103,809	\$3,818,203	\$3,586,017	\$4,077,900
Full Market Value	\$30,983,999	\$28,828,000	\$27,074,000	\$30,788,000
Market Value per SqFt	\$225.60	\$233.15	\$211.25	\$225.59
Distance from Condominium in miles		0.54	0.66	0.57

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00692-7501	1-00719-0072	1-00738-0072	1-00738-0048
Condominium Section	2113-R1			
Address	120 11 AVENUE	454 WEST 22 STREET	358 WEST 15 STREET	312 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	10	16	36	35
Year Built	1910	1900	1911	1900
Gross SqFt	32,236	9,480	22,318	28,078
Estimated Gross Income	\$832,011	\$236,608	\$725,559	\$703,783
Gross Income per SqFt	\$25.81	\$24.96	\$32.51	\$25.07
Estimated Expense	\$316,235	\$105,537	\$205,445	\$267,438
Expense SqFt	\$9.81	\$11.13	\$9.21	\$9.52
Net Operating Income	\$515,776	\$131,071	\$520,114	\$436,345
Full Market Value	\$9,929,627	\$985,000	\$3,927,000	\$3,281,000
Market Value per SqFt	\$308.03	\$103.90	\$175.96	\$116.85
Distance from Condominium in miles		0.17	0.43	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00693-7501	1-00716-0055	1-00754-0019	1-00770-0033
Condominium Section	1134-R1			
Address	532 WEST 22 STREET	434 WEST 19 STREET	337 WEST 30 STREET	209 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	FASHION	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	40	37	12
Year Built	1930	1986	1987	2004
Gross SqFt	28,207	21,000	24,617	8,525
Estimated Gross Income	\$1,007,272	\$749,873	\$680,361	\$373,632
Gross Income per SqFt	\$35.71	\$35.71	\$27.64	\$43.83
Estimated Expense	\$322,970	\$240,506	\$231,323	\$104,617
Expense SqFt	\$11.45	\$11.45	\$9.40	\$12.27
Net Operating Income	\$684,302	\$509,367	\$449,038	\$269,015
Full Market Value	\$5,165,999	\$3,846,000	\$3,390,000	\$2,031,000
Market Value per SqFt	\$183.15	\$183.14	\$137.71	\$238.24
Distance from Condominium in miles		0.21	0.56	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00694-7501	1-00720-0045	1-00740-0030	1-00732-0058
Condominium Section	0964-R1			
Address	525 WEST 22 STREET	401 WEST 22 STREET	127 8 AVENUE	444 WEST 35 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	JAVITS CENTER
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	30	59	55	86
Year Built	1930	1999	2008	1989
Gross SqFt	72,274	58,394	74,946	64,449
Estimated Gross Income	\$2,950,225	\$2,383,657	\$3,508,196	\$2,367,740
Gross Income per SqFt	\$40.82	\$40.82	\$46.81	\$36.74
Estimated Expense	\$826,092	\$667,424	\$947,213	\$690,926
Expense SqFt	\$11.43	\$11.43	\$12.64	\$10.72
Net Operating Income	\$2,124,133	\$1,716,233	\$2,560,983	\$1,676,814
Full Market Value	\$16,036,999	\$12,958,000	\$19,335,000	\$12,660,000
Market Value per SqFt	\$221.89	\$221.91	\$257.99	\$196.43
Distance from Condominium in miles		0.17	0.43	0.62

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7502	1-00716-0055	1-00642-0012	
Condominium Section	1019-R1			
Address	521 WEST 23 STREET	434 WEST 19 STREET	110 HORATIO STREET	
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	6	40	33	
Year Built	1914	1986	1900	
Gross SqFt	23,702	21,000	26,250	
Estimated Gross Income	\$967,042	\$749,873	\$1,204,389	
Gross Income per SqFt	\$40.80	\$35.71	\$45.88	
Estimated Expense	\$278,024	\$240,506	\$315,234	
Expense SqFt	\$11.73	\$11.45	\$12.01	
Net Operating Income	\$689,018	\$509,367	\$889,155	
Full Market Value	\$5,202,000	\$3,846,000	\$6,713,000	
Market Value per SqFt	\$219.48	\$183.14	\$255.73	
Distance from Condominium in miles		0.29	0.69	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7503	1-00826-0001	1-00829-0001	1-01041-0029
Condominium Section	1466-R1			
Address	555 WEST 23 STREET	736 AVENUE OF THE AMERICA	796 AVENUE OF THE AMERICA	831 8 AVENUE
Neighborhood	CHELSEA	FLATIRON	FLATIRON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	336	306	273	295
Year Built	2005	1999	2003	1997
Gross SqFt	272,102	296,400	293,978	270,211
Estimated Gross Income	\$11,060,946	\$12,213,635	\$11,941,109	\$10,983,084
Gross Income per SqFt	\$40.65	\$41.21	\$40.62	\$40.65
Estimated Expense	\$1,654,380	\$3,100,812	\$2,973,388	\$1,642,482
Expense SqFt	\$6.08	\$10.46	\$10.11	\$6.08
Net Operating Income	\$9,406,566	\$9,112,823	\$8,967,721	\$9,340,602
Full Market Value	\$71,020,000	\$68,802,000	\$67,706,000	\$70,522,000
Market Value per SqFt	\$261.01	\$232.13	\$230.31	\$260.99
Distance from Condominium in miles		0.85	0.84	1.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7504	1-00720-0045	1-00631-0030	1-00717-0077
Condominium Section	1523-R1			
Address	231 10 AVENUE	401 WEST 22 STREET	697 GREENWICH STREET	460 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	22	59	53	75
Year Built	2004	1999	1979	1999
Gross SqFt	49,658	58,394	51,200	68,260
Estimated Gross Income	\$2,235,603	\$2,383,657	\$2,305,184	\$3,229,504
Gross Income per SqFt	\$45.02	\$40.82	\$45.02	\$47.31
Estimated Expense	\$675,349	\$667,424	\$696,485	\$630,823
Expense SqFt	\$13.60	\$11.43	\$13.60	\$9.24
Net Operating Income	\$1,560,254	\$1,716,233	\$1,608,699	\$2,598,681
Full Market Value	\$11,779,997	\$12,958,000	\$12,146,000	\$19,620,000
Market Value per SqFt	\$237.22	\$221.91	\$237.23	\$287.43
Distance from Condominium in miles		0.18	0.98	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7505	1-00770-0033	1-00642-0012	
Condominium Section	1752-R1			
Address	519 WEST 23 STREET	209 WEST 20 STREET	110 HORATIO STREET	
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	11	12	33	
Year Built	2005	2004	1900	
Gross SqFt	24,000	8,525	26,250	
Estimated Gross Income	\$1,076,640	\$373,632	\$1,204,389	
Gross Income per SqFt	\$44.86	\$43.83	\$45.88	
Estimated Expense	\$291,360	\$104,617	\$315,234	
Expense SqFt	\$12.14	\$12.27	\$12.01	
Net Operating Income	\$785,280	\$269,015	\$889,155	
Full Market Value	\$5,929,000	\$2,031,000	\$6,713,000	
Market Value per SqFt	\$247.04	\$238.24	\$255.73	
Distance from Condominium in miles		0.53	0.69	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7506	1-00720-0045	1-00740-0030	1-00798-0066
Condominium Section	2026-R1			
Address	200 11 AVENUE	401 WEST 22 STREET	127 8 AVENUE	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	59	55	70
Year Built	2007	1999	2008	1989
Gross SqFt	60,964	58,394	74,946	48,680
Estimated Gross Income	\$2,584,264	\$2,383,657	\$3,508,196	\$2,063,350
Gross Income per SqFt	\$42.39	\$40.82	\$46.81	\$42.39
Estimated Expense	\$557,211	\$667,424	\$947,213	\$445,059
Expense SqFt	\$9.14	\$11.43	\$12.64	\$9.14
Net Operating Income	\$2,027,053	\$1,716,233	\$2,560,983	\$1,618,291
Full Market Value	\$12,998,707	\$12,958,000	\$19,335,000	\$12,218,000
Market Value per SqFt	\$213.22	\$221.91	\$257.99	\$250.99
Distance from Condominium in miles		0.18	0.47	0.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7507	1-00309-0006	1-00770-0033	1-01514-0016
Condominium Section	2065-R1			
Address	515 WEST 23 STREET	54 ORCHARD STREET	209 WEST 20 STREET	131 EAST 85 STREET
Neighborhood	CHELSEA	LOWER EAST SIDE	CHELSEA	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	11	33	12	21
Year Built	2008	2007	2004	1985
Gross SqFt	35,990	33,860	8,525	23,598
Estimated Gross Income	\$1,684,692	\$1,222,185	\$373,632	\$958,639
Gross Income per SqFt	\$46.81	\$36.10	\$43.83	\$40.62
Estimated Expense	\$347,304	\$354,434	\$104,617	\$183,728
Expense SqFt	\$9.65	\$10.47	\$12.27	\$7.79
Net Operating Income	\$1,337,388	\$867,751	\$269,015	\$774,911
Full Market Value	\$10,510,001	\$5,590,000	\$2,031,000	\$5,851,000
Market Value per SqFt	\$292.03	\$165.09	\$238.24	\$247.94
Distance from Condominium in miles		2.33	0.53	3.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00696-7502	1-00797-0074	1-00754-0031	1-00716-0055
Condominium Section	1982-R1			
Address	245 10 AVENUE	160 WEST 22 STREET	313 WEST 30 STREET	434 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	FASHION	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	49	47	40
Year Built	2007	2000	1987	1986
Gross SqFt	49,238	41,423	31,512	21,000
Estimated Gross Income	\$1,758,289	\$1,479,062	\$912,814	\$749,873
Gross Income per SqFt	\$35.71	\$35.71	\$28.97	\$35.71
Estimated Expense	\$279,672	\$235,359	\$345,453	\$240,506
Expense SqFt	\$5.68	\$5.68	\$10.96	\$11.45
Net Operating Income	\$1,478,617	\$1,243,703	\$567,361	\$509,367
Full Market Value	\$11,163,998	\$9,390,000	\$4,284,000	\$3,846,000
Market Value per SqFt	\$226.74	\$226.69	\$135.95	\$183.14
Distance from Condominium in miles		0.69	0.45	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00699-7502	1-00642-0004	1-01041-0019	
Condominium Section	2177-R1			
Address	540 WEST 28 STREET	114 HORATIO STREET	311 WEST 50 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	97	121	104	
Year Built	2009	1987	2001	
Gross SqFt	120,000	85,030	81,050	
Estimated Gross Income	\$5,882,400	\$4,441,606	\$3,712,022	
Gross Income per SqFt	\$49.02	\$52.24	\$45.80	
Estimated Expense	\$1,398,000	\$1,201,086	\$743,410	
Expense SqFt	\$11.65	\$14.13	\$9.17	
Net Operating Income	\$4,484,400	\$3,240,520	\$2,968,612	
Full Market Value	\$33,856,999	\$24,466,000	\$22,413,000	
Market Value per SqFt	\$282.14	\$287.73	\$276.53	
Distance from Condominium in miles		0.88	1.19	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00714-7501	1-00796-0048	1-00768-0059	1-00641-0017
Condominium Section	1900-R1			
Address	450 WEST 17 STREET	120 WEST 21 STREET	238 WEST 19 STREET	379 WEST 12 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	181	213	202	148
Year Built	2006	2000	1986	1996
Gross SqFt	173,100	174,621	157,364	123,646
Estimated Gross Income	\$5,855,973	\$5,907,002	\$5,255,721	\$5,022,378
Gross Income per SqFt	\$33.83	\$33.83	\$33.40	\$40.62
Estimated Expense	\$1,168,425	\$1,179,563	\$1,649,996	\$1,204,175
Expense SqFt	\$6.75	\$6.75	\$10.49	\$9.74
Net Operating Income	\$4,687,548	\$4,727,439	\$3,605,725	\$3,818,203
Full Market Value	\$35,390,999	\$24,442,000	\$27,223,000	\$28,828,000
Market Value per SqFt	\$204.45	\$139.97	\$172.99	\$233.15
Distance from Condominium in miles		0.54	0.35	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00714-7501	1-00775-0044	1-00826-0001	1-01033-0001
Condominium Section	1900-R2			
Address	450 WEST 17 STREET	200 WEST 26 STREET	736 AVENUE OF THE AMERICA	360 WEST 43 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON	MIDTOWN WEST
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	288	234	306	258
Year Built	2006	2000	1999	2002
Gross SqFt	264,402	264,000	296,400	249,052
Estimated Gross Income	\$9,965,311	\$9,950,993	\$12,213,635	\$8,485,543
Gross Income per SqFt	\$37.69	\$37.69	\$41.21	\$34.07
Estimated Expense	\$2,168,096	\$2,164,763	\$3,100,812	\$2,885,085
Expense SqFt	\$8.20	\$8.20	\$10.46	\$11.58
Net Operating Income	\$7,797,215	\$7,786,230	\$9,112,823	\$5,600,458
Full Market Value	\$32,175,000	\$58,786,000	\$68,802,000	\$42,284,000
Market Value per SqFt	\$121.69	\$222.67	\$232.13	\$169.78
Distance from Condominium in miles		0.54	0.77	1.27

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7501	1-00716-0055	1-00764-0051	1-00753-0078
Condominium Section	1477-R1			
Address	444 WEST 19 STREET	434 WEST 19 STREET	222 WEST 15 STREET	342 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	42	40	64	63
Year Built	1900	1986	1928	1940
Gross SqFt	49,892	21,000	38,330	46,000
Estimated Gross Income	\$2,154,835	\$749,873	\$1,731,682	\$1,986,920
Gross Income per SqFt	\$43.19	\$35.71	\$45.18	\$43.19
Estimated Expense	\$441,045	\$240,506	\$484,871	\$406,708
Expense SqFt	\$8.84	\$11.45	\$12.65	\$8.84
Net Operating Income	\$1,713,790	\$509,367	\$1,246,811	\$1,580,212
Full Market Value	\$12,939,007	\$3,846,000	\$9,413,000	\$11,931,000
Market Value per SqFt	\$259.34	\$183.14	\$245.58	\$259.37
Distance from Condominium in miles		0.00	0.38	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7502	1-00716-0055	1-00738-0019	1-00753-0024
Condominium Section	1566-R1			
Address	452 WEST 19 STREET	434 WEST 19 STREET	329 WEST 14 STREET	321 WEST 29 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	20	40	19	24
Year Built	1920	1986	1900	1900
Gross SqFt	22,920	21,000	7,812	14,900
Estimated Gross Income	\$818,473	\$749,873	\$349,983	\$480,302
Gross Income per SqFt	\$35.71	\$35.71	\$44.80	\$32.24
Estimated Expense	\$262,434	\$240,506	\$97,995	\$163,303
Expense SqFt	\$11.45	\$11.45	\$12.54	\$10.96
Net Operating Income	\$556,039	\$509,367	\$251,988	\$316,999
Full Market Value	\$4,198,000	\$3,846,000	\$1,903,000	\$2,393,000
Market Value per SqFt	\$183.16	\$183.14	\$243.60	\$160.60
Distance from Condominium in miles		0.00	0.25	0.55

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7503	1-00740-0030	1-00640-0021	1-00717-0077
Condominium Section	1871-R1			
Address	447 WEST 18 STREET	127 8 AVENUE	756 WASHINGTON STREET	460 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	47	55	67	75
Year Built	2007	2008	2003	1999
Gross SqFt	83,950	74,946	76,549	68,260
Estimated Gross Income	\$3,929,700	\$3,508,196	\$2,896,454	\$3,229,504
Gross Income per SqFt	\$46.81	\$46.81	\$37.84	\$47.31
Estimated Expense	\$1,061,128	\$947,213	\$778,633	\$630,823
Expense SqFt	\$12.64	\$12.64	\$10.17	\$9.24
Net Operating Income	\$2,868,572	\$2,560,983	\$2,117,821	\$2,598,681
Full Market Value	\$21,657,998	\$19,335,000	\$15,990,000	\$19,620,000
Market Value per SqFt	\$257.99	\$257.99	\$208.89	\$287.43
Distance from Condominium in miles		0.19	0.51	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7504	1-00716-0055	1-00770-0033	
Condominium Section	1939-R1			
Address	459 WEST 18 STREET	434 WEST 19 STREET	209 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	10	40	12	
Year Built	2007	1986	2004	
Gross SqFt	26,615	21,000	8,525	
Estimated Gross Income	\$1,058,479	\$749,873	\$373,632	
Gross Income per SqFt	\$39.77	\$35.71	\$43.83	
Estimated Expense	\$315,654	\$240,506	\$104,617	
Expense SqFt	\$11.86	\$11.45	\$12.27	
Net Operating Income	\$742,825	\$509,367	\$269,015	
Full Market Value	\$5,608,001	\$3,846,000	\$2,031,000	
Market Value per SqFt	\$210.71	\$183.14	\$238.24	
Distance from Condominium in miles		0.00	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00717-7501	1-00798-0066	1-00720-0045	1-00716-0055
Condominium Section	0572-R1			
Address	445 WEST 19 STREET	142 WEST 23 STREET	401 WEST 22 STREET	434 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	71	70	59	40
Year Built	1989	1989	1999	1986
Gross SqFt	54,355	48,680	58,394	21,000
Estimated Gross Income	\$2,218,771	\$2,063,350	\$2,383,657	\$749,873
Gross Income per SqFt	\$40.82	\$42.39	\$40.82	\$35.71
Estimated Expense	\$621,278	\$445,059	\$667,424	\$240,506
Expense SqFt	\$11.43	\$9.14	\$11.43	\$11.45
Net Operating Income	\$1,597,493	\$1,618,291	\$1,716,233	\$509,367
Full Market Value	\$12,060,998	\$12,218,000	\$12,958,000	\$3,846,000
Market Value per SqFt	\$221.89	\$250.99	\$221.91	\$183.14
Distance from Condominium in miles		0.53	0.14	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00718-7501	1-00641-0017	1-00642-0004	
Condominium Section	2067-R1			
Address	177 9 AVENUE	379 WEST 12 STREET	114 HORATIO STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	54	148	121	
Year Built	2008	1996	1987	
Gross SqFt	113,082	123,646	85,030	
Estimated Gross Income	\$5,250,397	\$5,022,378	\$4,441,606	
Gross Income per SqFt	\$46.43	\$40.62	\$52.24	
Estimated Expense	\$1,350,199	\$1,204,175	\$1,201,086	
Expense SqFt	\$11.94	\$9.74	\$14.13	
Net Operating Income	\$3,900,198	\$3,818,203	\$3,240,520	
Full Market Value	\$30,650,000	\$28,828,000	\$24,466,000	
Market Value per SqFt	\$271.04	\$233.15	\$287.73	
Distance from Condominium in miles		0.56	0.53	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-7501	1-00716-0055	1-00797-0074	
Condominium Section	0228-R1			
Address	420 WEST 23 STREET	434 WEST 19 STREET	160 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	40	49	
Year Built	1985	1986	2000	
Gross SqFt	37,431	21,000	41,423	
Estimated Gross Income	\$1,336,661	\$749,873	\$1,479,062	
Gross Income per SqFt	\$35.71	\$35.71	\$35.71	
Estimated Expense	\$320,784	\$240,506	\$235,359	
Expense SqFt	\$8.57	\$11.45	\$5.68	
Net Operating Income	\$1,015,877	\$509,367	\$1,243,703	
Full Market Value	\$7,670,003	\$3,846,000	\$9,390,000	
Market Value per SqFt	\$204.91	\$183.14	\$226.69	
Distance from Condominium in miles		0.19	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-7502	1-00716-0055	1-00770-0033	1-00722-0030
Condominium Section	0368-R1			
Address	468 WEST 23 STREET	434 WEST 19 STREET	209 WEST 20 STREET	411 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	11	40	12	20
Year Built	1900	1986	2004	1986
Gross SqFt	8,408	21,000	8,525	11,650
Estimated Gross Income	\$300,250	\$749,873	\$373,632	\$405,321
Gross Income per SqFt	\$35.71	\$35.71	\$43.83	\$34.79
Estimated Expense	\$96,272	\$240,506	\$104,617	\$129,703
Expense SqFt	\$11.45	\$11.45	\$12.27	\$11.13
Net Operating Income	\$203,978	\$509,367	\$269,015	\$275,618
Full Market Value	\$1,382,700	\$3,846,000	\$2,031,000	\$2,081,000
Market Value per SqFt	\$164.45	\$183.14	\$238.24	\$178.63
Distance from Condominium in miles		0.19	0.35	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00721-7501	1-01418-0021	1-00126-0027	1-00075-0001
Condominium Section	0443-R1			
Address	465 WEST 23 STREET	1201 2 AVENUE	38 MURRAY STREET	127 JOHN STREET
Neighborhood	CHELSEA	UPPER EAST SIDE (59-79)	CIVIC CENTER	FINANCIAL
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	713	547	392	579
Year Built	1920	1963	1964	1973
Gross SqFt	616,965	566,083	620,552	541,000
Estimated Gross Income	\$21,686,320	\$21,193,812	\$21,811,884	\$17,637,758
Gross Income per SqFt	\$35.15	\$37.44	\$35.15	\$32.60
Estimated Expense	\$5,676,078	\$6,358,144	\$5,709,711	\$5,884,969
Expense SqFt	\$9.20	\$11.23	\$9.20	\$10.88
Net Operating Income	\$16,010,242	\$14,835,668	\$16,102,173	\$11,752,789
Full Market Value	\$124,574,000	\$112,010,000	\$121,572,000	\$88,734,000
Market Value per SqFt	\$201.91	\$197.87	\$195.91	\$164.02
Distance from Condominium in miles		2.33	2.33	2.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-7501	1-00819-0059	1-00786-0042	1-00732-0058
Condominium Section	1819-R1			
Address	420 WEST 25 STREET	30 WEST 18 STREET	488 7 AVENUE	444 WEST 35 STREET
Neighborhood	CHELSEA	FLATIRON	FASHION	JAVITS CENTER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	79	100	108	86
Year Built	1912	2005	1902	1989
Gross SqFt	97,500	98,690	88,872	64,449
Estimated Gross Income	\$4,042,350	\$4,091,737	\$4,230,020	\$2,367,740
Gross Income per SqFt	\$41.46	\$41.46	\$47.60	\$36.74
Estimated Expense	\$1,131,975	\$1,145,686	\$1,142,105	\$690,926
Expense SqFt	\$11.61	\$11.61	\$12.85	\$10.72
Net Operating Income	\$2,910,375	\$2,946,051	\$3,087,915	\$1,676,814
Full Market Value	\$21,973,002	\$22,243,000	\$23,314,000	\$12,660,000
Market Value per SqFt	\$225.36	\$225.38	\$262.33	\$196.43
Distance from Condominium in miles		0.76	0.68	0.49

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00723-7501	1-00819-0059	1-00740-0030	1-00732-0058
Condominium Section	1499-R1			
Address	263 9 AVENUE	30 WEST 18 STREET	127 8 AVENUE	444 WEST 35 STREET
Neighborhood	CHELSEA	FLATIRON	CHELSEA	JAVITS CENTER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	52	100	55	86
Year Built	1914	2005	2008	1989
Gross SqFt	96,088	98,690	74,946	64,449
Estimated Gross Income	\$3,983,808	\$4,091,737	\$3,508,196	\$2,367,740
Gross Income per SqFt	\$41.46	\$41.46	\$46.81	\$36.74
Estimated Expense	\$1,115,582	\$1,145,686	\$947,213	\$690,926
Expense SqFt	\$11.61	\$11.61	\$12.64	\$10.72
Net Operating Income	\$2,868,226	\$2,946,051	\$2,560,983	\$1,676,814
Full Market Value	\$21,654,997	\$22,243,000	\$19,335,000	\$12,660,000
Market Value per SqFt	\$225.37	\$225.38	\$257.99	\$196.43
Distance from Condominium in miles		0.78	0.45	0.44

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00734-7501	1-01054-0056	1-00732-0058	1-00732-0007
Condominium Section	0054-R1			
Address	438 WEST 37 STREET	444 WEST 45 STREET	444 WEST 35 STREET	455 WEST 34 STREET
Neighborhood	JAVITS CENTER	CLINTON	JAVITS CENTER	JAVITS CENTER
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	52	60	86	128
Year Built	1915	1926	1989	1929
Gross SqFt	110,799	65,615	64,449	97,867
Estimated Gross Income	\$2,972,737	\$1,760,205	\$2,367,740	\$2,213,611
Gross Income per SqFt	\$26.83	\$26.83	\$36.74	\$22.62
Estimated Expense	\$1,059,238	\$626,996	\$690,926	\$835,716
Expense SqFt	\$9.56	\$9.56	\$10.72	\$8.54
Net Operating Income	\$1,913,499	\$1,133,209	\$1,676,814	\$1,377,895
Full Market Value	\$14,447,003	\$8,556,000	\$12,660,000	\$10,194,000
Market Value per SqFt	\$130.39	\$130.40	\$196.43	\$104.16
Distance from Condominium in miles		0.39	0.10	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-7501	1-00909-0028	1-00817-0001	1-00772-0018
Condominium Section	0615-R1			
Address	85 8 AVENUE	501 2 AVENUE	552 AVENUE OF THE AMERICA	235 WEST 22 STREET
Neighborhood	CHELSEA	MURRAY HILL	FLATIRON	CHELSEA
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	117	130	111	150
Year Built	1973	1978	1973	1974
Gross SqFt	110,995	108,614	101,231	116,586
Estimated Gross Income	\$3,506,332	\$4,532,624	\$3,198,226	\$3,678,957
Gross Income per SqFt	\$31.59	\$41.73	\$31.59	\$31.56
Estimated Expense	\$893,510	\$1,278,398	\$815,026	\$1,250,845
Expense SqFt	\$8.05	\$11.77	\$8.05	\$10.73
Net Operating Income	\$2,612,822	\$3,254,226	\$2,383,200	\$2,428,112
Full Market Value	\$20,170,000	\$24,569,000	\$17,993,000	\$18,332,000
Market Value per SqFt	\$181.72	\$226.20	\$177.74	\$157.24
Distance from Condominium in miles		1.26	0.52	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-7502	1-00642-0012	1-00764-0051	1-00635-0042
Condominium Section	1326-R1			
Address	366 WEST 15 STREET	110 HORATIO STREET	222 WEST 15 STREET	123 BANK STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	22	33	64	49
Year Built	1905	1900	1928	1930
Gross SqFt	37,402	26,250	38,330	37,064
Estimated Gross Income	\$1,689,822	\$1,204,389	\$1,731,682	\$1,376,209
Gross Income per SqFt	\$45.18	\$45.88	\$45.18	\$37.13
Estimated Expense	\$473,135	\$315,234	\$484,871	\$372,416
Expense SqFt	\$12.65	\$12.01	\$12.65	\$10.05
Net Operating Income	\$1,216,687	\$889,155	\$1,246,811	\$1,003,793
Full Market Value	\$9,185,998	\$6,713,000	\$9,413,000	\$7,579,000
Market Value per SqFt	\$245.60	\$255.73	\$245.58	\$204.48
Distance from Condominium in miles		0.31	0.17	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-7501	1-00796-0067	1-00775-0017	1-00634-0047
Condominium Section	0142-R1			
Address	305 WEST 18 STREET	150 WEST 21 STREET	231 WEST 25 STREET	337 WEST 11 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	60	61	69	63
Year Built	1950	1950	1961	1965
Gross SqFt	52,698	48,249	50,029	53,500
Estimated Gross Income	\$1,421,792	\$1,301,871	\$1,266,564	\$2,250,817
Gross Income per SqFt	\$26.98	\$26.98	\$25.32	\$42.07
Estimated Expense	\$332,524	\$304,690	\$481,294	\$599,060
Expense SqFt	\$6.31	\$6.31	\$9.62	\$11.20
Net Operating Income	\$1,089,268	\$997,181	\$785,270	\$1,651,757
Full Market Value	\$8,224,001	\$7,529,000	\$5,911,000	\$12,471,000
Market Value per SqFt	\$156.06	\$156.04	\$118.15	\$233.10
Distance from Condominium in miles		0.35	0.37	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-7502	1-00768-0059	1-00883-0044	1-00816-0042
Condominium Section	0739-R1			
Address	360 WEST 22 STREET	238 WEST 19 STREET	376 3 AVENUE	92 5 AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY	FLATIRON
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	218	202	179	217
Year Built	1963	1986	1964	1962
Gross SqFt	196,721	157,364	175,110	180,000
Estimated Gross Income	\$6,265,564	\$5,255,721	\$5,577,204	\$5,567,473
Gross Income per SqFt	\$31.85	\$33.40	\$31.85	\$30.93
Estimated Expense	\$2,004,587	\$1,649,996	\$1,783,556	\$1,797,646
Expense SqFt	\$10.19	\$10.49	\$10.19	\$9.99
Net Operating Income	\$4,260,977	\$3,605,725	\$3,793,648	\$3,769,827
Full Market Value	\$32,916,000	\$27,223,000	\$28,642,000	\$28,462,000
Market Value per SqFt	\$167.32	\$172.99	\$163.57	\$158.12
Distance from Condominium in miles		0.22	0.99	0.61

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00745-7503	1-00843-0003	1-00720-0045	1-00640-0021
<b>Condominium Section</b>	1044-R1			
<b>Address</b>	225 8 AVENUE	75 5 AVENUE	401 WEST 22 STREET	756 WASHINGTON STREET
<b>Neighborhood</b>	CHELSEA	FLATIRON	CHELSEA	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	70	74	59	67
<b>Year Built</b>	1998	1984	1999	2003
<b>Gross SqFt</b>	66,668	63,255	58,394	76,549
<b>Estimated Gross Income</b>	\$2,721,388	\$2,593,695	\$2,383,657	\$2,896,454
<b>Gross Income per SqFt</b>	\$40.82	\$41.00	\$40.82	\$37.84
<b>Estimated Expense</b>	\$762,015	\$515,165	\$667,424	\$778,633
<b>Expense SqFt</b>	\$11.43	\$8.14	\$11.43	\$10.17
<b>Net Operating Income</b>	\$1,959,373	\$2,078,530	\$1,716,233	\$2,117,821
<b>Full Market Value</b>	\$15,362,000	\$15,693,000	\$12,958,000	\$15,990,000
<b>Market Value per SqFt</b>	\$230.43	\$248.09	\$221.91	\$208.89
<b>Distance from Condominium in miles</b>		0.72	0.18	0.66

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00746-7502	1-00797-0074	1-00716-0055	1-00720-0045
<b>Condominium Section</b>	0124-R1			
<b>Address</b>	344 WEST 23 STREET	160 WEST 22 STREET	434 WEST 19 STREET	401 WEST 22 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	44	49	40	59
<b>Year Built</b>	1985	2000	1986	1999
<b>Gross SqFt</b>	53,937	41,423	21,000	58,394
<b>Estimated Gross Income</b>	\$1,926,090	\$1,479,062	\$749,873	\$2,383,657
<b>Gross Income per SqFt</b>	\$35.71	\$35.71	\$35.71	\$40.82
<b>Estimated Expense</b>	\$617,579	\$235,359	\$240,506	\$667,424
<b>Expense SqFt</b>	\$11.45	\$5.68	\$11.45	\$11.43
<b>Net Operating Income</b>	\$1,308,511	\$1,243,703	\$509,367	\$1,716,233
<b>Full Market Value</b>	\$9,878,995	\$9,390,000	\$3,846,000	\$12,958,000
<b>Market Value per SqFt</b>	\$183.16	\$226.69	\$183.14	\$221.91
<b>Distance from Condominium in miles</b>		0.34	0.25	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7503	1-00882-0021	1-00764-0042	1-00618-0033
Condominium Section	0206-R1			
Address	249 8 AVENUE	88 LEXINGTON AVENUE	72 7 AVENUE	48 7 AVENUE
Neighborhood	CHELSEA	GRAMERCY	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	221	180	113	165
Year Built	1931	1927	1931	1931
Gross SqFt	151,785	152,310	109,669	142,204
Estimated Gross Income	\$4,501,943	\$5,386,894	\$3,252,873	\$4,084,808
Gross Income per SqFt	\$29.66	\$35.37	\$29.66	\$28.72
Estimated Expense	\$1,529,993	\$1,753,496	\$1,105,977	\$1,388,835
Expense SqFt	\$10.08	\$11.51	\$10.08	\$9.77
Net Operating Income	\$2,971,950	\$3,633,398	\$2,146,896	\$2,695,973
Full Market Value	\$22,809,000	\$27,432,000	\$16,209,000	\$20,355,000
Market Value per SqFt	\$150.27	\$180.11	\$147.80	\$143.14
Distance from Condominium in miles		0.88	0.41	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7504	1-00768-0077	1-00765-0047	
Condominium Section	0309-R1			
Address	305 WEST 22 STREET	274 WEST 19 STREET	208 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	26	25	52	
Year Built	1920	1920	1925	
Gross SqFt	30,908	22,506	33,547	
Estimated Gross Income	\$1,122,888	\$873,008	\$1,136,343	
Gross Income per SqFt	\$36.33	\$38.79	\$33.87	
Estimated Expense	\$294,553	\$230,816	\$294,829	
Expense SqFt	\$9.53	\$10.26	\$8.79	
Net Operating Income	\$828,335	\$642,192	\$841,514	
Full Market Value	\$6,254,000	\$4,849,000	\$6,353,000	
Market Value per SqFt	\$202.34	\$215.45	\$189.38	
Distance from Condominium in miles		0.25	0.36	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7505	1-00722-0048	1-00768-0077	1-00716-0062
Condominium Section	0875-R1			
Address	322 WEST 23 STREET	412 WEST 25 STREET	274 WEST 19 STREET	448 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	35	25	40
Year Built	1911	1910	1920	1910
Gross SqFt	16,083	19,500	22,506	19,100
Estimated Gross Income	\$623,860	\$757,210	\$873,008	\$731,702
Gross Income per SqFt	\$38.79	\$38.83	\$38.79	\$38.31
Estimated Expense	\$165,012	\$219,591	\$230,816	\$182,875
Expense SqFt	\$10.26	\$11.26	\$10.26	\$9.57
Net Operating Income	\$458,848	\$537,619	\$642,192	\$548,827
Full Market Value	\$3,464,000	\$4,059,000	\$4,849,000	\$4,144,000
Market Value per SqFt	\$215.38	\$208.15	\$215.45	\$216.96
Distance from Condominium in miles		0.20	0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7506	1-00792-0008	1-00792-0012	
Condominium Section	1441-R1			
Address	312 WEST 23 STREET	151 WEST 16 STREET	141 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	77	76	49	
Year Built	1948	1962	1940	
Gross SqFt	36,000	43,770	34,662	
Estimated Gross Income	\$1,227,240	\$1,666,735	\$1,042,985	
Gross Income per SqFt	\$34.09	\$38.08	\$30.09	
Estimated Expense	\$358,560	\$500,021	\$294,766	
Expense SqFt	\$9.96	\$11.42	\$8.50	
Net Operating Income	\$868,680	\$1,166,714	\$748,219	
Full Market Value	\$6,558,988	\$8,809,000	\$5,649,000	
Market Value per SqFt	\$182.19	\$201.26	\$162.97	
Distance from Condominium in miles		0.43	0.43	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7507	1-00746-0027		
Condominium Section	2146-R1			
Address	350 WEST 23 STREET	317 WEST 22 STREET		
Neighborhood	CHELSEA	CHELSEA		
Building Classification	R4-CONDOMINIUM	C5-WALK-UP		
Total Units	14	20		
Year Built	1910	1920		
Gross SqFt	32,450	6,720		
Estimated Gross Income	\$1,485,561	\$320,689		
Gross Income per SqFt	\$45.78	\$47.72		
Estimated Expense	\$355,003	\$92,492		
Expense SqFt	\$10.94	\$13.76		
Net Operating Income	\$1,130,558	\$228,197		
Full Market Value	\$8,160,000	\$1,723,000		
Market Value per SqFt	\$251.46	\$256.40		
Distance from Condominium in miles		0.00		

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00751-7501	1-00746-0026		
Condominium Section	1328-R1			
Address	360 WEST 28 STREET	319 WEST 22 STREET		
Neighborhood	CHELSEA	CHELSEA		
Building Classification	R4-CONDOMINIUM	C5-WALK-UP		
Total Units	17	19		
Year Built	2002	1910		
Gross SqFt	15,480	6,100		
Estimated Gross Income	\$646,135	\$262,726		
Gross Income per SqFt	\$41.74	\$43.07		
Estimated Expense	\$143,190	\$73,563		
Expense SqFt	\$9.25	\$12.06		
Net Operating Income	\$502,945	\$189,163		
Full Market Value	\$3,797,001	\$1,428,000		
Market Value per SqFt	\$245.28	\$234.10		
Distance from Condominium in miles		0.22		

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00760-7501	1-01053-0018	1-00862-0009	
Condominium Section	1295-R1			
Address	315 WEST 36 STREET	433 WEST 43 STREET	9 EAST 32 STREET	
Neighborhood	FASHION	CLINTON	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	20	34	77	
Year Built	1926	1900	1930	
Gross SqFt	31,962	26,009	39,740	
Estimated Gross Income	\$1,146,797	\$918,573	\$1,447,536	
Gross Income per SqFt	\$35.88	\$35.32	\$36.43	
Estimated Expense	\$342,313	\$309,990	\$377,626	
Expense SqFt	\$10.71	\$11.92	\$9.50	
Net Operating Income	\$804,484	\$608,583	\$1,069,910	
Full Market Value	\$6,073,999	\$4,595,000	\$8,078,000	
Market Value per SqFt	\$190.04	\$176.67	\$203.27	
Distance from Condominium in miles		0.38	0.69	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00762-7501	1-01036-0009	1-01035-0059	
Condominium Section	0095-R1			
Address	319 WEST 38 STREET	349 WEST 45 STREET	358 WEST 45 STREET	
Neighborhood	FASHION	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	16	20	20	
Year Built	1920	1920	1930	
Gross SqFt	11,685	9,685	11,725	
Estimated Gross Income	\$415,285	\$372,394	\$382,545	
Gross Income per SqFt	\$35.54	\$38.45	\$32.63	
Estimated Expense	\$158,449	\$127,818	\$163,130	
Expense SqFt	\$13.56	\$13.20	\$13.91	
Net Operating Income	\$256,836	\$244,576	\$219,415	
Full Market Value	\$1,938,999	\$1,847,000	\$1,657,000	
Market Value per SqFt	\$165.94	\$190.71	\$141.32	
Distance from Condominium in miles		0.35	0.30	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00762-7502	1-00732-0058	1-01043-0005	
Condominium Section	1863-R1			
Address	502 9 AVENUE	444 WEST 35 STREET	369 WEST 52 STREET	
Neighborhood	FASHION	JAVITS CENTER	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	36	86	48	
Year Built	2005	1989	1940	
Gross SqFt	34,168	64,449	37,030	
Estimated Gross Income	\$1,273,100	\$2,367,740	\$1,399,072	
Gross Income per SqFt	\$37.26	\$36.74	\$37.78	
Estimated Expense	\$351,247	\$690,926	\$364,096	
Expense SqFt	\$10.28	\$10.72	\$9.83	
Net Operating Income	\$921,853	\$1,676,814	\$1,034,976	
Full Market Value	\$6,959,998	\$12,660,000	\$7,814,000	
Market Value per SqFt	\$203.70	\$196.43	\$211.02	
Distance from Condominium in miles		0.26	0.69	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00764-7501	1-00766-0050	1-00615-0057	1-00764-0067
Condominium Section	0656-R1			
Address	217 WEST 14 STREET	208 WEST 17 STREET	325 WEST 4 STREET	254 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	22	20	20	24
Year Built	1930	1930	1910	1928
Gross SqFt	16,478	10,706	9,797	12,276
Estimated Gross Income	\$540,973	\$388,614	\$321,610	\$377,672
Gross Income per SqFt	\$32.83	\$36.30	\$32.83	\$30.77
Estimated Expense	\$147,313	\$56,409	\$87,583	\$128,408
Expense SqFt	\$8.94	\$5.27	\$8.94	\$10.46
Net Operating Income	\$393,660	\$332,205	\$234,027	\$249,264
Full Market Value	\$2,971,998	\$2,500,000	\$1,767,000	\$1,882,000
Market Value per SqFt	\$180.36	\$233.51	\$180.36	\$153.31
Distance from Condominium in miles		0.10	0.15	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00764-7502	1-00764-0067	1-00766-0050	1-00764-0061
Condominium Section	0794-R1			
Address	221 WEST 14 STREET	254 WEST 15 STREET	208 WEST 17 STREET	240 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	34	24	20	36
Year Built	1930	1928	1930	1928
Gross SqFt	19,979	12,276	10,706	23,112
Estimated Gross Income	\$687,278	\$377,672	\$388,614	\$794,981
Gross Income per SqFt	\$34.40	\$30.77	\$36.30	\$34.40
Estimated Expense	\$206,183	\$128,408	\$56,409	\$238,494
Expense SqFt	\$10.32	\$10.46	\$5.27	\$10.32
Net Operating Income	\$481,095	\$249,264	\$332,205	\$556,487
Full Market Value	\$3,631,998	\$1,882,000	\$2,500,000	\$4,201,000
Market Value per SqFt	\$181.79	\$153.31	\$233.51	\$181.77
Distance from Condominium in miles		0.00	0.10	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-7501	1-00618-0042	1-00716-0055	1-00722-0030
Condominium Section	0276-R1			
Address	252 WEST 17 STREET	205 WEST 13 STREET	434 WEST 19 STREET	411 WEST 24 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	16	55	40	20
Year Built	1985	1962	1986	1986
Gross SqFt	19,718	26,700	21,000	11,650
Estimated Gross Income	\$704,130	\$1,044,852	\$749,873	\$405,321
Gross Income per SqFt	\$35.71	\$39.13	\$35.71	\$34.79
Estimated Expense	\$225,771	\$194,500	\$240,506	\$129,703
Expense SqFt	\$11.45	\$7.28	\$11.45	\$11.13
Net Operating Income	\$478,359	\$850,352	\$509,367	\$275,618
Full Market Value	\$3,612,002	\$6,420,000	\$3,846,000	\$2,081,000
Market Value per SqFt	\$183.18	\$240.45	\$183.14	\$178.63
Distance from Condominium in miles		0.15	0.35	0.50

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-7502	1-00768-0059	1-00797-0007	1-00884-0048
Condominium Section	0629-R1			
Address	124 8 AVENUE	238 WEST 19 STREET	163 WEST 21 STREET	402 3 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	156	202	110	150
Year Built	1989	1986	2005	1974
Gross SqFt	141,673	157,364	128,163	137,628
Estimated Gross Income	\$4,884,885	\$5,255,721	\$4,597,183	\$4,745,054
Gross Income per SqFt	\$34.48	\$33.40	\$35.87	\$34.48
Estimated Expense	\$1,296,308	\$1,649,996	\$1,011,166	\$1,259,535
Expense SqFt	\$9.15	\$10.49	\$7.89	\$9.15
Net Operating Income	\$3,588,577	\$3,605,725	\$3,586,017	\$3,485,519
Full Market Value	\$27,093,995	\$27,223,000	\$27,074,000	\$26,316,000
Market Value per SqFt	\$191.24	\$172.99	\$211.25	\$191.21
Distance from Condominium in miles		0.09	0.28	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-7503	1-00764-0051	1-00740-0030	1-00798-0066
Condominium Section	1176-R1			
Address	206 WEST 17 STREET	222 WEST 15 STREET	127 8 AVENUE	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	11	64	55	70
Year Built	1910	1928	2008	1989
Gross SqFt	62,304	38,330	74,946	48,680
Estimated Gross Income	\$2,814,895	\$1,731,682	\$3,508,196	\$2,063,350
Gross Income per SqFt	\$45.18	\$45.18	\$46.81	\$42.39
Estimated Expense	\$788,146	\$484,871	\$947,213	\$445,059
Expense SqFt	\$12.65	\$12.65	\$12.64	\$9.14
Net Operating Income	\$2,026,749	\$1,246,811	\$2,560,983	\$1,618,291
Full Market Value	\$15,301,999	\$9,413,000	\$19,335,000	\$12,218,000
Market Value per SqFt	\$245.60	\$245.58	\$257.99	\$250.99
Distance from Condominium in miles		0.10	0.17	0.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00766-7504	1-00764-0051	1-00640-0021	1-00843-0003
<b>Condominium Section</b>	1899-R1			
<b>Address</b>	246 WEST 17 STREET	222 WEST 15 STREET	756 WASHINGTON STREET	75 5 AVENUE
<b>Neighborhood</b>	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	31	64	67	74
<b>Year Built</b>	1926	1928	2003	1984
<b>Gross SqFt</b>	68,206	38,330	76,549	63,255
<b>Estimated Gross Income</b>	\$2,796,446	\$1,731,682	\$2,896,454	\$2,593,695
<b>Gross Income per SqFt</b>	\$41.00	\$45.18	\$37.84	\$41.00
<b>Estimated Expense</b>	\$555,197	\$484,871	\$778,633	\$515,165
<b>Expense SqFt</b>	\$8.14	\$12.65	\$10.17	\$8.14
<b>Net Operating Income</b>	\$2,241,249	\$1,246,811	\$2,117,821	\$2,078,530
<b>Full Market Value</b>	\$15,290,005	\$9,413,000	\$15,990,000	\$15,693,000
<b>Market Value per SqFt</b>	\$224.17	\$245.58	\$208.89	\$248.09
<b>Distance from Condominium in miles</b>		0.10	0.51	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00767-7502	1-00570-0008	1-00764-0042	1-00792-0020
<b>Condominium Section</b>	0943-R1			
<b>Address</b>	257 WEST 17 STREET	6 EAST 13 STREET	72 7 AVENUE	125 WEST 16 STREET
<b>Neighborhood</b>	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	32	54	113	44
<b>Year Built</b>	1907	1900	1931	1918
<b>Gross SqFt</b>	83,519	49,408	109,669	39,504
<b>Estimated Gross Income</b>	\$2,477,174	\$1,817,718	\$3,252,873	\$995,870
<b>Gross Income per SqFt</b>	\$29.66	\$36.79	\$29.66	\$25.21
<b>Estimated Expense</b>	\$841,872	\$454,702	\$1,105,977	\$378,431
<b>Expense SqFt</b>	\$10.08	\$9.20	\$10.08	\$9.58
<b>Net Operating Income</b>	\$1,635,302	\$1,363,016	\$2,146,896	\$617,439
<b>Full Market Value</b>	\$12,346,997	\$10,291,000	\$16,209,000	\$3,690,000
<b>Market Value per SqFt</b>	\$147.83	\$208.29	\$147.80	\$93.41
<b>Distance from Condominium in miles</b>		0.56	0.14	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00767-7503	1-00798-0066	1-00843-0003	1-00720-0045
Condominium Section	2000-R1			
Address	201 WEST 17 STREET	142 WEST 23 STREET	75 5 AVENUE	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	70	74	59
Year Built	2000	1989	1984	1999
Gross SqFt	63,723	48,680	63,255	58,394
Estimated Gross Income	\$2,612,643	\$2,063,350	\$2,593,695	\$2,383,657
Gross Income per SqFt	\$41.00	\$42.39	\$41.00	\$40.82
Estimated Expense	\$518,705	\$445,059	\$515,165	\$667,424
Expense SqFt	\$8.14	\$9.14	\$8.14	\$11.43
Net Operating Income	\$2,093,938	\$1,618,291	\$2,078,530	\$1,716,233
Full Market Value	\$15,809,001	\$12,218,000	\$15,693,000	\$12,958,000
Market Value per SqFt	\$248.09	\$250.99	\$248.09	\$221.91
Distance from Condominium in miles		0.29	0.51	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00767-7504	1-00798-0066	1-00631-0030	1-00770-0033
Condominium Section	1305-R1			
Address	224 WEST 18 STREET	142 WEST 23 STREET	697 GREENWICH STREET	209 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	31	70	53	12
Year Built	2002	1989	1979	2004
Gross SqFt	52,645	48,680	51,200	8,525
Estimated Gross Income	\$2,307,430	\$2,063,350	\$2,305,184	\$373,632
Gross Income per SqFt	\$43.83	\$42.39	\$45.02	\$43.83
Estimated Expense	\$645,954	\$445,059	\$696,485	\$104,617
Expense SqFt	\$12.27	\$9.14	\$13.60	\$12.27
Net Operating Income	\$1,661,476	\$1,618,291	\$1,608,699	\$269,015
Full Market Value	\$12,544,000	\$12,218,000	\$12,146,000	\$2,031,000
Market Value per SqFt	\$238.28	\$250.99	\$237.23	\$238.24
Distance from Condominium in miles		0.29	0.62	0.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00768-7501	1-00792-0012	1-00775-0009	1-00765-0047
<b>Condominium Section</b>	0249-R1			
<b>Address</b>	210 WEST 19 STREET	141 WEST 16 STREET	245 WEST 25 STREET	208 WEST 16 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	69	49	68	52
<b>Year Built</b>	1939	1940	1938	1925
<b>Gross SqFt</b>	51,717	34,662	36,500	33,547
<b>Estimated Gross Income</b>	\$1,751,655	\$1,042,985	\$1,451,627	\$1,136,343
<b>Gross Income per SqFt</b>	\$33.87	\$30.09	\$39.77	\$33.87
<b>Estimated Expense</b>	\$454,592	\$294,766	\$451,379	\$294,829
<b>Expense SqFt</b>	\$8.79	\$8.50	\$12.37	\$8.79
<b>Net Operating Income</b>	\$1,297,063	\$748,219	\$1,000,248	\$841,514
<b>Full Market Value</b>	\$9,793,006	\$5,649,000	\$7,552,000	\$6,353,000
<b>Market Value per SqFt</b>	\$189.36	\$162.97	\$206.90	\$189.38
<b>Distance from Condominium in miles</b>		0.19	0.33	0.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00768-7502	1-00817-0001	1-00819-0059	1-00629-0044
<b>Condominium Section</b>	0479-R1			
<b>Address</b>	140 7 AVENUE	552 AVENUE OF THE AMERICA	30 WEST 18 STREET	305 WEST 13 STREET
<b>Neighborhood</b>	CHELSEA	FLATIRON	FLATIRON	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	109	111	100	77
<b>Year Built</b>	1962	1973	2005	1964
<b>Gross SqFt</b>	99,750	101,231	98,690	56,508
<b>Estimated Gross Income</b>	\$4,135,635	\$3,198,226	\$4,091,737	\$2,408,412
<b>Gross Income per SqFt</b>	\$41.46	\$31.59	\$41.46	\$42.62
<b>Estimated Expense</b>	\$1,158,098	\$815,026	\$1,145,686	\$666,500
<b>Expense SqFt</b>	\$11.61	\$8.05	\$11.61	\$11.79
<b>Net Operating Income</b>	\$2,977,537	\$2,383,200	\$2,946,051	\$1,741,912
<b>Full Market Value</b>	\$22,480,003	\$17,993,000	\$22,243,000	\$13,151,000
<b>Market Value per SqFt</b>	\$225.36	\$177.74	\$225.38	\$232.73
<b>Distance from Condominium in miles</b>		0.37	0.35	0.28

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00768-7504	1-00716-0055	1-00819-0020	1-00797-0074
<b>Condominium Section</b>	1442-R1			
<b>Address</b>	270 WEST 19 STREET	434 WEST 19 STREET	31 WEST 17 STREET	160 WEST 22 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	FLATIRON	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	14	40	12	49
<b>Year Built</b>	2004	1986	2005	2000
<b>Gross SqFt</b>	23,052	21,000	27,601	41,423
<b>Estimated Gross Income</b>	\$823,187	\$749,873	\$928,486	\$1,479,062
<b>Gross Income per SqFt</b>	\$35.71	\$35.71	\$33.64	\$35.71
<b>Estimated Expense</b>	\$263,945	\$240,506	\$297,116	\$235,359
<b>Expense SqFt</b>	\$11.45	\$11.45	\$10.76	\$5.68
<b>Net Operating Income</b>	\$559,242	\$509,367	\$631,370	\$1,243,703
<b>Full Market Value</b>	\$4,221,998	\$3,846,000	\$4,767,000	\$9,390,000
<b>Market Value per SqFt</b>	\$183.15	\$183.14	\$172.71	\$226.69
<b>Distance from Condominium in miles</b>		0.34	0.35	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00769-7503	1-00909-0028	1-00641-0017	1-00817-0001
<b>Condominium Section</b>	0502-R1			
<b>Address</b>	160 7 AVENUE	501 2 AVENUE	379 WEST 12 STREET	552 AVENUE OF THE AMERICA
<b>Neighborhood</b>	CHELSEA	MURRAY HILL	GREENWICH VILLAGE-WEST	FLATIRON
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	197	130	148	111
<b>Year Built</b>	1980	1978	1996	1973
<b>Gross SqFt</b>	117,094	108,614	123,646	101,231
<b>Estimated Gross Income</b>	\$4,756,358	\$4,532,624	\$5,022,378	\$3,198,226
<b>Gross Income per SqFt</b>	\$40.62	\$41.73	\$40.62	\$31.59
<b>Estimated Expense</b>	\$1,140,496	\$1,278,398	\$1,204,175	\$815,026
<b>Expense SqFt</b>	\$9.74	\$11.77	\$9.74	\$8.05
<b>Net Operating Income</b>	\$3,615,862	\$3,254,226	\$3,818,203	\$2,383,200
<b>Full Market Value</b>	\$28,335,000	\$24,569,000	\$28,828,000	\$17,993,000
<b>Market Value per SqFt</b>	\$241.99	\$226.20	\$233.15	\$177.74
<b>Distance from Condominium in miles</b>		1.00	0.61	0.39

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00769-7505	1-00850-0064	1-00791-0078	1-00771-0046
<b>Condominium Section</b>	1239-R1			
<b>Address</b>	251 WEST 19 STREET	12 EAST 22 STREET	91 7 AVENUE	196 7 AVENUE
<b>Neighborhood</b>	CHELSEA	FLATIRON	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	43	87	69	85
<b>Year Built</b>	1910	1911	1920	1940
<b>Gross SqFt</b>	82,151	78,646	62,400	76,450
<b>Estimated Gross Income</b>	\$3,243,321	\$3,538,541	\$2,463,615	\$2,155,681
<b>Gross Income per SqFt</b>	\$39.48	\$44.99	\$39.48	\$28.20
<b>Estimated Expense</b>	\$907,769	\$914,483	\$689,812	\$557,884
<b>Expense SqFt</b>	\$11.05	\$11.63	\$11.05	\$7.30
<b>Net Operating Income</b>	\$2,335,552	\$2,624,058	\$1,773,803	\$1,597,797
<b>Full Market Value</b>	\$17,632,999	\$19,812,000	\$13,392,000	\$12,063,000
<b>Market Value per SqFt</b>	\$214.64	\$251.91	\$214.62	\$157.79
<b>Distance from Condominium in miles</b>		0.57	0.25	0.09

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00769-7506	1-00797-0074	1-00819-0020	1-00716-0055
<b>Condominium Section</b>	1269-R1			
<b>Address</b>	217 WEST 19 STREET	160 WEST 22 STREET	31 WEST 17 STREET	434 WEST 19 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	FLATIRON	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	49	12	40
<b>Year Built</b>	2002	2000	2005	1986
<b>Gross SqFt</b>	33,378	41,423	27,601	21,000
<b>Estimated Gross Income</b>	\$1,191,928	\$1,479,062	\$928,486	\$749,873
<b>Gross Income per SqFt</b>	\$35.71	\$35.71	\$33.64	\$35.71
<b>Estimated Expense</b>	\$189,587	\$235,359	\$297,116	\$240,506
<b>Expense SqFt</b>	\$5.68	\$5.68	\$10.76	\$11.45
<b>Net Operating Income</b>	\$1,002,341	\$1,243,703	\$631,370	\$509,367
<b>Full Market Value</b>	\$7,568,000	\$9,390,000	\$4,767,000	\$3,846,000
<b>Market Value per SqFt</b>	\$226.74	\$226.69	\$172.71	\$183.14
<b>Distance from Condominium in miles</b>		0.19	0.36	0.34

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00769-7508	1-00819-0020	1-00797-0074	1-00716-0055
<b>Condominium Section</b>	1910-R1			
<b>Address</b>	241 WEST 19 STREET	31 WEST 17 STREET	160 WEST 22 STREET	434 WEST 19 STREET
<b>Neighborhood</b>	CHELSEA	FLATIRON	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	19	12	49	40
<b>Year Built</b>	2006	2005	2000	1986
<b>Gross SqFt</b>	27,784	27,601	41,423	21,000
<b>Estimated Gross Income</b>	\$992,167	\$928,486	\$1,479,062	\$749,873
<b>Gross Income per SqFt</b>	\$35.71	\$33.64	\$35.71	\$35.71
<b>Estimated Expense</b>	\$157,813	\$297,116	\$235,359	\$240,506
<b>Expense SqFt</b>	\$5.68	\$10.76	\$5.68	\$11.45
<b>Net Operating Income</b>	\$834,354	\$631,370	\$1,243,703	\$509,367
<b>Full Market Value</b>	\$5,899,299	\$4,767,000	\$9,390,000	\$3,846,000
<b>Market Value per SqFt</b>	\$212.33	\$172.71	\$226.69	\$183.14
<b>Distance from Condominium in miles</b>		0.36	0.19	0.34

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00773-7501	1-00797-0074	1-00754-0031	1-00819-0020
<b>Condominium Section</b>	1427-R1			
<b>Address</b>	200 WEST 24 STREET	160 WEST 22 STREET	313 WEST 30 STREET	31 WEST 17 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	FASHION	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	20	49	47	12
<b>Year Built</b>	2004	2000	1987	2005
<b>Gross SqFt</b>	36,967	41,423	31,512	27,601
<b>Estimated Gross Income</b>	\$1,243,570	\$1,479,062	\$912,814	\$928,486
<b>Gross Income per SqFt</b>	\$33.64	\$35.71	\$28.97	\$33.64
<b>Estimated Expense</b>	\$397,765	\$235,359	\$345,453	\$297,116
<b>Expense SqFt</b>	\$10.76	\$5.68	\$10.96	\$10.76
<b>Net Operating Income</b>	\$845,805	\$1,243,703	\$567,361	\$631,370
<b>Full Market Value</b>	\$6,386,000	\$9,390,000	\$4,284,000	\$4,767,000
<b>Market Value per SqFt</b>	\$172.75	\$226.69	\$135.95	\$172.71
<b>Distance from Condominium in miles</b>		0.20	0.38	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00773-7502	1-00818-0019	1-00738-0015	
Condominium Section	1476-R1			
Address	213 WEST 23 STREET	27 WEST 16 STREET	335 WEST 14 STREET	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	12	75	28	
Year Built	1900	1907	1900	
Gross SqFt	44,800	41,300	28,321	
Estimated Gross Income	\$1,503,040	\$1,715,998	\$723,432	
Gross Income per SqFt	\$33.55	\$41.55	\$25.54	
Estimated Expense	\$436,800	\$404,380	\$274,904	
Expense SqFt	\$9.75	\$9.79	\$9.71	
Net Operating Income	\$1,066,240	\$1,311,618	\$448,528	
Full Market Value	\$8,050,002	\$9,903,000	\$3,380,000	
Market Value per SqFt	\$179.69	\$239.78	\$119.35	
Distance from Condominium in miles		0.48	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00774-7501	1-00757-0022	1-00828-0001	1-00919-0014
Condominium Section	1140-R1			
Address	252 7 AVENUE	315 WEST 33 STREET	776 AVENUE OF THE AMERICA	240 EAST 39 STREET
Neighborhood	CHELSEA	FASHION	FLATIRON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	351	346	401	470
Year Built	1910	2000	2000	1997
Gross SqFt	552,679	582,270	454,538	624,519
Estimated Gross Income	\$23,908,894	\$26,675,198	\$19,663,438	\$24,519,187
Gross Income per SqFt	\$43.26	\$45.81	\$43.26	\$39.26
Estimated Expense	\$5,499,156	\$7,469,055	\$4,524,403	\$6,058,772
Expense SqFt	\$9.95	\$12.83	\$9.95	\$9.70
Net Operating Income	\$18,409,738	\$19,206,143	\$15,139,035	\$18,460,415
Full Market Value	\$138,993,986	\$145,007,000	\$114,300,000	\$139,376,000
Market Value per SqFt	\$251.49	\$249.04	\$251.46	\$223.17
Distance from Condominium in miles		0.47	0.33	1.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00778-7501	1-00732-0058	1-00797-0074	1-00754-0031
Condominium Section	1795-R1			
Address	261 WEST 28 STREET	444 WEST 35 STREET	160 WEST 22 STREET	313 WEST 30 STREET
Neighborhood	FASHION	JAVITS CENTER	CHELSEA	FASHION
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	86	49	47
Year Built	2006	1989	2000	1987
Gross SqFt	66,978	64,449	41,423	31,512
Estimated Gross Income	\$2,391,784	\$2,367,740	\$1,479,062	\$912,814
Gross Income per SqFt	\$35.71	\$36.74	\$35.71	\$28.97
Estimated Expense	\$380,435	\$690,926	\$235,359	\$345,453
Expense SqFt	\$5.68	\$10.72	\$5.68	\$10.96
Net Operating Income	\$2,011,349	\$1,676,814	\$1,243,703	\$567,361
Full Market Value	\$14,221,891	\$12,660,000	\$9,390,000	\$4,284,000
Market Value per SqFt	\$212.34	\$196.43	\$226.69	\$135.95
Distance from Condominium in miles		0.45	0.38	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00779-7501	1-00771-0068	1-00887-0014	1-00879-0017
Condominium Section	0290-R1			
Address	252 WEST 30 STREET	258 WEST 22 STREET	121 EAST 31 STREET	131 EAST 23 STREET
Neighborhood	FASHION	CHELSEA	MURRAY HILL	GRAMERCY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	24	39	96	67
Year Built	1927	1920	1930	1925
Gross SqFt	52,598	30,375	58,321	56,670
Estimated Gross Income	\$1,808,845	\$902,252	\$2,005,565	\$2,248,353
Gross Income per SqFt	\$34.39	\$29.70	\$34.39	\$39.67
Estimated Expense	\$578,578	\$198,344	\$641,781	\$608,204
Expense SqFt	\$11.00	\$6.53	\$11.00	\$10.73
Net Operating Income	\$1,230,267	\$703,908	\$1,363,784	\$1,640,149
Full Market Value	\$9,289,002	\$5,315,000	\$10,297,000	\$12,383,000
Market Value per SqFt	\$176.60	\$174.98	\$176.56	\$218.51
Distance from Condominium in miles		0.39	0.69	0.74

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00780-7501	1-01053-0018	1-00902-0015	1-01075-0047
<b>Condominium Section</b>	0274-R1			
<b>Address</b>	406 8 AVENUE	433 WEST 43 STREET	221 EAST 21 STREET	530 WEST 47 STREET
<b>Neighborhood</b>	FASHION	CLINTON	GRAMERCY	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	29	34	29	33
<b>Year Built</b>	1986	1900	1985	1999
<b>Gross SqFt</b>	26,864	26,009	19,900	22,500
<b>Estimated Gross Income</b>	\$943,195	\$918,573	\$675,956	\$789,918
<b>Gross Income per SqFt</b>	\$35.11	\$35.32	\$33.97	\$35.11
<b>Estimated Expense</b>	\$301,683	\$309,990	\$260,143	\$252,774
<b>Expense SqFt</b>	\$11.23	\$11.92	\$13.07	\$11.23
<b>Net Operating Income</b>	\$641,512	\$608,583	\$415,813	\$537,144
<b>Full Market Value</b>	\$4,842,991	\$4,595,000	\$3,139,000	\$4,055,000
<b>Market Value per SqFt</b>	\$180.28	\$176.67	\$157.74	\$180.22
<b>Distance from Condominium in miles</b>		0.72	1.00	0.93

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00790-7502	1-00753-0056	1-00701-0062	
<b>Condominium Section</b>	1222-R1			
<b>Address</b>	125 WEST 14 STREET	324 WEST 30 STREET	534 WEST 30 STREET	
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	
<b>Building Classification</b>	RR-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
<b>Total Units</b>	213	224	369	
<b>Year Built</b>	2001	1928	2008	
<b>Gross SqFt</b>	180,281	147,888	387,468	
<b>Estimated Gross Income</b>	\$8,528,896	\$7,904,875	\$4,971,466	
<b>Gross Income per SqFt</b>	\$47.31	\$53.45	\$12.83	
<b>Estimated Expense</b>	\$2,634,377	\$2,121,590	\$1,999,999	
<b>Expense SqFt</b>	\$14.61	\$14.35	\$5.16	
<b>Net Operating Income</b>	\$5,894,519	\$5,783,285	\$2,971,467	
<b>Full Market Value</b>	\$46,322,000	\$19,118,000	\$96,070,000	
<b>Market Value per SqFt</b>	\$256.94	\$129.27	\$247.94	
<b>Distance from Condominium in miles</b>		0.79	0.98	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-7502	1-00819-0059	1-00640-0021	1-00462-0035
Condominium Section	1222-R2			
Address	120 WEST 15 STREET	30 WEST 18 STREET	756 WASHINGTON STREET	223 EAST 6 STREET
Neighborhood	CHELSEA	FLATIRON	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	100	67	86
Year Built	2001	2005	2003	1996
Gross SqFt	97,866	98,690	76,549	91,680
Estimated Gross Income	\$3,703,249	\$4,091,737	\$2,896,454	\$2,967,837
Gross Income per SqFt	\$37.84	\$41.46	\$37.84	\$32.37
Estimated Expense	\$995,297	\$1,145,686	\$778,633	\$1,009,065
Expense SqFt	\$10.17	\$11.61	\$10.17	\$11.01
Net Operating Income	\$2,707,952	\$2,946,051	\$2,117,821	\$1,958,772
Full Market Value	\$21,156,000	\$22,243,000	\$15,990,000	\$14,789,000
Market Value per SqFt	\$216.17	\$225.38	\$208.89	\$161.31
Distance from Condominium in miles		0.23	0.57	0.84

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-7501	1-00792-0020	1-00792-0012	1-00576-0076
Condominium Section	0157-R1			
Address	131 WEST 16 STREET	125 WEST 16 STREET	141 WEST 16 STREET	71 WEST 12 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	44	49	46
Year Built	1918	1918	1940	1922
Gross SqFt	39,792	39,504	34,662	37,824
Estimated Gross Income	\$1,197,341	\$995,870	\$1,042,985	\$1,168,744
Gross Income per SqFt	\$30.09	\$25.21	\$30.09	\$30.90
Estimated Expense	\$338,232	\$378,431	\$294,766	\$309,624
Expense SqFt	\$8.50	\$9.58	\$8.50	\$8.19
Net Operating Income	\$859,109	\$617,439	\$748,219	\$859,120
Full Market Value	\$6,486,007	\$3,690,000	\$5,649,000	\$6,486,000
Market Value per SqFt	\$163.00	\$93.41	\$162.97	\$171.48
Distance from Condominium in miles		0.00	0.00	0.27

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-7503	1-00823-0047	1-00551-0016	
Condominium Section	0467-R1			
Address	130 WEST 17 STREET	4 WEST 22 STREET	27 WASHINGTON SQUARE NORT	
Neighborhood	CHELSEA	FLATIRON	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	14	12	28	
Year Built	1906	1904	1900	
Gross SqFt	31,650	29,453	32,410	
Estimated Gross Income	\$876,072	\$877,347	\$828,365	
Gross Income per SqFt	\$27.68	\$29.79	\$25.56	
Estimated Expense	\$308,588	\$288,046	\$314,779	
Expense SqFt	\$9.75	\$9.78	\$9.71	
Net Operating Income	\$567,484	\$589,301	\$513,586	
Full Market Value	\$4,322,000	\$4,449,000	\$3,871,000	
Market Value per SqFt	\$136.56	\$151.05	\$119.44	
Distance from Condominium in miles		0.29	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-7504	1-00884-0048	1-00618-0033	
Condominium Section	0710-R1			
Address	101 7 AVENUE	402 3 AVENUE	48 7 AVENUE	
Neighborhood	CHELSEA	MURRAY HILL	GREENWICH VILLAGE-WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	155	150	165	
Year Built	1930	1974	1931	
Gross SqFt	138,320	137,628	142,204	
Estimated Gross Income	\$4,370,912	\$4,745,054	\$4,084,808	
Gross Income per SqFt	\$31.60	\$34.48	\$28.72	
Estimated Expense	\$1,308,507	\$1,259,535	\$1,388,835	
Expense SqFt	\$9.46	\$9.15	\$9.77	
Net Operating Income	\$3,062,405	\$3,485,519	\$2,695,973	
Full Market Value	\$23,641,000	\$26,316,000	\$20,355,000	
Market Value per SqFt	\$170.92	\$191.21	\$143.14	
Distance from Condominium in miles		0.84	0.22	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7501	1-00570-0008	1-00818-0019	1-00791-0078
Condominium Section	0069-R1			
Address	117 WEST 17 STREET	6 EAST 13 STREET	27 WEST 16 STREET	91 7 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	35	54	75	69
Year Built	1900	1900	1907	1920
Gross SqFt	61,572	49,408	41,300	62,400
Estimated Gross Income	\$2,430,863	\$1,817,718	\$1,715,998	\$2,463,615
Gross Income per SqFt	\$39.48	\$36.79	\$41.55	\$39.48
Estimated Expense	\$680,371	\$454,702	\$404,380	\$689,812
Expense SqFt	\$11.05	\$9.20	\$9.79	\$11.05
Net Operating Income	\$1,750,492	\$1,363,016	\$1,311,618	\$1,773,803
Full Market Value	\$13,215,999	\$10,291,000	\$9,903,000	\$13,392,000
Market Value per SqFt	\$214.64	\$208.29	\$239.78	\$214.62
Distance from Condominium in miles		0.41	0.18	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7502	1-00768-0077	1-00765-0005	1-00823-0047
Condominium Section	0432-R1			
Address	120 WEST 18 STREET	274 WEST 19 STREET	259 WEST 15 STREET	4 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	9	25	29	12
Year Built	1907	1920	1905	1904
Gross SqFt	19,713	22,506	20,550	29,453
Estimated Gross Income	\$667,088	\$873,008	\$695,405	\$877,347
Gross Income per SqFt	\$33.84	\$38.79	\$33.84	\$29.79
Estimated Expense	\$124,389	\$230,816	\$129,735	\$288,046
Expense SqFt	\$6.31	\$10.26	\$6.31	\$9.78
Net Operating Income	\$542,699	\$642,192	\$565,670	\$589,301
Full Market Value	\$4,097,000	\$4,849,000	\$4,271,000	\$4,449,000
Market Value per SqFt	\$207.83	\$215.45	\$207.83	\$151.05
Distance from Condominium in miles		0.18	0.19	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7505	1-00819-0059	1-00797-0074	
Condominium Section	1234-R1			
Address	151 WEST 17 STREET	30 WEST 18 STREET	160 WEST 22 STREET	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	51	100	49	
Year Built	2001	2005	2000	
Gross SqFt	111,514	98,690	41,423	
Estimated Gross Income	\$4,303,325	\$4,091,737	\$1,479,062	
Gross Income per SqFt	\$38.59	\$41.46	\$35.71	
Estimated Expense	\$964,596	\$1,145,686	\$235,359	
Expense SqFt	\$8.65	\$11.61	\$5.68	
Net Operating Income	\$3,338,729	\$2,946,051	\$1,243,703	
Full Market Value	\$25,207,001	\$22,243,000	\$9,390,000	
Market Value per SqFt	\$226.04	\$225.38	\$226.69	
Distance from Condominium in miles		0.18	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7506	1-00797-0074	1-00764-0051	1-00798-0066
Condominium Section	1314-R1			
Address	144 WEST 18 STREET	160 WEST 22 STREET	222 WEST 15 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	49	64	70
Year Built	1910	2000	1928	1989
Gross SqFt	54,708	41,423	38,330	48,680
Estimated Gross Income	\$2,319,072	\$1,479,062	\$1,731,682	\$2,063,350
Gross Income per SqFt	\$42.39	\$35.71	\$45.18	\$42.39
Estimated Expense	\$500,031	\$235,359	\$484,871	\$445,059
Expense SqFt	\$9.14	\$5.68	\$12.65	\$9.14
Net Operating Income	\$1,819,041	\$1,243,703	\$1,246,811	\$1,618,291
Full Market Value	\$13,734,002	\$9,390,000	\$9,413,000	\$12,218,000
Market Value per SqFt	\$251.04	\$226.69	\$245.58	\$250.99
Distance from Condominium in miles		0.18	0.22	0.23

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7507	1-00557-0022	1-00770-0033	
Condominium Section	1861-R1			
Address	100 WEST 18 STREET	70 EAST 12 STREET	209 WEST 20 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	43	62	12	
Year Built	2006	1987	2004	
Gross SqFt	67,387	42,000	8,525	
Estimated Gross Income	\$3,258,161	\$2,220,593	\$373,632	
Gross Income per SqFt	\$48.35	\$52.87	\$43.83	
Estimated Expense	\$781,015	\$457,886	\$104,617	
Expense SqFt	\$11.59	\$10.90	\$12.27	
Net Operating Income	\$2,477,146	\$1,762,707	\$269,015	
Full Market Value	\$18,701,997	\$13,308,000	\$2,031,000	
Market Value per SqFt	\$277.53	\$316.86	\$238.24	
Distance from Condominium in miles		0.62	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7508	1-00740-0030	1-00631-0030	1-00642-0004
Condominium Section	1921-R1			
Address	127 7 AVENUE	127 8 AVENUE	697 GREENWICH STREET	114 HORATIO STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	38	55	53	121
Year Built	2008	2008	1979	1987
Gross SqFt	70,840	74,946	51,200	85,030
Estimated Gross Income	\$3,316,020	\$3,508,196	\$2,305,184	\$4,441,606
Gross Income per SqFt	\$46.81	\$46.81	\$45.02	\$52.24
Estimated Expense	\$895,418	\$947,213	\$696,485	\$1,201,086
Expense SqFt	\$12.64	\$12.64	\$13.60	\$14.13
Net Operating Income	\$2,420,602	\$2,560,983	\$1,608,699	\$3,240,520
Full Market Value	\$18,276,002	\$19,335,000	\$12,146,000	\$24,466,000
Market Value per SqFt	\$257.99	\$257.99	\$237.23	\$287.73
Distance from Condominium in miles		0.34	0.66	0.64

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00794-7501	1-00797-0007	1-00819-0059	1-00641-0017
<b>Condominium Section</b>	1596-R1			
<b>Address</b>	130 WEST 19 STREET	163 WEST 21 STREET	30 WEST 18 STREET	379 WEST 12 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	FLATIRON	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	64	110	100	148
<b>Year Built</b>	2005	2005	2005	1996
<b>Gross SqFt</b>	118,000	128,163	98,690	123,646
<b>Estimated Gross Income</b>	\$4,232,660	\$4,597,183	\$4,091,737	\$5,022,378
<b>Gross Income per SqFt</b>	\$35.87	\$35.87	\$41.46	\$40.62
<b>Estimated Expense</b>	\$931,020	\$1,011,166	\$1,145,686	\$1,204,175
<b>Expense SqFt</b>	\$7.89	\$7.89	\$11.61	\$9.74
<b>Net Operating Income</b>	\$3,301,640	\$3,586,017	\$2,946,051	\$3,818,203
<b>Full Market Value</b>	\$24,927,000	\$27,074,000	\$22,243,000	\$28,828,000
<b>Market Value per SqFt</b>	\$211.25	\$211.25	\$225.38	\$233.15
<b>Distance from Condominium in miles</b>		0.13	0.19	0.68

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00794-7502	1-00797-0074	1-00819-0020	1-00798-0066
<b>Condominium Section</b>	1638-R1			
<b>Address</b>	163 WEST 18 STREET	160 WEST 22 STREET	31 WEST 17 STREET	142 WEST 23 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	FLATIRON	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	26	49	12	70
<b>Year Built</b>	2006	2000	2005	1989
<b>Gross SqFt</b>	45,457	41,423	27,601	48,680
<b>Estimated Gross Income</b>	\$1,623,269	\$1,479,062	\$928,486	\$2,063,350
<b>Gross Income per SqFt</b>	\$35.71	\$35.71	\$33.64	\$42.39
<b>Estimated Expense</b>	\$258,196	\$235,359	\$297,116	\$445,059
<b>Expense SqFt</b>	\$5.68	\$5.68	\$10.76	\$9.14
<b>Net Operating Income</b>	\$1,365,073	\$1,243,703	\$631,370	\$1,618,291
<b>Full Market Value</b>	\$10,306,000	\$9,390,000	\$4,767,000	\$12,218,000
<b>Market Value per SqFt</b>	\$226.72	\$226.69	\$172.71	\$250.99
<b>Distance from Condominium in miles</b>		0.13	0.19	0.18

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00795-7501	1-00819-0059	1-00850-0039	
Condominium Section	1552-R1			
Address	121 WEST 19 STREET	30 WEST 18 STREET	268 PARK AVENUE SOUTH	
Neighborhood	CHELSEA	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	67	100	77	
Year Built	1903	2005	1927	
Gross SqFt	120,050	98,690	98,641	
Estimated Gross Income	\$5,399,849	\$4,091,737	\$4,783,794	
Gross Income per SqFt	\$44.98	\$41.46	\$48.50	
Estimated Expense	\$1,424,994	\$1,145,686	\$1,195,996	
Expense SqFt	\$11.87	\$11.61	\$12.12	
Net Operating Income	\$3,974,855	\$2,946,051	\$3,587,798	
Full Market Value	\$30,009,995	\$22,243,000	\$27,088,000	
Market Value per SqFt	\$249.98	\$225.38	\$274.61	
Distance from Condominium in miles		0.20	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00795-7502	1-00797-0074	1-00819-0020	
Condominium Section	2031-R1			
Address	130 WEST 20 STREET	160 WEST 22 STREET	31 WEST 17 STREET	
Neighborhood	CHELSEA	CHELSEA	FLATIRON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	35	49	12	
Year Built	2008	2000	2005	
Gross SqFt	40,339	41,423	27,601	
Estimated Gross Income	\$1,398,957	\$1,479,062	\$928,486	
Gross Income per SqFt	\$34.68	\$35.71	\$33.64	
Estimated Expense	\$331,587	\$235,359	\$297,116	
Expense SqFt	\$8.22	\$5.68	\$10.76	
Net Operating Income	\$1,067,370	\$1,243,703	\$631,370	
Full Market Value	\$8,058,998	\$9,390,000	\$4,767,000	
Market Value per SqFt	\$199.78	\$226.69	\$172.71	
Distance from Condominium in miles		0.09	0.20	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-7501	1-00797-0074	1-00819-0020	
Condominium Section	0393-R1			
Address	179 7 AVENUE	160 WEST 22 STREET	31 WEST 17 STREET	
Neighborhood	CHELSEA	CHELSEA	FLATIRON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	45	49	12	
Year Built	1987	2000	2005	
Gross SqFt	31,800	41,423	27,601	
Estimated Gross Income	\$1,102,824	\$1,479,062	\$928,486	
Gross Income per SqFt	\$34.68	\$35.71	\$33.64	
Estimated Expense	\$261,396	\$235,359	\$297,116	
Expense SqFt	\$8.22	\$5.68	\$10.76	
Net Operating Income	\$841,428	\$1,243,703	\$631,370	
Full Market Value	\$6,353,003	\$9,390,000	\$4,767,000	
Market Value per SqFt	\$199.78	\$226.69	\$172.71	
Distance from Condominium in miles		0.05	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-7502	1-00818-0019	1-00570-0008	
Condominium Section	0781-R1			
Address	121 WEST 20 STREET	27 WEST 16 STREET	6 EAST 13 STREET	
Neighborhood	CHELSEA	FLATIRON	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	28	75	54	
Year Built	1875	1907	1900	
Gross SqFt	41,294	41,300	49,408	
Estimated Gross Income	\$1,617,486	\$1,715,998	\$1,817,718	
Gross Income per SqFt	\$39.17	\$41.55	\$36.79	
Estimated Expense	\$392,293	\$404,380	\$454,702	
Expense SqFt	\$9.50	\$9.79	\$9.20	
Net Operating Income	\$1,225,193	\$1,311,618	\$1,363,016	
Full Market Value	\$9,250,001	\$9,903,000	\$10,291,000	
Market Value per SqFt	\$224.00	\$239.78	\$208.29	
Distance from Condominium in miles		0.25	0.51	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-7503	1-00797-0074	1-00819-0020	1-00770-0033
Condominium Section	1116-R1			
Address	129 WEST 20 STREET	160 WEST 22 STREET	31 WEST 17 STREET	209 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	15	49	12	12
Year Built	1905	2000	2005	2004
Gross SqFt	32,085	41,423	27,601	8,525
Estimated Gross Income	\$1,145,755	\$1,479,062	\$928,486	\$373,632
Gross Income per SqFt	\$35.71	\$35.71	\$33.64	\$43.83
Estimated Expense	\$182,243	\$235,359	\$297,116	\$104,617
Expense SqFt	\$5.68	\$5.68	\$10.76	\$12.27
Net Operating Income	\$963,512	\$1,243,703	\$631,370	\$269,015
Full Market Value	\$7,275,000	\$9,390,000	\$4,767,000	\$2,031,000
Market Value per SqFt	\$226.74	\$226.69	\$172.71	\$238.24
Distance from Condominium in miles		0.05	0.22	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-7504	1-00740-0030	1-00850-0039	
Condominium Section	1437-R1			
Address	655 6 AVENUE	127 8 AVENUE	268 PARK AVENUE SOUTH	
Neighborhood	CHELSEA	CHELSEA	FLATIRON	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	49	55	77	
Year Built	1900	2008	1927	
Gross SqFt	84,890	74,946	98,641	
Estimated Gross Income	\$4,045,857	\$3,508,196	\$4,783,794	
Gross Income per SqFt	\$47.66	\$46.81	\$48.50	
Estimated Expense	\$1,050,938	\$947,213	\$1,195,996	
Expense SqFt	\$12.38	\$12.64	\$12.12	
Net Operating Income	\$2,994,919	\$2,560,983	\$3,587,798	
Full Market Value	\$22,611,998	\$19,335,000	\$27,088,000	
Market Value per SqFt	\$266.37	\$257.99	\$274.61	
Distance from Condominium in miles		0.38	0.40	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00797-7501	1-00797-0074	1-00819-0059	1-00798-0066
<b>Condominium Section</b>	1839-R1			
<b>Address</b>	125 WEST 21 STREET	160 WEST 22 STREET	30 WEST 18 STREET	142 WEST 23 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	FLATIRON	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	52	49	100	70
<b>Year Built</b>	2006	2000	2005	1989
<b>Gross SqFt</b>	77,419	41,423	98,690	48,680
<b>Estimated Gross Income</b>	\$3,209,792	\$1,479,062	\$4,091,737	\$2,063,350
<b>Gross Income per SqFt</b>	\$41.46	\$35.71	\$41.46	\$42.39
<b>Estimated Expense</b>	\$898,835	\$235,359	\$1,145,686	\$445,059
<b>Expense SqFt</b>	\$11.61	\$5.68	\$11.61	\$9.14
<b>Net Operating Income</b>	\$2,310,957	\$1,243,703	\$2,946,051	\$1,618,291
<b>Full Market Value</b>	\$17,448,000	\$9,390,000	\$22,243,000	\$12,218,000
<b>Market Value per SqFt</b>	\$225.37	\$226.69	\$225.38	\$250.99
<b>Distance from Condominium in miles</b>		0.00	0.25	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00797-7502	1-00797-0074	1-00753-0078	
<b>Condominium Section</b>	1122-R1			
<b>Address</b>	126 WEST 22 STREET	160 WEST 22 STREET	342 9 AVENUE	
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	22	49	63	
<b>Year Built</b>	1911	2000	1940	
<b>Gross SqFt</b>	58,449	41,423	46,000	
<b>Estimated Gross Income</b>	\$2,305,813	\$1,479,062	\$1,986,920	
<b>Gross Income per SqFt</b>	\$39.45	\$35.71	\$43.19	
<b>Estimated Expense</b>	\$424,340	\$235,359	\$406,708	
<b>Expense SqFt</b>	\$7.26	\$5.68	\$8.84	
<b>Net Operating Income</b>	\$1,881,473	\$1,243,703	\$1,580,212	
<b>Full Market Value</b>	\$14,204,999	\$9,390,000	\$11,931,000	
<b>Market Value per SqFt</b>	\$243.03	\$226.69	\$259.37	
<b>Distance from Condominium in miles</b>		0.00	0.51	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7503	1-00768-0077	1-00770-0051	
Condominium Section	1172-R1			
Address	132 WEST 22 STREET	274 WEST 19 STREET	220 WEST 21 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	6	25	35	
Year Built	1913	1920	1920	
Gross SqFt	17,234	22,506	25,778	
Estimated Gross Income	\$595,952	\$873,008	\$782,580	
Gross Income per SqFt	\$34.58	\$38.79	\$30.36	
Estimated Expense	\$158,208	\$230,816	\$208,428	
Expense SqFt	\$9.18	\$10.26	\$8.09	
Net Operating Income	\$437,744	\$642,192	\$574,152	
Full Market Value	\$3,305,000	\$4,849,000	\$4,335,000	
Market Value per SqFt	\$191.77	\$215.45	\$168.17	
Distance from Condominium in miles		0.22	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7505	1-00797-0074	1-00819-0020	
Condominium Section	1372-R1			
Address	146 WEST 22 STREET	160 WEST 22 STREET	31 WEST 17 STREET	
Neighborhood	CHELSEA	CHELSEA	FLATIRON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	13	49	12	
Year Built	2003	2000	2005	
Gross SqFt	37,035	41,423	27,601	
Estimated Gross Income	\$1,284,374	\$1,479,062	\$928,486	
Gross Income per SqFt	\$34.68	\$35.71	\$33.64	
Estimated Expense	\$304,428	\$235,359	\$297,116	
Expense SqFt	\$8.22	\$5.68	\$10.76	
Net Operating Income	\$979,946	\$1,243,703	\$631,370	
Full Market Value	\$7,399,000	\$9,390,000	\$4,767,000	
Market Value per SqFt	\$199.78	\$226.69	\$172.71	
Distance from Condominium in miles		0.00	0.25	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7507	1-00818-0019	1-00850-0064	1-00575-0077
Condominium Section	1963-R1			
Address	140 WEST 22 STREET	27 WEST 16 STREET	12 EAST 22 STREET	55 WEST 11 STREET
Neighborhood	CHELSEA	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	52	75	87	88
Year Built	1911	1907	1911	1924
Gross SqFt	68,395	41,300	78,646	63,943
Estimated Gross Income	\$2,841,812	\$1,715,998	\$3,538,541	\$2,564,871
Gross Income per SqFt	\$41.55	\$41.55	\$44.99	\$40.11
Estimated Expense	\$669,587	\$404,380	\$914,483	\$718,164
Expense SqFt	\$9.79	\$9.79	\$11.63	\$11.23
Net Operating Income	\$2,172,225	\$1,311,618	\$2,624,058	\$1,846,707
Full Market Value	\$16,399,996	\$9,903,000	\$19,812,000	\$13,943,000
Market Value per SqFt	\$239.78	\$239.78	\$251.91	\$218.05
Distance from Condominium in miles		0.29	0.39	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7502	1-00642-0004	1-00629-0044	1-00902-0049
Condominium Section	0177-R1			
Address	215 7 AVENUE	114 HORATIO STREET	305 WEST 13 STREET	220 EAST 22 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	120	121	77	123
Year Built	1973	1987	1964	1930
Gross SqFt	80,000	85,030	56,508	77,275
Estimated Gross Income	\$4,172,800	\$4,441,606	\$2,408,412	\$4,030,983
Gross Income per SqFt	\$52.16	\$52.24	\$42.62	\$52.16
Estimated Expense	\$1,106,400	\$1,201,086	\$666,500	\$1,068,449
Expense SqFt	\$13.83	\$14.13	\$11.79	\$13.83
Net Operating Income	\$3,066,400	\$3,240,520	\$1,741,912	\$2,962,534
Full Market Value	\$23,150,994	\$24,466,000	\$13,151,000	\$22,367,000
Market Value per SqFt	\$289.39	\$287.73	\$232.73	\$289.45
Distance from Condominium in miles		0.80	0.53	0.73

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7503	1-00618-0042	1-00909-0046	
Condominium Section	0729-R1			
Address	140 WEST 23 STREET	205 WEST 13 STREET	216 EAST 29 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	20	55	54	
Year Built	1950	1962	1960	
Gross SqFt	28,124	26,700	24,600	
Estimated Gross Income	\$1,030,182	\$1,044,852	\$839,535	
Gross Income per SqFt	\$36.63	\$39.13	\$34.13	
Estimated Expense	\$255,928	\$194,500	\$268,651	
Expense SqFt	\$9.10	\$7.28	\$10.92	
Net Operating Income	\$774,254	\$850,352	\$570,884	
Full Market Value	\$5,846,000	\$6,420,000	\$4,310,000	
Market Value per SqFt	\$207.87	\$240.45	\$175.20	
Distance from Condominium in miles		0.45	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7505	1-00798-0066	1-00843-0003	1-00732-0058
Condominium Section	1845-R1			
Address	125 WEST 22 STREET	142 WEST 23 STREET	75 5 AVENUE	444 WEST 35 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON	JAVITS CENTER
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	33	70	74	86
Year Built	2006	1989	1984	1989
Gross SqFt	66,937	48,680	63,255	64,449
Estimated Gross Income	\$2,744,417	\$2,063,350	\$2,593,695	\$2,367,740
Gross Income per SqFt	\$41.00	\$42.39	\$41.00	\$36.74
Estimated Expense	\$544,867	\$445,059	\$515,165	\$690,926
Expense SqFt	\$8.14	\$9.14	\$8.14	\$10.72
Net Operating Income	\$2,199,550	\$1,618,291	\$2,078,530	\$1,676,814
Full Market Value	\$16,607,001	\$12,218,000	\$15,693,000	\$12,660,000
Market Value per SqFt	\$248.10	\$250.99	\$248.09	\$196.43
Distance from Condominium in miles		0.00	0.46	0.78

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7506	1-00819-0059	1-00641-0017	1-00909-0028
Condominium Section	1869-R1			
Address	133 WEST 22 STREET	30 WEST 18 STREET	379 WEST 12 STREET	501 2 AVENUE
Neighborhood	CHELSEA	FLATIRON	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	99	100	148	130
Year Built	2008	2005	1996	1978
Gross SqFt	112,888	98,690	123,646	108,614
Estimated Gross Income	\$4,585,511	\$4,091,737	\$5,022,378	\$4,532,624
Gross Income per SqFt	\$40.62	\$41.46	\$40.62	\$41.73
Estimated Expense	\$1,099,529	\$1,145,686	\$1,204,175	\$1,278,398
Expense SqFt	\$9.74	\$11.61	\$9.74	\$11.77
Net Operating Income	\$3,485,982	\$2,946,051	\$3,818,203	\$3,254,226
Full Market Value	\$26,318,999	\$22,243,000	\$28,828,000	\$24,569,000
Market Value per SqFt	\$233.14	\$225.38	\$233.15	\$226.20
Distance from Condominium in miles		0.29	0.82	0.79

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00799-7501	1-00642-0012	1-00764-0051	
Condominium Section	1770-R1			
Address	124 WEST 24 STREET	110 HORATIO STREET	222 WEST 15 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	20	33	64	
Year Built	1920	1900	1928	
Gross SqFt	23,621	26,250	38,330	
Estimated Gross Income	\$1,075,464	\$1,204,389	\$1,731,682	
Gross Income per SqFt	\$45.53	\$45.88	\$45.18	
Estimated Expense	\$291,247	\$315,234	\$484,871	
Expense SqFt	\$12.33	\$12.01	\$12.65	
Net Operating Income	\$784,217	\$889,155	\$1,246,811	
Full Market Value	\$5,921,001	\$6,713,000	\$9,413,000	
Market Value per SqFt	\$250.67	\$255.73	\$245.58	
Distance from Condominium in miles		0.84	0.46	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00800-7501	1-00850-0064	1-00823-0047	1-00875-0003
<b>Condominium Section</b>	0970-R1			
<b>Address</b>	245 7 AVENUE	12 EAST 22 STREET	4 WEST 22 STREET	239 PARK AVENUE SOUTH
<b>Neighborhood</b>	CHELSEA	FLATIRON	FLATIRON	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	33	87	12	46
<b>Year Built</b>	1911	1911	1904	1911
<b>Gross SqFt</b>	75,929	78,646	29,453	51,122
<b>Estimated Gross Income</b>	\$3,279,374	\$3,538,541	\$877,347	\$2,208,026
<b>Gross Income per SqFt</b>	\$43.19	\$44.99	\$29.79	\$43.19
<b>Estimated Expense</b>	\$965,817	\$914,483	\$288,046	\$650,386
<b>Expense SqFt</b>	\$12.72	\$11.63	\$9.78	\$12.72
<b>Net Operating Income</b>	\$2,313,557	\$2,624,058	\$589,301	\$1,557,640
<b>Full Market Value</b>	\$17,467,003	\$19,812,000	\$4,449,000	\$11,760,000
<b>Market Value per SqFt</b>	\$230.04	\$251.91	\$151.05	\$230.04
<b>Distance from Condominium in miles</b>		0.42	0.23	0.57

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00800-7502	1-00770-0033	1-00860-0015	1-00642-0012
<b>Condominium Section</b>	1221-R1			
<b>Address</b>	108 WEST 25 STREET	209 WEST 20 STREET	118 MADISON AVENUE	110 HORATIO STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	MURRAY HILL	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	10	12	13	33
<b>Year Built</b>	1913	2004	1920	1900
<b>Gross SqFt</b>	27,100	8,525	32,917	26,250
<b>Estimated Gross Income</b>	\$1,187,793	\$373,632	\$1,216,646	\$1,204,389
<b>Gross Income per SqFt</b>	\$43.83	\$43.83	\$36.96	\$45.88
<b>Estimated Expense</b>	\$332,517	\$104,617	\$335,640	\$315,234
<b>Expense SqFt</b>	\$12.27	\$12.27	\$10.20	\$12.01
<b>Net Operating Income</b>	\$855,276	\$269,015	\$881,006	\$889,155
<b>Full Market Value</b>	\$6,457,002	\$2,031,000	\$6,652,000	\$6,713,000
<b>Market Value per SqFt</b>	\$238.27	\$238.24	\$202.08	\$255.73
<b>Distance from Condominium in miles</b>		0.26	0.43	0.88

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00800-7504	1-00826-0001	1-00907-0025	1-01152-0013
<b>Condominium Section</b>	1851-R1			
<b>Address</b>	101 WEST 24 STREET	736 AVENUE OF THE AMERICA	240 EAST 27 STREET	229 WEST 60 STREET
<b>Neighborhood</b>	CHELSEA	FLATIRON	GRAMERCY	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	203	306	327	302
<b>Year Built</b>	2006	1999	1977	2007
<b>Gross SqFt</b>	334,205	296,400	348,386	288,000
<b>Estimated Gross Income</b>	\$14,106,793	\$12,213,635	\$14,704,425	\$13,161,562
<b>Gross Income per SqFt</b>	\$42.21	\$41.21	\$42.21	\$45.70
<b>Estimated Expense</b>	\$2,864,137	\$3,100,812	\$2,985,767	\$3,553,622
<b>Expense SqFt</b>	\$8.57	\$10.46	\$8.57	\$12.34
<b>Net Operating Income</b>	\$11,242,656	\$9,112,823	\$11,718,658	\$9,607,940
<b>Full Market Value</b>	\$84,882,002	\$68,802,000	\$88,476,000	\$72,540,000
<b>Market Value per SqFt</b>	\$253.98	\$232.13	\$253.96	\$251.88
<b>Distance from Condominium in miles</b>		0.17	0.74	1.89

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00801-7502	1-00797-0074	1-00798-0066	1-00862-0009
<b>Condominium Section</b>	1195-R1			
<b>Address</b>	150 WEST 26 STREET	160 WEST 22 STREET	142 WEST 23 STREET	9 EAST 32 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	25	49	70	77
<b>Year Built</b>	1922	2000	1989	1930
<b>Gross SqFt</b>	48,276	41,423	48,680	39,740
<b>Estimated Gross Income</b>	\$1,758,695	\$1,479,062	\$2,063,350	\$1,447,536
<b>Gross Income per SqFt</b>	\$36.43	\$35.71	\$42.39	\$36.43
<b>Estimated Expense</b>	\$458,622	\$235,359	\$445,059	\$377,626
<b>Expense SqFt</b>	\$9.50	\$5.68	\$9.14	\$9.50
<b>Net Operating Income</b>	\$1,300,073	\$1,243,703	\$1,618,291	\$1,069,910
<b>Full Market Value</b>	\$9,816,001	\$9,390,000	\$12,218,000	\$8,078,000
<b>Market Value per SqFt</b>	\$203.33	\$226.69	\$250.99	\$203.27
<b>Distance from Condominium in miles</b>		0.20	0.15	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00802-7501	1-00850-0064	1-00823-0047	1-00875-0003
Condominium Section	0848-R1			
Address	144 WEST 27 STREET	12 EAST 22 STREET	4 WEST 22 STREET	239 PARK AVENUE SOUTH
Neighborhood	CHELSEA	FLATIRON	FLATIRON	GRAMERCY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	24	87	12	46
Year Built	1911	1911	1904	1911
Gross SqFt	70,181	78,646	29,453	51,122
Estimated Gross Income	\$3,031,117	\$3,538,541	\$877,347	\$2,208,026
Gross Income per SqFt	\$43.19	\$44.99	\$29.79	\$43.19
Estimated Expense	\$892,702	\$914,483	\$288,046	\$650,386
Expense SqFt	\$12.72	\$11.63	\$9.78	\$12.72
Net Operating Income	\$2,138,415	\$2,624,058	\$589,301	\$1,557,640
Full Market Value	\$16,144,998	\$19,812,000	\$4,449,000	\$11,760,000
Market Value per SqFt	\$230.05	\$251.91	\$151.05	\$230.04
Distance from Condominium in miles		0.46	0.31	0.61

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00802-7502	1-00797-0074	1-00860-0015	
Condominium Section	1126-R1			
Address	291 7 AVENUE	160 WEST 22 STREET	118 MADISON AVENUE	
Neighborhood	CHELSEA	CHELSEA	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	8	49	13	
Year Built	1905	2000	1920	
Gross SqFt	28,339	41,423	32,917	
Estimated Gross Income	\$1,029,839	\$1,479,062	\$1,216,646	
Gross Income per SqFt	\$36.34	\$35.71	\$36.96	
Estimated Expense	\$225,012	\$235,359	\$335,640	
Expense SqFt	\$7.94	\$5.68	\$10.20	
Net Operating Income	\$804,827	\$1,243,703	\$881,006	
Full Market Value	\$6,075,999	\$9,390,000	\$6,652,000	
Market Value per SqFt	\$214.40	\$226.69	\$202.08	
Distance from Condominium in miles		0.24	0.38	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-7501	1-00894-0052	1-00850-0064	1-00890-0005
Condominium Section	0766-R1			
Address	315 7 AVENUE	150 EAST 39 STREET	12 EAST 22 STREET	15 PARK AVENUE
Neighborhood	CHELSEA	MURRAY HILL	FLATIRON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	93	140	87	102
Year Built	1926	1928	1911	1924
Gross SqFt	94,649	90,871	78,646	71,115
Estimated Gross Income	\$4,258,259	\$3,555,039	\$3,538,541	\$3,672,591
Gross Income per SqFt	\$44.99	\$39.12	\$44.99	\$51.64
Estimated Expense	\$1,100,768	\$1,101,860	\$914,483	\$995,900
Expense SqFt	\$11.63	\$12.13	\$11.63	\$14.00
Net Operating Income	\$3,157,491	\$2,453,179	\$2,624,058	\$2,676,691
Full Market Value	\$23,838,994	\$18,522,000	\$19,812,000	\$20,209,000
Market Value per SqFt	\$251.87	\$203.83	\$251.91	\$284.17
Distance from Condominium in miles		0.82	0.49	0.63

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-7503	1-00753-0024	1-00770-0033	1-00885-0033
Condominium Section	1527-R1			
Address	145 WEST 27 STREET	321 WEST 29 STREET	209 WEST 20 STREET	137 EAST 29 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	10	24	12	25
Year Built	1902	1900	2004	1920
Gross SqFt	16,720	14,900	8,525	18,234
Estimated Gross Income	\$649,238	\$480,302	\$373,632	\$708,043
Gross Income per SqFt	\$38.83	\$32.24	\$43.83	\$38.83
Estimated Expense	\$177,566	\$163,303	\$104,617	\$193,682
Expense SqFt	\$10.62	\$10.96	\$12.27	\$10.62
Net Operating Income	\$471,672	\$316,999	\$269,015	\$514,361
Full Market Value	\$3,561,002	\$2,393,000	\$2,031,000	\$3,883,000
Market Value per SqFt	\$212.98	\$160.60	\$238.24	\$212.95
Distance from Condominium in miles		0.35	0.38	0.62

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00804-7502	1-00753-0024	1-00889-0065	1-00885-0033
<b>Condominium Section</b>	1198-R1			
<b>Address</b>	111 WEST 28 STREET	321 WEST 29 STREET	231 LEXINGTON AVENUE	137 EAST 29 STREET
<b>Neighborhood</b>	FASHION	CHELSEA	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	10	24	18	25
<b>Year Built</b>	1920	1900	1920	1920
<b>Gross SqFt</b>	14,295	14,900	13,614	18,234
<b>Estimated Gross Income</b>	\$460,871	\$480,302	\$401,362	\$708,043
<b>Gross Income per SqFt</b>	\$32.24	\$32.24	\$29.48	\$38.83
<b>Estimated Expense</b>	\$156,673	\$163,303	\$136,463	\$193,682
<b>Expense SqFt</b>	\$10.96	\$10.96	\$10.02	\$10.62
<b>Net Operating Income</b>	\$304,198	\$316,999	\$264,899	\$514,361
<b>Full Market Value</b>	\$2,296,998	\$2,393,000	\$2,000,000	\$3,883,000
<b>Market Value per SqFt</b>	\$160.69	\$160.60	\$146.91	\$212.95
<b>Distance from Condominium in miles</b>		0.34	0.66	0.61

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00805-7501	1-00786-0042	1-00887-0023	1-00850-0039
<b>Condominium Section</b>	1349-R1			
<b>Address</b>	130 WEST 30 STREET	488 7 AVENUE	184 LEXINGTON AVENUE	268 PARK AVENUE SOUTH
<b>Neighborhood</b>	FASHION	FASHION	MURRAY HILL	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	45	108	100	77
<b>Year Built</b>	1929	1902	1984	1927
<b>Gross SqFt</b>	120,453	88,872	97,414	98,641
<b>Estimated Gross Income</b>	\$5,733,563	\$4,230,020	\$4,161,240	\$4,783,794
<b>Gross Income per SqFt</b>	\$47.60	\$47.60	\$42.72	\$48.50
<b>Estimated Expense</b>	\$1,547,821	\$1,142,105	\$1,165,147	\$1,195,996
<b>Expense SqFt</b>	\$12.85	\$12.85	\$11.96	\$12.12
<b>Net Operating Income</b>	\$4,185,742	\$3,087,915	\$2,996,093	\$3,587,798
<b>Full Market Value</b>	\$31,602,000	\$23,314,000	\$22,621,000	\$27,088,000
<b>Market Value per SqFt</b>	\$262.36	\$262.33	\$232.22	\$274.61
<b>Distance from Condominium in miles</b>		0.38	0.53	0.55

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00805-7502	1-01376-0001	1-01348-0049	
Condominium Section	2134-R1			
Address	835 AVENUE OF THE AMERICA	800 5 AVENUE	1044 2 AVENUE	
Neighborhood	FASHION	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	302	229	460	
Year Built	2010	1979	1975	
Gross SqFt	279,895	353,412	580,480	
Estimated Gross Income	\$17,336,696	\$24,903,735	\$31,593,633	
Gross Income per SqFt	\$61.94	\$70.47	\$54.43	
Estimated Expense	\$4,097,663	\$6,028,487	\$8,742,857	
Expense SqFt	\$14.64	\$17.06	\$15.06	
Net Operating Income	\$13,239,033	\$18,875,248	\$22,850,776	
Full Market Value	\$101,665,784	\$142,508,000	\$172,524,000	
Market Value per SqFt	\$363.23	\$403.23	\$297.21	
Distance from Condominium in miles		1.62	1.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00807-7501	1-00798-0066	1-00843-0003	1-00864-0028
Condominium Section	1641-R2			
Address	125 WEST 31 STREET	142 WEST 23 STREET	75 5 AVENUE	47 EAST 34 STREET
Neighborhood	FASHION	CHELSEA	FLATIRON	MURRAY HILL
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	93	70	74	111
Year Built	2005	1989	1984	2007
Gross SqFt	75,799	48,680	63,255	106,153
Estimated Gross Income	\$3,107,759	\$2,063,350	\$2,593,695	\$4,800,000
Gross Income per SqFt	\$41.00	\$42.39	\$41.00	\$45.22
Estimated Expense	\$617,004	\$445,059	\$515,165	\$689,147
Expense SqFt	\$8.14	\$9.14	\$8.14	\$6.49
Net Operating Income	\$2,490,755	\$1,618,291	\$2,078,530	\$4,110,853
Full Market Value	\$19,528,000	\$12,218,000	\$15,693,000	\$31,037,000
Market Value per SqFt	\$257.63	\$250.99	\$248.09	\$292.38
Distance from Condominium in miles		0.44	0.83	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00807-7502	1-01298-0041	1-00838-0001	1-00775-0044
Condominium Section	2199-R1			
Address	885 AVENUE OF THE AMERICA	150 EAST 44 STREET	980 AVENUE OF THE AMERICA	200 WEST 26 STREET
Neighborhood	FASHION	MIDTOWN CBD	FASHION	CHELSEA
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	337	362	332	234
Year Built	2008	2000	1986	2000
Gross SqFt	345,294	352,725	386,382	264,000
Estimated Gross Income	\$12,813,860	\$13,016,812	\$14,339,319	\$9,950,993
Gross Income per SqFt	\$37.11	\$36.90	\$37.11	\$37.69
Estimated Expense	\$3,711,911	\$3,559,303	\$4,153,496	\$2,164,763
Expense SqFt	\$10.75	\$10.09	\$10.75	\$8.20
Net Operating Income	\$9,101,949	\$9,457,509	\$10,185,823	\$7,786,230
Full Market Value	\$71,076,000	\$71,404,000	\$76,903,000	\$58,786,000
Market Value per SqFt	\$205.84	\$202.44	\$199.03	\$222.67
Distance from Condominium in miles		0.86	0.31	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00814-7501	1-00864-0028	1-00887-0023	1-01041-0019
Condominium Section	1559-R1			
Address	1031 6 AVENUE	47 EAST 34 STREET	184 LEXINGTON AVENUE	311 WEST 50 STREET
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	89	111	100	104
Year Built	2004	2007	1984	2001
Gross SqFt	97,349	106,153	97,414	81,050
Estimated Gross Income	\$4,158,749	\$4,800,000	\$4,161,240	\$3,712,022
Gross Income per SqFt	\$42.72	\$45.22	\$42.72	\$45.80
Estimated Expense	\$1,164,294	\$689,147	\$1,165,147	\$743,410
Expense SqFt	\$11.96	\$6.49	\$11.96	\$9.17
Net Operating Income	\$2,994,455	\$4,110,853	\$2,996,093	\$2,968,612
Full Market Value	\$22,607,999	\$31,037,000	\$22,621,000	\$22,413,000
Market Value per SqFt	\$232.24	\$292.38	\$232.22	\$276.53
Distance from Condominium in miles		0.42	0.59	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00816-7501	1-00641-0017	1-00797-0007	1-00884-0048
<b>Condominium Section</b>	0678-R1			
<b>Address</b>	22 WEST 15 STREET	379 WEST 12 STREET	163 WEST 21 STREET	402 3 AVENUE
<b>Neighborhood</b>	FLATIRON	GREENWICH VILLAGE-WEST	CHELSEA	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	133	148	110	150
<b>Year Built</b>	1989	1996	2005	1974
<b>Gross SqFt</b>	136,255	123,646	128,163	137,628
<b>Estimated Gross Income</b>	\$4,887,467	\$5,022,378	\$4,597,183	\$4,745,054
<b>Gross Income per SqFt</b>	\$35.87	\$40.62	\$35.87	\$34.48
<b>Estimated Expense</b>	\$1,075,052	\$1,204,175	\$1,011,166	\$1,259,535
<b>Expense SqFt</b>	\$7.89	\$9.74	\$7.89	\$9.15
<b>Net Operating Income</b>	\$3,812,415	\$3,818,203	\$3,586,017	\$3,485,519
<b>Full Market Value</b>	\$28,783,996	\$28,828,000	\$27,074,000	\$26,316,000
<b>Market Value per SqFt</b>	\$211.25	\$233.15	\$211.25	\$191.21
<b>Distance from Condominium in miles</b>		0.73	0.37	0.80

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00816-7503	1-00740-0030	1-00798-0066	1-00575-0077
<b>Condominium Section</b>	1965-R1			
<b>Address</b>	50 WEST 15 STREET	127 8 AVENUE	142 WEST 23 STREET	55 WEST 11 STREET
<b>Neighborhood</b>	FLATIRON	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	47	55	70	88
<b>Year Built</b>	2008	2008	1989	1924
<b>Gross SqFt</b>	66,363	74,946	48,680	63,943
<b>Estimated Gross Income</b>	\$2,813,128	\$3,508,196	\$2,063,350	\$2,564,871
<b>Gross Income per SqFt</b>	\$42.39	\$46.81	\$42.39	\$40.11
<b>Estimated Expense</b>	\$606,558	\$947,213	\$445,059	\$718,164
<b>Expense SqFt</b>	\$9.14	\$12.64	\$9.14	\$11.23
<b>Net Operating Income</b>	\$2,206,570	\$2,560,983	\$1,618,291	\$1,846,707
<b>Full Market Value</b>	\$16,660,000	\$19,335,000	\$12,218,000	\$13,943,000
<b>Market Value per SqFt</b>	\$251.04	\$257.99	\$250.99	\$218.05
<b>Distance from Condominium in miles</b>		0.53	0.41	0.16

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-7501	1-00798-0066	1-00843-0003	1-00575-0077
Condominium Section	0359-R1			
Address	108 5 AVENUE	142 WEST 23 STREET	75 5 AVENUE	55 WEST 11 STREET
Neighborhood	FLATIRON	CHELSEA	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	51	70	74	88
Year Built	1986	1989	1984	1924
Gross SqFt	64,600	48,680	63,255	63,943
Estimated Gross Income	\$2,648,600	\$2,063,350	\$2,593,695	\$2,564,871
Gross Income per SqFt	\$41.00	\$42.39	\$41.00	\$40.11
Estimated Expense	\$525,844	\$445,059	\$515,165	\$718,164
Expense SqFt	\$8.14	\$9.14	\$8.14	\$11.23
Net Operating Income	\$2,122,756	\$1,618,291	\$2,078,530	\$1,846,707
Full Market Value	\$16,026,999	\$12,218,000	\$15,693,000	\$13,943,000
Market Value per SqFt	\$248.10	\$250.99	\$248.09	\$218.05
Distance from Condominium in miles		0.37	0.15	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00819-7501	1-00765-0005	1-00872-0050	1-00823-0047
Condominium Section	0109-R1			
Address	12 WEST 18 STREET	259 WEST 15 STREET	140 EAST 17 STREET	4 WEST 22 STREET
Neighborhood	FLATIRON	CHELSEA	GRAMERCY	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	15	29	44	12
Year Built	1910	1905	1910	1904
Gross SqFt	28,804	20,550	29,796	29,453
Estimated Gross Income	\$970,407	\$695,405	\$1,003,768	\$877,347
Gross Income per SqFt	\$33.69	\$33.84	\$33.69	\$29.79
Estimated Expense	\$295,241	\$129,735	\$305,517	\$288,046
Expense SqFt	\$10.25	\$6.31	\$10.25	\$9.78
Net Operating Income	\$675,166	\$565,670	\$698,251	\$589,301
Full Market Value	\$5,097,998	\$4,271,000	\$5,272,000	\$4,449,000
Market Value per SqFt	\$176.99	\$207.83	\$176.94	\$151.05
Distance from Condominium in miles		0.36	0.43	0.18

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00819-7502	1-00797-0074	1-00469-0049	1-00792-0008
Condominium Section	1330-R1			
Address	63 WEST 17 STREET	160 WEST 22 STREET	229 EAST 13 STREET	151 WEST 16 STREET
Neighborhood	FLATIRON	CHELSEA	EAST VILLAGE	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	17	49	28	76
Year Built	1961	2000	2008	1962
Gross SqFt	38,359	41,423	30,400	43,770
Estimated Gross Income	\$1,369,800	\$1,479,062	\$1,025,195	\$1,666,735
Gross Income per SqFt	\$35.71	\$35.71	\$33.72	\$38.08
Estimated Expense	\$217,879	\$235,359	\$372,295	\$500,021
Expense SqFt	\$5.68	\$5.68	\$12.25	\$11.42
Net Operating Income	\$1,151,921	\$1,243,703	\$652,900	\$1,166,714
Full Market Value	\$8,697,003	\$9,390,000	\$4,929,000	\$8,809,000
Market Value per SqFt	\$226.73	\$226.69	\$162.14	\$201.26
Distance from Condominium in miles		0.25	0.58	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00819-7503	1-00843-0003	1-00797-0074	1-00819-0059
Condominium Section	1693-R1			
Address	32 WEST 18 STREET	75 5 AVENUE	160 WEST 22 STREET	30 WEST 18 STREET
Neighborhood	FLATIRON	FLATIRON	CHELSEA	FLATIRON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	21	74	49	100
Year Built	1908	1984	2000	2005
Gross SqFt	69,315	63,255	41,423	98,690
Estimated Gross Income	\$2,841,915	\$2,593,695	\$1,479,062	\$4,091,737
Gross Income per SqFt	\$41.00	\$41.00	\$35.71	\$41.46
Estimated Expense	\$564,224	\$515,165	\$235,359	\$1,145,686
Expense SqFt	\$8.14	\$8.14	\$5.68	\$11.61
Net Operating Income	\$2,277,691	\$2,078,530	\$1,243,703	\$2,946,051
Full Market Value	\$17,196,998	\$15,693,000	\$9,390,000	\$22,243,000
Market Value per SqFt	\$248.10	\$248.09	\$226.69	\$225.38
Distance from Condominium in miles		0.18	0.25	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00819-7504	1-00823-0047	1-00765-0005	1-00573-0011
Condominium Section	1810-R1			
Address	15 WEST 17 STREET	4 WEST 22 STREET	259 WEST 15 STREET	60 WEST 10 STREET
Neighborhood	FLATIRON	FLATIRON	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	10	12	29	27
Year Built	1906	1904	1905	1910
Gross SqFt	23,591	29,453	20,550	20,797
Estimated Gross Income	\$798,319	\$877,347	\$695,405	\$724,402
Gross Income per SqFt	\$33.84	\$29.79	\$33.84	\$34.83
Estimated Expense	\$148,859	\$288,046	\$129,735	\$184,806
Expense SqFt	\$6.31	\$9.78	\$6.31	\$8.89
Net Operating Income	\$649,460	\$589,301	\$565,670	\$539,596
Full Market Value	\$4,903,000	\$4,449,000	\$4,271,000	\$4,074,000
Market Value per SqFt	\$207.83	\$151.05	\$207.83	\$195.89
Distance from Condominium in miles		0.18	0.36	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00820-7501	1-00570-0008	1-00765-0005	1-00850-0019
Condominium Section	0632-R1			
Address	140 5 AVENUE	6 EAST 13 STREET	259 WEST 15 STREET	21 EAST 21 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	CHELSEA	FLATIRON
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	54	29	26
Year Built	1901	1900	1905	1900
Gross SqFt	35,253	49,408	20,550	14,840
Estimated Gross Income	\$1,192,962	\$1,817,718	\$695,405	\$452,680
Gross Income per SqFt	\$33.84	\$36.79	\$33.84	\$30.50
Estimated Expense	\$222,446	\$454,702	\$129,735	\$153,911
Expense SqFt	\$6.31	\$9.20	\$6.31	\$10.37
Net Operating Income	\$970,516	\$1,363,016	\$565,670	\$298,769
Full Market Value	\$7,532,000	\$10,291,000	\$4,271,000	\$2,256,000
Market Value per SqFt	\$213.66	\$208.29	\$207.83	\$152.02
Distance from Condominium in miles		0.33	0.38	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00820-7503	1-00823-0047	1-00850-0019	1-00844-0008
Condominium Section	1173-R1			
Address	8 WEST 19 STREET	4 WEST 22 STREET	21 EAST 21 STREET	9 EAST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	7	12	26	16
Year Built	1900	1904	1900	1900
Gross SqFt	26,461	29,453	14,840	30,680
Estimated Gross Income	\$807,061	\$877,347	\$452,680	\$1,249,475
Gross Income per SqFt	\$30.50	\$29.79	\$30.50	\$40.73
Estimated Expense	\$274,401	\$288,046	\$153,911	\$349,853
Expense SqFt	\$10.37	\$9.78	\$10.37	\$11.40
Net Operating Income	\$532,660	\$589,301	\$298,769	\$899,622
Full Market Value	\$4,022,002	\$4,449,000	\$2,256,000	\$6,792,000
Market Value per SqFt	\$152.00	\$151.05	\$152.02	\$221.38
Distance from Condominium in miles		0.13	0.25	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00820-7504	1-00798-0066	1-00843-0003	1-00797-0074
Condominium Section	1659-R1			
Address	16 WEST 19 STREET	142 WEST 23 STREET	75 5 AVENUE	160 WEST 22 STREET
Neighborhood	FLATIRON	CHELSEA	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	57	70	74	49
Year Built	1906	1989	1984	2000
Gross SqFt	62,219	48,680	63,255	41,423
Estimated Gross Income	\$2,550,979	\$2,063,350	\$2,593,695	\$1,479,062
Gross Income per SqFt	\$41.00	\$42.39	\$41.00	\$35.71
Estimated Expense	\$506,463	\$445,059	\$515,165	\$235,359
Expense SqFt	\$8.14	\$9.14	\$8.14	\$5.68
Net Operating Income	\$2,044,516	\$1,618,291	\$2,078,530	\$1,243,703
Full Market Value	\$15,436,008	\$12,218,000	\$15,693,000	\$9,390,000
Market Value per SqFt	\$248.09	\$250.99	\$248.09	\$226.69
Distance from Condominium in miles		0.26	0.20	0.23

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00821-7502	1-00770-0033	1-00819-0020	1-00821-0040
<b>Condominium Section</b>	1405-R1			
<b>Address</b>	29 WEST 19 STREET	209 WEST 20 STREET	31 WEST 17 STREET	146 5 AVENUE
<b>Neighborhood</b>	FLATIRON	CHELSEA	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	5	12	12	25
<b>Year Built</b>	1910	2004	2005	1935
<b>Gross SqFt</b>	11,036	8,525	27,601	14,110
<b>Estimated Gross Income</b>	\$483,708	\$373,632	\$928,486	\$643,349
<b>Gross Income per SqFt</b>	\$43.83	\$43.83	\$33.64	\$45.60
<b>Estimated Expense</b>	\$135,412	\$104,617	\$297,116	\$142,192
<b>Expense SqFt</b>	\$12.27	\$12.27	\$10.76	\$10.08
<b>Net Operating Income</b>	\$348,296	\$269,015	\$631,370	\$501,157
<b>Full Market Value</b>	\$2,630,001	\$2,031,000	\$4,767,000	\$3,784,000
<b>Market Value per SqFt</b>	\$238.31	\$238.24	\$172.71	\$268.18
<b>Distance from Condominium in miles</b>		0.35	0.09	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00821-7503	1-00819-0059	1-00850-0039	1-00843-0003
<b>Condominium Section</b>	1709-R1			
<b>Address</b>	650 6 AVENUE	30 WEST 18 STREET	268 PARK AVENUE SOUTH	75 5 AVENUE
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	67	100	77	74
<b>Year Built</b>	1906	2005	1927	1984
<b>Gross SqFt</b>	95,000	98,690	98,641	63,255
<b>Estimated Gross Income</b>	\$3,938,700	\$4,091,737	\$4,783,794	\$2,593,695
<b>Gross Income per SqFt</b>	\$41.46	\$41.46	\$48.50	\$41.00
<b>Estimated Expense</b>	\$1,102,950	\$1,145,686	\$1,195,996	\$515,165
<b>Expense SqFt</b>	\$11.61	\$11.61	\$12.12	\$8.14
<b>Net Operating Income</b>	\$2,835,750	\$2,946,051	\$3,587,798	\$2,078,530
<b>Full Market Value</b>	\$21,409,995	\$22,243,000	\$27,088,000	\$15,693,000
<b>Market Value per SqFt</b>	\$225.37	\$225.38	\$274.61	\$248.09
<b>Distance from Condominium in miles</b>		0.09	0.23	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-7504	1-00765-0047	1-00576-0076	
Condominium Section	1731-R1			
Address	32 WEST 20 STREET	208 WEST 16 STREET	71 WEST 12 STREET	
Neighborhood	FLATIRON	CHELSEA	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	18	52	46	
Year Built	1912	1925	1922	
Gross SqFt	37,400	33,547	37,824	
Estimated Gross Income	\$1,211,386	\$1,136,343	\$1,168,744	
Gross Income per SqFt	\$32.39	\$33.87	\$30.90	
Estimated Expense	\$317,526	\$294,829	\$309,624	
Expense SqFt	\$8.49	\$8.79	\$8.19	
Net Operating Income	\$893,860	\$841,514	\$859,120	
Full Market Value	\$6,916,000	\$6,353,000	\$6,486,000	
Market Value per SqFt	\$184.92	\$189.38	\$171.48	
Distance from Condominium in miles		0.39	0.34	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-7505	1-00798-0066	1-00797-0074	
Condominium Section	1906-R1			
Address	27 WEST 19 STREET	142 WEST 23 STREET	160 WEST 22 STREET	
Neighborhood	FLATIRON	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	13	70	49	
Year Built	2007	1989	2000	
Gross SqFt	24,091	48,680	41,423	
Estimated Gross Income	\$940,754	\$2,063,350	\$1,479,062	
Gross Income per SqFt	\$39.05	\$42.39	\$35.71	
Estimated Expense	\$178,514	\$445,059	\$235,359	
Expense SqFt	\$7.41	\$9.14	\$5.68	
Net Operating Income	\$762,240	\$1,618,291	\$1,243,703	
Full Market Value	\$5,754,996	\$12,218,000	\$9,390,000	
Market Value per SqFt	\$238.89	\$250.99	\$226.69	
Distance from Condominium in miles		0.23	0.20	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00822-7503	1-00819-0020	1-00797-0074	1-00860-0015
Condominium Section	1226-R1			
Address	9 WEST 20 STREET	31 WEST 17 STREET	160 WEST 22 STREET	118 MADISON AVENUE
Neighborhood	FLATIRON	FLATIRON	CHELSEA	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	11	12	49	13
Year Built	1910	2005	2000	1920
Gross SqFt	28,333	27,601	41,423	32,917
Estimated Gross Income	\$1,011,771	\$928,486	\$1,479,062	\$1,216,646
Gross Income per SqFt	\$35.71	\$33.64	\$35.71	\$36.96
Estimated Expense	\$160,931	\$297,116	\$235,359	\$335,640
Expense SqFt	\$5.68	\$10.76	\$5.68	\$10.20
Net Operating Income	\$850,840	\$631,370	\$1,243,703	\$881,006
Full Market Value	\$6,424,002	\$4,767,000	\$9,390,000	\$6,652,000
Market Value per SqFt	\$226.73	\$172.71	\$226.69	\$202.08
Distance from Condominium in miles		0.13	0.19	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00822-7504	1-00797-0074	1-00819-0020	1-00764-0051
Condominium Section	1726-R1			
Address	15 WEST 20 STREET	160 WEST 22 STREET	31 WEST 17 STREET	222 WEST 15 STREET
Neighborhood	FLATIRON	CHELSEA	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	17	49	12	64
Year Built	1906	2000	2005	1928
Gross SqFt	41,659	41,423	27,601	38,330
Estimated Gross Income	\$1,487,643	\$1,479,062	\$928,486	\$1,731,682
Gross Income per SqFt	\$35.71	\$35.71	\$33.64	\$45.18
Estimated Expense	\$236,623	\$235,359	\$297,116	\$484,871
Expense SqFt	\$5.68	\$5.68	\$10.76	\$12.65
Net Operating Income	\$1,251,020	\$1,243,703	\$631,370	\$1,246,811
Full Market Value	\$9,445,000	\$9,390,000	\$4,767,000	\$9,413,000
Market Value per SqFt	\$226.72	\$226.69	\$172.71	\$245.58
Distance from Condominium in miles		0.19	0.13	0.44

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00823-7502	1-00797-0074	1-00819-0020	1-00860-0015
Condominium Section	1094-R1			
Address	170 5 AVENUE	160 WEST 22 STREET	31 WEST 17 STREET	118 MADISON AVENUE
Neighborhood	FLATIRON	CHELSEA	FLATIRON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	11	49	12	13
Year Built	1904	2000	2005	1920
Gross SqFt	32,641	41,423	27,601	32,917
Estimated Gross Income	\$1,165,610	\$1,479,062	\$928,486	\$1,216,646
Gross Income per SqFt	\$35.71	\$35.71	\$33.64	\$36.96
Estimated Expense	\$185,401	\$235,359	\$297,116	\$335,640
Expense SqFt	\$5.68	\$5.68	\$10.76	\$10.20
Net Operating Income	\$980,209	\$1,243,703	\$631,370	\$881,006
Full Market Value	\$7,401,000	\$9,390,000	\$4,767,000	\$6,652,000
Market Value per SqFt	\$226.74	\$226.69	\$172.71	\$202.08
Distance from Condominium in miles		0.18	0.18	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00823-7503	1-00798-0066	1-00797-0074	1-00888-0031
Condominium Section	1215-R1			
Address	31 WEST 21 STREET	142 WEST 23 STREET	160 WEST 22 STREET	153 EAST 32 STREET
Neighborhood	FLATIRON	CHELSEA	CHELSEA	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	11	70	49	71
Year Built	1910	1989	2000	1920
Gross SqFt	58,439	48,680	41,423	62,188
Estimated Gross Income	\$2,086,857	\$2,063,350	\$1,479,062	\$2,198,778
Gross Income per SqFt	\$35.71	\$42.39	\$35.71	\$35.36
Estimated Expense	\$331,934	\$445,059	\$235,359	\$637,646
Expense SqFt	\$5.68	\$9.14	\$5.68	\$10.25
Net Operating Income	\$1,754,923	\$1,618,291	\$1,243,703	\$1,561,132
Full Market Value	\$13,250,002	\$12,218,000	\$9,390,000	\$11,787,000
Market Value per SqFt	\$226.73	\$250.99	\$226.69	\$189.54
Distance from Condominium in miles		0.19	0.18	0.69

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00824-7501	1-00770-0033	1-00882-0035	1-00819-0020
Condominium Section	1802-R1			
Address	186 5 AVENUE	209 WEST 20 STREET	145 EAST 26 STREET	31 WEST 17 STREET
Neighborhood	FLATIRON	CHELSEA	GRAMERCY	FLATIRON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	4	12	19	12
Year Built	1883	2004	1910	2005
Gross SqFt	9,599	8,525	9,500	27,601
Estimated Gross Income	\$367,450	\$373,632	\$363,626	\$928,486
Gross Income per SqFt	\$38.28	\$43.83	\$38.28	\$33.64
Estimated Expense	\$91,670	\$104,617	\$90,719	\$297,116
Expense SqFt	\$9.55	\$12.27	\$9.55	\$10.76
Net Operating Income	\$275,780	\$269,015	\$272,907	\$631,370
Full Market Value	\$2,082,000	\$2,031,000	\$2,060,000	\$4,767,000
Market Value per SqFt	\$216.90	\$238.24	\$216.84	\$172.71
Distance from Condominium in miles		0.36	0.48	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00838-7501	1-01041-0029	1-00829-0001	1-01455-0013
Condominium Section	2219-R1			
Address	400 5 AVENUE	831 8 AVENUE	796 AVENUE OF THE AMERICA	421 EAST 60 STREET
Neighborhood	FASHION	MIDTOWN WEST	FLATIRON	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	184	295	273	234
Year Built	2010	1997	2003	2001
Gross SqFt	321,539	270,211	293,978	307,000
Estimated Gross Income	\$13,060,914	\$10,983,084	\$11,941,109	\$11,669,593
Gross Income per SqFt	\$40.62	\$40.65	\$40.62	\$38.01
Estimated Expense	\$3,250,759	\$1,642,482	\$2,973,388	\$3,149,724
Expense SqFt	\$10.11	\$6.08	\$10.11	\$10.26
Net Operating Income	\$9,810,155	\$9,340,602	\$8,967,721	\$8,519,869
Full Market Value	\$73,751,988	\$70,522,000	\$67,706,000	\$64,325,000
Market Value per SqFt	\$229.37	\$260.99	\$230.31	\$209.53
Distance from Condominium in miles		0.86	0.45	1.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00839-7502	1-00753-0056	1-00701-0062	
Condominium Section	1464-R1			
Address	66 WEST 38 STREET	324 WEST 30 STREET	534 WEST 30 STREET	
Neighborhood	FASHION	CHELSEA	CHELSEA	
Building Classification	RR-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	299	224	369	
Year Built	2001	1928	2008	
Gross SqFt	211,923	147,888	387,468	
Estimated Gross Income	\$11,522,795	\$7,904,875	\$4,971,466	
Gross Income per SqFt	\$54.37	\$53.45	\$12.83	
Estimated Expense	\$2,749,200	\$2,121,590	\$1,999,999	
Expense SqFt	\$12.97	\$14.35	\$5.16	
Net Operating Income	\$8,773,595	\$5,783,285	\$2,971,467	
Full Market Value	\$68,948,000	\$19,118,000	\$96,070,000	
Market Value per SqFt	\$325.34	\$129.27	\$247.94	
Distance from Condominium in miles		0.65	0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00842-7501	1-00572-0038	1-00896-0048	1-00768-0059
Condominium Section	0690-R1			
Address	69 5 AVENUE	20 5 AVENUE	135 3 AVENUE	238 WEST 19 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GRAMERCY	CHELSEA
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	153	113	221	202
Year Built	1961	1940	1962	1986
Gross SqFt	158,565	132,420	158,505	157,364
Estimated Gross Income	\$5,950,944	\$5,518,488	\$5,948,710	\$5,255,721
Gross Income per SqFt	\$37.53	\$41.67	\$37.53	\$33.40
Estimated Expense	\$1,821,912	\$1,312,397	\$1,821,512	\$1,649,996
Expense SqFt	\$11.49	\$9.91	\$11.49	\$10.49
Net Operating Income	\$4,129,032	\$4,206,091	\$4,127,198	\$3,605,725
Full Market Value	\$32,256,000	\$31,756,000	\$31,160,000	\$27,223,000
Market Value per SqFt	\$203.42	\$239.81	\$196.59	\$172.99
Distance from Condominium in miles		0.34	0.39	0.53

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00842-7502	1-00819-0059	1-00843-0003	1-00577-0010
Condominium Section	2035-R1			
Address	15 UNION SQUARE WEST	30 WEST 18 STREET	75 5 AVENUE	58 WEST 14 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	35	100	74	23
Year Built	1900	2005	1984	1906
Gross SqFt	92,152	98,690	63,255	37,810
Estimated Gross Income	\$3,820,622	\$4,091,737	\$2,593,695	\$1,770,043
Gross Income per SqFt	\$41.46	\$41.46	\$41.00	\$46.81
Estimated Expense	\$1,069,885	\$1,145,686	\$515,165	\$360,528
Expense SqFt	\$11.61	\$11.61	\$8.14	\$9.54
Net Operating Income	\$2,750,737	\$2,946,051	\$2,078,530	\$1,409,515
Full Market Value	\$20,767,999	\$22,243,000	\$15,693,000	\$10,642,000
Market Value per SqFt	\$225.37	\$225.38	\$248.09	\$281.46
Distance from Condominium in miles		0.21	0.05	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00843-7501	1-00570-0008	1-00818-0019	1-00823-0047
Condominium Section	0859-R1			
Address	73 5 AVENUE	6 EAST 13 STREET	27 WEST 16 STREET	4 WEST 22 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	FLATIRON	FLATIRON
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	17	54	75	12
Year Built	1907	1900	1907	1904
Gross SqFt	46,424	49,408	41,300	29,453
Estimated Gross Income	\$1,707,939	\$1,817,718	\$1,715,998	\$877,347
Gross Income per SqFt	\$36.79	\$36.79	\$41.55	\$29.79
Estimated Expense	\$427,101	\$454,702	\$404,380	\$288,046
Expense SqFt	\$9.20	\$9.20	\$9.79	\$9.78
Net Operating Income	\$1,280,838	\$1,363,016	\$1,311,618	\$589,301
Full Market Value	\$9,993,000	\$10,291,000	\$9,903,000	\$4,449,000
Market Value per SqFt	\$215.26	\$208.29	\$239.78	\$151.05
Distance from Condominium in miles		0.16	0.16	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00843-7502	1-00575-0075	1-00573-0009	1-00576-0055
Condominium Section	1498-R1			
Address	15 EAST 15 STREET	51 WEST 11 STREET	66 WEST 10 STREET	29 WEST 12 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R2-CONDOMINIUM	C5-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	2	19	20	36
Year Built	1910	1900	1910	1920
Gross SqFt	3,278	8,628	9,135	9,160
Estimated Gross Income	\$120,106	\$319,598	\$334,708	\$332,991
Gross Income per SqFt	\$36.64	\$37.04	\$36.64	\$36.35
Estimated Expense	\$36,025	\$122,371	\$100,412	\$99,897
Expense SqFt	\$10.99	\$14.18	\$10.99	\$10.91
Net Operating Income	\$84,081	\$197,227	\$234,296	\$233,094
Full Market Value	\$635,000	\$1,489,000	\$1,769,000	\$1,738,000
Market Value per SqFt	\$193.72	\$172.58	\$193.65	\$189.74
Distance from Condominium in miles		0.26	0.34	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00844-7503	1-00874-0061	1-00875-0060	1-00558-0018
Condominium Section	1492-R1			
Address	13 EAST 16 STREET	76 IRVING PLACE	21 GRAMERCY PARK SOUTH	122 EAST 13 STREET
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	3	22	23	16
Year Built	1910	1910	1910	1900
Gross SqFt	6,202	12,492	12,948	10,225
Estimated Gross Income	\$212,791	\$364,696	\$444,270	\$410,416
Gross Income per SqFt	\$34.31	\$29.19	\$34.31	\$40.14
Estimated Expense	\$58,113	\$117,489	\$121,353	\$135,954
Expense SqFt	\$9.37	\$9.41	\$9.37	\$13.30
Net Operating Income	\$154,678	\$247,207	\$322,917	\$274,462
Full Market Value	\$1,168,000	\$1,866,000	\$2,438,000	\$2,072,000
Market Value per SqFt	\$188.33	\$149.38	\$188.29	\$202.64
Distance from Condominium in miles		0.29	0.31	0.34

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00846-7502	1-00797-0074	1-00469-0049	
Condominium Section	1911-R1			
Address	7 EAST 17 STREET	160 WEST 22 STREET	229 EAST 13 STREET	
Neighborhood	FLATIRON	CHELSEA	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	14	49	28	
Year Built	1903	2000	2008	
Gross SqFt	36,638	41,423	30,400	
Estimated Gross Income	\$1,272,071	\$1,479,062	\$1,025,195	
Gross Income per SqFt	\$34.72	\$35.71	\$33.72	
Estimated Expense	\$328,643	\$235,359	\$372,295	
Expense SqFt	\$8.97	\$5.68	\$12.25	
Net Operating Income	\$943,428	\$1,243,703	\$652,900	
Full Market Value	\$7,068,144	\$9,390,000	\$4,929,000	
Market Value per SqFt	\$192.92	\$226.69	\$162.14	
Distance from Condominium in miles		0.37	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-7501	1-00882-0038	1-00875-0060	1-00874-0060
Condominium Section	0179-R1			
Address	47 EAST 19 STREET	151 EAST 26 STREET	21 GRAMERCY PARK SOUTH	78 IRVING PLACE
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	1	24	23	16
Year Built	1920	1910	1910	1920
Gross SqFt	1,800	9,865	12,948	16,069
Estimated Gross Income	\$61,758	\$384,915	\$444,270	\$502,808
Gross Income per SqFt	\$34.31	\$39.02	\$34.31	\$31.29
Estimated Expense	\$16,866	\$115,475	\$121,353	\$121,493
Expense SqFt	\$9.37	\$11.71	\$9.37	\$7.56
Net Operating Income	\$44,892	\$269,440	\$322,917	\$381,315
Full Market Value	\$339,000	\$2,034,000	\$2,438,000	\$2,879,000
Market Value per SqFt	\$188.33	\$206.18	\$188.29	\$179.16
Distance from Condominium in miles		0.40	0.20	0.21

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-7503	1-00577-0010	1-00797-0074	
Condominium Section	1324-R1			
Address	42 EAST 20 STREET	58 WEST 14 STREET	160 WEST 22 STREET	
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	22	23	49	
Year Built	1910	1906	2000	
Gross SqFt	45,692	37,810	41,423	
Estimated Gross Income	\$1,885,252	\$1,770,043	\$1,479,062	
Gross Income per SqFt	\$41.26	\$46.81	\$35.71	
Estimated Expense	\$347,716	\$360,528	\$235,359	
Expense SqFt	\$7.61	\$9.54	\$5.68	
Net Operating Income	\$1,537,536	\$1,409,515	\$1,243,703	
Full Market Value	\$11,608,000	\$10,642,000	\$9,390,000	
Market Value per SqFt	\$254.05	\$281.46	\$226.69	
Distance from Condominium in miles		0.37	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-7505	1-00819-0059	1-00843-0003	1-00797-0074
Condominium Section	1864-R1			
Address	240 PARK AVENUE SOUTH	30 WEST 18 STREET	75 5 AVENUE	160 WEST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	48	100	74	49
Year Built	2007	2005	1984	2000
Gross SqFt	84,733	98,690	63,255	41,423
Estimated Gross Income	\$3,474,053	\$4,091,737	\$2,593,695	\$1,479,062
Gross Income per SqFt	\$41.00	\$41.46	\$41.00	\$35.71
Estimated Expense	\$689,727	\$1,145,686	\$515,165	\$235,359
Expense SqFt	\$8.14	\$11.61	\$8.14	\$5.68
Net Operating Income	\$2,784,326	\$2,946,051	\$2,078,530	\$1,243,703
Full Market Value	\$21,094,540	\$22,243,000	\$15,693,000	\$9,390,000
Market Value per SqFt	\$248.95	\$225.38	\$248.09	\$226.69
Distance from Condominium in miles		0.25	0.20	0.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00849-7501	1-00882-0038	1-00875-0060	1-00850-0019
<b>Condominium Section</b>	0194-R1			
<b>Address</b>	39 EAST 20 STREET	151 EAST 26 STREET	21 GRAMERCY PARK SOUTH	21 EAST 21 STREET
<b>Neighborhood</b>	FLATIRON	GRAMERCY	GRAMERCY	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	2	24	23	26
<b>Year Built</b>	1907	1910	1910	1900
<b>Gross SqFt</b>	2,850	9,865	12,948	14,840
<b>Estimated Gross Income</b>	\$97,784	\$384,915	\$444,270	\$452,680
<b>Gross Income per SqFt</b>	\$34.31	\$39.02	\$34.31	\$30.50
<b>Estimated Expense</b>	\$26,705	\$115,475	\$121,353	\$153,911
<b>Expense SqFt</b>	\$9.37	\$11.71	\$9.37	\$10.37
<b>Net Operating Income</b>	\$71,079	\$269,440	\$322,917	\$298,769
<b>Full Market Value</b>	\$537,000	\$2,034,000	\$2,438,000	\$2,256,000
<b>Market Value per SqFt</b>	\$188.42	\$206.18	\$188.29	\$152.02
<b>Distance from Condominium in miles</b>		0.36	0.21	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00849-7502	1-00573-0011	1-00872-0050	1-00850-0019
<b>Condominium Section</b>	0402-R1			
<b>Address</b>	7 EAST 20 STREET	60 WEST 10 STREET	140 EAST 17 STREET	21 EAST 21 STREET
<b>Neighborhood</b>	FLATIRON	GREENWICH VILLAGE-CENTRAL	GRAMERCY	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	15	27	44	26
<b>Year Built</b>	1908	1910	1910	1900
<b>Gross SqFt</b>	29,631	20,797	29,796	14,840
<b>Estimated Gross Income</b>	\$998,268	\$724,402	\$1,003,768	\$452,680
<b>Gross Income per SqFt</b>	\$33.69	\$34.83	\$33.69	\$30.50
<b>Estimated Expense</b>	\$303,718	\$184,806	\$305,517	\$153,911
<b>Expense SqFt</b>	\$10.25	\$8.89	\$10.25	\$10.37
<b>Net Operating Income</b>	\$694,550	\$539,596	\$698,251	\$298,769
<b>Full Market Value</b>	\$5,244,000	\$4,074,000	\$5,272,000	\$2,256,000
<b>Market Value per SqFt</b>	\$176.98	\$195.89	\$176.94	\$152.02
<b>Distance from Condominium in miles</b>		0.54	0.35	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7503	1-00850-0019	1-00823-0047	1-00874-0061
Condominium Section	0971-R1			
Address	40 EAST 21 STREET	21 EAST 21 STREET	4 WEST 22 STREET	76 IRVING PLACE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	11	26	12	22
Year Built	1906	1900	1904	1910
Gross SqFt	21,375	14,840	29,453	12,492
Estimated Gross Income	\$636,761	\$452,680	\$877,347	\$364,696
Gross Income per SqFt	\$29.79	\$30.50	\$29.79	\$29.19
Estimated Expense	\$209,048	\$153,911	\$288,046	\$117,489
Expense SqFt	\$9.78	\$10.37	\$9.78	\$9.41
Net Operating Income	\$427,713	\$298,769	\$589,301	\$247,207
Full Market Value	\$3,284,000	\$2,256,000	\$4,449,000	\$1,866,000
Market Value per SqFt	\$153.64	\$152.02	\$151.05	\$149.38
Distance from Condominium in miles		0.05	0.22	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7504	1-00796-0048	1-00928-0031	1-00521-0045
Condominium Section	1493-R1			
Address	260 PARK AVENUE SOUTH	120 WEST 21 STREET	385 1 AVENUE	303 ELIZABETH STREET
Neighborhood	FLATIRON	CHELSEA	KIPS BAY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	109	213	140	195
Year Built	1913	2000	2002	1991
Gross SqFt	191,318	174,621	150,800	187,368
Estimated Gross Income	\$7,826,819	\$5,907,002	\$6,417,667	\$7,665,420
Gross Income per SqFt	\$40.91	\$33.83	\$42.56	\$40.91
Estimated Expense	\$1,492,280	\$1,179,563	\$1,353,849	\$1,461,850
Expense SqFt	\$7.80	\$6.75	\$8.98	\$7.80
Net Operating Income	\$6,334,539	\$4,727,439	\$5,063,818	\$6,203,570
Full Market Value	\$47,826,005	\$24,442,000	\$38,232,000	\$46,837,000
Market Value per SqFt	\$249.98	\$139.97	\$253.53	\$249.97
Distance from Condominium in miles		0.40	0.48	0.99

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7505	1-00819-0059	1-00843-0003	1-00797-0074
Condominium Section	1612-R1			
Address	141 5 AVENUE	30 WEST 18 STREET	75 5 AVENUE	160 WEST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	43	100	74	49
Year Built	1900	2005	1984	2000
Gross SqFt	78,900	98,690	63,255	41,423
Estimated Gross Income	\$3,234,900	\$4,091,737	\$2,593,695	\$1,479,062
Gross Income per SqFt	\$41.00	\$41.46	\$41.00	\$35.71
Estimated Expense	\$642,246	\$1,145,686	\$515,165	\$235,359
Expense SqFt	\$8.14	\$11.61	\$8.14	\$5.68
Net Operating Income	\$2,592,654	\$2,946,051	\$2,078,530	\$1,243,703
Full Market Value	\$19,575,002	\$22,243,000	\$15,693,000	\$9,390,000
Market Value per SqFt	\$248.10	\$225.38	\$248.09	\$226.69
Distance from Condominium in miles		0.18	0.22	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7508	1-00884-0048	1-00928-0031	1-00797-0007
Condominium Section	2046-R1			
Address	254 PARK AVENUE SOUTH	402 3 AVENUE	385 1 AVENUE	163 WEST 21 STREET
Neighborhood	FLATIRON	MURRAY HILL	KIPS BAY	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	124	150	140	110
Year Built	1913	1974	2002	2005
Gross SqFt	138,922	137,628	150,800	128,163
Estimated Gross Income	\$4,983,132	\$4,745,054	\$6,417,667	\$4,597,183
Gross Income per SqFt	\$35.87	\$34.48	\$42.56	\$35.87
Estimated Expense	\$1,096,095	\$1,259,535	\$1,353,849	\$1,011,166
Expense SqFt	\$7.89	\$9.15	\$8.98	\$7.89
Net Operating Income	\$3,887,037	\$3,485,519	\$5,063,818	\$3,586,017
Full Market Value	\$34,347,911	\$26,316,000	\$38,232,000	\$27,074,000
Market Value per SqFt	\$247.25	\$191.21	\$253.53	\$211.25
Distance from Condominium in miles		0.44	0.48	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00850-7503	1-00826-0001	1-00829-0001	1-00907-0025
Condominium Section	0459-R1			
Address	280 PARK AVENUE SOUTH	736 AVENUE OF THE AMERICA	796 AVENUE OF THE AMERICA	240 EAST 27 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	259	306	273	327
Year Built	1986	1999	2003	1977
Gross SqFt	282,900	296,400	293,978	348,386
Estimated Gross Income	\$11,658,309	\$12,213,635	\$11,941,109	\$14,704,425
Gross Income per SqFt	\$41.21	\$41.21	\$40.62	\$42.21
Estimated Expense	\$2,959,134	\$3,100,812	\$2,973,388	\$2,985,767
Expense SqFt	\$10.46	\$10.46	\$10.11	\$8.57
Net Operating Income	\$8,699,175	\$9,112,823	\$8,967,721	\$11,718,658
Full Market Value	\$65,679,002	\$68,802,000	\$67,706,000	\$88,476,000
Market Value per SqFt	\$232.16	\$232.13	\$230.31	\$253.96
Distance from Condominium in miles		0.27	0.38	0.42

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00850-7506	1-00843-0003	1-00879-0017	1-00862-0009
Condominium Section	1381-R1			
Address	49 EAST 21 STREET	75 5 AVENUE	131 EAST 23 STREET	9 EAST 32 STREET
Neighborhood	FLATIRON	FLATIRON	GRAMERCY	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	43	74	67	77
Year Built	1913	1984	1925	1930
Gross SqFt	60,609	63,255	56,670	39,740
Estimated Gross Income	\$2,404,359	\$2,593,695	\$2,248,353	\$1,447,536
Gross Income per SqFt	\$39.67	\$41.00	\$39.67	\$36.43
Estimated Expense	\$650,335	\$515,165	\$608,204	\$377,626
Expense SqFt	\$10.73	\$8.14	\$10.73	\$9.50
Net Operating Income	\$1,754,024	\$2,078,530	\$1,640,149	\$1,069,910
Full Market Value	\$13,242,999	\$15,693,000	\$12,383,000	\$8,078,000
Market Value per SqFt	\$218.50	\$248.09	\$218.51	\$203.27
Distance from Condominium in miles		0.28	0.16	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-7501	1-00939-0001	1-00826-0001	1-01071-0001
Condominium Section	0077-R1			
Address	5 EAST 22 STREET	604 2 AVENUE	736 AVENUE OF THE AMERICA	555 WEST 42 STREET
Neighborhood	FLATIRON	KIPS BAY	FLATIRON	CLINTON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	423	370	306	423
Year Built	1985	1974	1999	1987
Gross SqFt	380,448	366,200	296,400	388,273
Estimated Gross Income	\$15,678,262	\$15,261,498	\$12,213,635	\$14,981,716
Gross Income per SqFt	\$41.21	\$41.68	\$41.21	\$38.59
Estimated Expense	\$3,979,486	\$4,101,241	\$3,100,812	\$4,351,631
Expense SqFt	\$10.46	\$11.20	\$10.46	\$11.21
Net Operating Income	\$11,698,776	\$11,160,257	\$9,112,823	\$10,630,085
Full Market Value	\$88,325,950	\$84,260,000	\$68,802,000	\$80,257,000
Market Value per SqFt	\$232.16	\$230.09	\$232.13	\$206.70
Distance from Condominium in miles		0.72	0.24	1.44

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-7502	1-00882-0038	1-00875-0060	1-00850-0019
Condominium Section	0133-R1			
Address	27 EAST 22 STREET	151 EAST 26 STREET	21 GRAMERCY PARK SOUTH	21 EAST 21 STREET
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	24	23	26
Year Built	1902	1910	1910	1900
Gross SqFt	27,065	9,865	12,948	14,840
Estimated Gross Income	\$928,600	\$384,915	\$444,270	\$452,680
Gross Income per SqFt	\$34.31	\$39.02	\$34.31	\$30.50
Estimated Expense	\$253,599	\$115,475	\$121,353	\$153,911
Expense SqFt	\$9.37	\$11.71	\$9.37	\$10.37
Net Operating Income	\$675,001	\$269,440	\$322,917	\$298,769
Full Market Value	\$5,095,999	\$2,034,000	\$2,438,000	\$2,256,000
Market Value per SqFt	\$188.29	\$206.18	\$188.29	\$152.02
Distance from Condominium in miles		0.30	0.26	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-7504	1-00818-0019	1-00879-0017	1-00570-0008
Condominium Section	1850-R1			
Address	29 EAST 22 STREET	27 WEST 16 STREET	131 EAST 23 STREET	6 EAST 13 STREET
Neighborhood	FLATIRON	FLATIRON	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	20	75	67	54
Year Built	1907	1907	1925	1900
Gross SqFt	56,554	41,300	56,670	49,408
Estimated Gross Income	\$2,243,497	\$1,715,998	\$2,248,353	\$1,817,718
Gross Income per SqFt	\$39.67	\$41.55	\$39.67	\$36.79
Estimated Expense	\$606,824	\$404,380	\$608,204	\$454,702
Expense SqFt	\$10.73	\$9.79	\$10.73	\$9.20
Net Operating Income	\$1,636,673	\$1,311,618	\$1,640,149	\$1,363,016
Full Market Value	\$12,819,000	\$9,903,000	\$12,383,000	\$10,291,000
Market Value per SqFt	\$226.67	\$239.78	\$218.51	\$208.29
Distance from Condominium in miles		0.35	0.14	0.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-7505	1-01033-0009	1-00928-0031	
Condominium Section	1987-R1			
Address	23 EAST 22 STREET	349 WEST 42 STREET	385 1 AVENUE	
Neighborhood	FLATIRON	MIDTOWN WEST	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	78	272	140	
Year Built	2008	2003	2002	
Gross SqFt	215,976	230,000	150,800	
Estimated Gross Income	\$6,952,268	\$9,952,589	\$6,417,667	
Gross Income per SqFt	\$32.19	\$43.27	\$42.56	
Estimated Expense	\$1,708,910	\$2,786,725	\$1,353,849	
Expense SqFt	\$7.91	\$12.12	\$8.98	
Net Operating Income	\$5,243,358	\$7,165,864	\$5,063,818	
Full Market Value	\$36,960,998	\$54,102,000	\$38,232,000	
Market Value per SqFt	\$171.13	\$235.23	\$253.53	
Distance from Condominium in miles		1.22	0.48	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00855-7501	1-00909-0028	1-00641-0017	1-00910-0046
<b>Condominium Section</b>	0300-R1			
<b>Address</b>	43 EAST 25 STREET	501 2 AVENUE	379 WEST 12 STREET	226 EAST 30 STREET
<b>Neighborhood</b>	FLATIRON	MURRAY HILL	GREENWICH VILLAGE-WEST	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	119	130	148	126
<b>Year Built</b>	1987	1978	1996	1989
<b>Gross SqFt</b>	123,200	108,614	123,646	109,417
<b>Estimated Gross Income</b>	\$4,669,280	\$4,532,624	\$5,022,378	\$4,147,240
<b>Gross Income per SqFt</b>	\$37.90	\$41.73	\$40.62	\$37.90
<b>Estimated Expense</b>	\$1,353,968	\$1,278,398	\$1,204,175	\$1,202,700
<b>Expense SqFt</b>	\$10.99	\$11.77	\$9.74	\$10.99
<b>Net Operating Income</b>	\$3,315,312	\$3,254,226	\$3,818,203	\$2,944,540
<b>Full Market Value</b>	\$25,030,999	\$24,569,000	\$28,828,000	\$22,231,000
<b>Market Value per SqFt</b>	\$203.17	\$226.20	\$233.15	\$203.18
<b>Distance from Condominium in miles</b>		0.35	1.21	0.37

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00856-7501	1-00860-0015	1-00885-0033	1-00819-0020
<b>Condominium Section</b>	1460-R1			
<b>Address</b>	50 MADISON AVENUE	118 MADISON AVENUE	137 EAST 29 STREET	31 WEST 17 STREET
<b>Neighborhood</b>	FLATIRON	MURRAY HILL	MURRAY HILL	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	9	13	25	12
<b>Year Built</b>	1910	1920	1920	2005
<b>Gross SqFt</b>	26,794	32,917	18,234	27,601
<b>Estimated Gross Income</b>	\$990,306	\$1,216,646	\$708,043	\$928,486
<b>Gross Income per SqFt</b>	\$36.96	\$36.96	\$38.83	\$33.64
<b>Estimated Expense</b>	\$273,299	\$335,640	\$193,682	\$297,116
<b>Expense SqFt</b>	\$10.20	\$10.20	\$10.62	\$10.76
<b>Net Operating Income</b>	\$717,007	\$881,006	\$514,361	\$631,370
<b>Full Market Value</b>	\$5,412,998	\$6,652,000	\$3,883,000	\$4,767,000
<b>Market Value per SqFt</b>	\$202.02	\$202.08	\$212.95	\$172.71
<b>Distance from Condominium in miles</b>		0.19	0.32	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00856-7502	1-01008-0029	1-00829-0001	1-00889-0068
Condominium Section	1533-R1			
Address	225 5 AVENUE	1361 AVENUE OF THE AMERIC	796 AVENUE OF THE AMERICA	120 EAST 34 STREET
Neighborhood	FLATIRON	MIDTOWN WEST	FLATIRON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	190	169	273	282
Year Built	1910	1925	2003	1962
Gross SqFt	301,945	243,671	293,978	310,860
Estimated Gross Income	\$12,265,006	\$10,415,842	\$11,941,109	\$11,001,398
Gross Income per SqFt	\$40.62	\$42.75	\$40.62	\$35.39
Estimated Expense	\$3,052,664	\$2,916,436	\$2,973,388	\$3,518,170
Expense SqFt	\$10.11	\$11.97	\$10.11	\$11.32
Net Operating Income	\$9,212,342	\$7,499,406	\$8,967,721	\$7,483,228
Full Market Value	\$69,553,004	\$56,621,000	\$67,706,000	\$56,499,000
Market Value per SqFt	\$230.35	\$232.37	\$230.31	\$181.75
Distance from Condominium in miles		1.46	0.19	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00856-7503	1-00928-0031	1-00796-0048	
Condominium Section	1870-R1			
Address	15 EAST 26 STREET	385 1 AVENUE	120 WEST 21 STREET	
Neighborhood	FLATIRON	KIPS BAY	CHELSEA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	72	140	213	
Year Built	1912	2002	2000	
Gross SqFt	180,112	150,800	174,621	
Estimated Gross Income	\$6,880,278	\$6,417,667	\$5,907,002	
Gross Income per SqFt	\$38.20	\$42.56	\$33.83	
Estimated Expense	\$1,417,481	\$1,353,849	\$1,179,563	
Expense SqFt	\$7.87	\$8.98	\$6.75	
Net Operating Income	\$5,462,797	\$5,063,818	\$4,727,439	
Full Market Value	\$41,244,003	\$38,232,000	\$24,442,000	
Market Value per SqFt	\$228.99	\$253.53	\$139.97	
Distance from Condominium in miles		0.58	0.44	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00857-7501	1-00885-0033	1-00860-0015	
Condominium Section	1636-R1			
Address	76 MADISON AVENUE	137 EAST 29 STREET	118 MADISON AVENUE	
Neighborhood	FLATIRON	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	31	25	13	
Year Built	1911	1920	1920	
Gross SqFt	61,182	18,234	32,917	
Estimated Gross Income	\$2,318,798	\$708,043	\$1,216,646	
Gross Income per SqFt	\$37.90	\$38.83	\$36.96	
Estimated Expense	\$636,905	\$193,682	\$335,640	
Expense SqFt	\$10.41	\$10.62	\$10.20	
Net Operating Income	\$1,681,893	\$514,361	\$881,006	
Full Market Value	\$12,698,000	\$3,883,000	\$6,652,000	
Market Value per SqFt	\$207.54	\$212.95	\$202.08	
Distance from Condominium in miles		0.30	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00858-7501	1-00860-0015	1-00862-0009	1-00888-0031
Condominium Section	1664-R1			
Address	31 EAST 28 STREET	118 MADISON AVENUE	9 EAST 32 STREET	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	22	13	77	71
Year Built	1913	1920	1930	1920
Gross SqFt	42,940	32,917	39,740	62,188
Estimated Gross Income	\$1,564,304	\$1,216,646	\$1,447,536	\$2,198,778
Gross Income per SqFt	\$36.43	\$36.96	\$36.43	\$35.36
Estimated Expense	\$407,930	\$335,640	\$377,626	\$637,646
Expense SqFt	\$9.50	\$10.20	\$9.50	\$10.25
Net Operating Income	\$1,156,374	\$881,006	\$1,069,910	\$1,561,132
Full Market Value	\$8,730,998	\$6,652,000	\$8,078,000	\$11,787,000
Market Value per SqFt	\$203.33	\$202.08	\$203.27	\$189.54
Distance from Condominium in miles		0.13	0.21	0.28

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00859-7501	1-00885-0042	1-01033-0009	
Condominium Section	1806-R1			
Address	11 EAST 29 STREET	155 EAST 29 STREET	349 WEST 42 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	139	284	272	
Year Built	2005	1981	2003	
Gross SqFt	238,818	251,848	230,000	
Estimated Gross Income	\$10,562,920	\$11,379,441	\$9,952,589	
Gross Income per SqFt	\$44.23	\$45.18	\$43.27	
Estimated Expense	\$2,904,027	\$3,072,449	\$2,786,725	
Expense SqFt	\$12.16	\$12.20	\$12.12	
Net Operating Income	\$7,658,893	\$8,306,992	\$7,165,864	
Full Market Value	\$57,825,009	\$62,718,000	\$54,102,000	
Market Value per SqFt	\$242.13	\$249.03	\$235.23	
Distance from Condominium in miles		0.29	0.92	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00859-7502	1-00881-0041	1-00928-0031	1-00884-0048
Condominium Section	1930-R1			
Address	39 EAST 29 STREET	344 3 AVENUE	385 1 AVENUE	402 3 AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	KIPS BAY	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	142	185	140	150
Year Built	2008	1997	2002	1974
Gross SqFt	161,752	151,346	150,800	137,628
Estimated Gross Income	\$6,884,165	\$6,529,795	\$6,417,667	\$4,745,054
Gross Income per SqFt	\$42.56	\$43.14	\$42.56	\$34.48
Estimated Expense	\$1,452,533	\$1,015,977	\$1,353,849	\$1,259,535
Expense SqFt	\$8.98	\$6.71	\$8.98	\$9.15
Net Operating Income	\$5,431,632	\$5,513,818	\$5,063,818	\$3,485,519
Full Market Value	\$41,008,996	\$41,629,000	\$38,232,000	\$26,316,000
Market Value per SqFt	\$253.53	\$275.06	\$253.53	\$191.21
Distance from Condominium in miles		0.27	0.56	0.20

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00860-7501	1-00862-0009	1-00914-0011	1-00860-0015
<b>Condominium Section</b>	1472-R1			
<b>Address</b>	43 EAST 30 STREET	9 EAST 32 STREET	221 EAST 33 STREET	118 MADISON AVENUE
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	40	77	45	13
<b>Year Built</b>	1922	1930	1900	1920
<b>Gross SqFt</b>	40,299	39,740	35,508	32,917
<b>Estimated Gross Income</b>	\$1,468,093	\$1,447,536	\$1,158,527	\$1,216,646
<b>Gross Income per SqFt</b>	\$36.43	\$36.43	\$32.63	\$36.96
<b>Estimated Expense</b>	\$382,841	\$377,626	\$294,708	\$335,640
<b>Expense SqFt</b>	\$9.50	\$9.50	\$8.30	\$10.20
<b>Net Operating Income</b>	\$1,085,252	\$1,069,910	\$863,819	\$881,006
<b>Full Market Value</b>	\$8,809,998	\$8,078,000	\$6,522,000	\$6,652,000
<b>Market Value per SqFt</b>	\$218.62	\$203.27	\$183.68	\$202.08
<b>Distance from Condominium in miles</b>		0.13	0.35	0.09

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00862-7502	1-00918-0051	1-00887-0010	1-00888-0055
<b>Condominium Section</b>	0930-R1			
<b>Address</b>	14 EAST 33 STREET	210 EAST 38 STREET	113 EAST 31 STREET	142 EAST 33 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	18	40	19	49
<b>Year Built</b>	1920	1920	1920	1927
<b>Gross SqFt</b>	32,085	22,820	13,750	26,280
<b>Estimated Gross Income</b>	\$1,066,505	\$803,565	\$456,996	\$943,500
<b>Gross Income per SqFt</b>	\$33.24	\$35.21	\$33.24	\$35.90
<b>Estimated Expense</b>	\$362,561	\$247,985	\$155,379	\$283,050
<b>Expense SqFt</b>	\$11.30	\$10.87	\$11.30	\$10.77
<b>Net Operating Income</b>	\$703,944	\$555,580	\$301,617	\$660,450
<b>Full Market Value</b>	\$5,315,004	\$4,195,000	\$2,277,000	\$4,986,000
<b>Market Value per SqFt</b>	\$165.65	\$183.83	\$165.60	\$189.73
<b>Distance from Condominium in miles</b>		0.48	0.20	0.29

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00862-7503	1-00907-0025	1-00939-0001	1-00838-0001
<b>Condominium Section</b>	1583-R1			
<b>Address</b>	321 5 AVENUE	240 EAST 27 STREET	604 2 AVENUE	980 AVENUE OF THE AMERICA
<b>Neighborhood</b>	MURRAY HILL	GRAMERCY	KIPS BAY	FASHION
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	250	327	370	332
<b>Year Built</b>	2005	1977	1974	1986
<b>Gross SqFt</b>	392,216	348,386	366,200	386,382
<b>Estimated Gross Income</b>	\$16,347,563	\$14,704,425	\$15,261,498	\$14,339,319
<b>Gross Income per SqFt</b>	\$41.68	\$42.21	\$41.68	\$37.11
<b>Estimated Expense</b>	\$4,392,819	\$2,985,767	\$4,101,241	\$4,153,496
<b>Expense SqFt</b>	\$11.20	\$8.57	\$11.20	\$10.75
<b>Net Operating Income</b>	\$11,954,744	\$11,718,658	\$11,160,257	\$10,185,823
<b>Full Market Value</b>	\$90,258,994	\$88,476,000	\$84,260,000	\$76,903,000
<b>Market Value per SqFt</b>	\$230.13	\$253.96	\$230.09	\$199.03
<b>Distance from Condominium in miles</b>		0.49	0.55	0.25

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00864-7501	1-00882-0021	1-00889-0039	1-00866-0035
<b>Condominium Section</b>	0096-R1			
<b>Address</b>	20 EAST 35 STREET	88 LEXINGTON AVENUE	166 EAST 34 STREET	40 PARK AVENUE
<b>Neighborhood</b>	MURRAY HILL	GRAMERCY	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	169	180	223	160
<b>Year Built</b>	1938	1927	1975	1950
<b>Gross SqFt</b>	182,166	152,310	182,767	153,398
<b>Estimated Gross Income</b>	\$6,443,211	\$5,386,894	\$7,791,808	\$5,386,425
<b>Gross Income per SqFt</b>	\$35.37	\$35.37	\$42.63	\$35.11
<b>Estimated Expense</b>	\$2,096,731	\$1,753,496	\$2,120,467	\$1,708,857
<b>Expense SqFt</b>	\$11.51	\$11.51	\$11.60	\$11.14
<b>Net Operating Income</b>	\$4,346,480	\$3,633,398	\$5,671,341	\$3,677,568
<b>Full Market Value</b>	\$33,830,000	\$27,432,000	\$42,819,000	\$27,766,000
<b>Market Value per SqFt</b>	\$185.71	\$180.11	\$234.28	\$181.01
<b>Distance from Condominium in miles</b>		0.41	0.20	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00865-7501	1-00887-0023	1-00864-0028	1-00911-0064
Condominium Section	0320-R1			
Address	211 MADISON AVENUE	184 LEXINGTON AVENUE	47 EAST 34 STREET	443 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	40	100	111	73
Year Built	1985	1984	2007	1980
Gross SqFt	86,314	97,414	106,153	64,245
Estimated Gross Income	\$3,353,299	\$4,161,240	\$4,800,000	\$2,541,072
Gross Income per SqFt	\$38.85	\$42.72	\$45.22	\$39.55
Estimated Expense	\$1,121,219	\$1,165,147	\$689,147	\$602,280
Expense SqFt	\$12.99	\$11.96	\$6.49	\$9.37
Net Operating Income	\$2,232,080	\$2,996,093	\$4,110,853	\$1,938,792
Full Market Value	\$16,851,999	\$22,621,000	\$31,037,000	\$6,389,000
Market Value per SqFt	\$195.24	\$232.22	\$292.38	\$99.45
Distance from Condominium in miles		0.23	0.05	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00866-7501	1-00888-0031	1-00862-0009	1-00911-0064
Condominium Section	1617-R1			
Address	11 EAST 36 STREET	153 EAST 32 STREET	9 EAST 32 STREET	443 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	67	71	77	73
Year Built	1912	1920	1930	1980
Gross SqFt	72,464	62,188	39,740	64,245
Estimated Gross Income	\$2,562,327	\$2,198,778	\$1,447,536	\$2,541,072
Gross Income per SqFt	\$35.36	\$35.36	\$36.43	\$39.55
Estimated Expense	\$742,756	\$637,646	\$377,626	\$602,280
Expense SqFt	\$10.25	\$10.25	\$9.50	\$9.37
Net Operating Income	\$1,819,571	\$1,561,132	\$1,069,910	\$1,938,792
Full Market Value	\$13,737,996	\$11,787,000	\$8,078,000	\$6,389,000
Market Value per SqFt	\$189.58	\$189.54	\$203.27	\$99.45
Distance from Condominium in miles		0.35	0.21	0.50

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00866-7502	1-00891-0039	1-00892-0001	1-01343-0036
Condominium Section	1613-R1			
Address	30 EAST 37 STREET	165 EAST 35 STREET	41 PARK AVENUE	340 EAST 51 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	101	131	119	116
Year Built	1952	1955	1950	1965
Gross SqFt	87,697	96,102	115,221	88,658
Estimated Gross Income	\$3,211,464	\$3,631,930	\$4,218,932	\$3,045,014
Gross Income per SqFt	\$36.62	\$37.79	\$36.62	\$34.35
Estimated Expense	\$970,806	\$1,089,579	\$1,274,958	\$857,012
Expense SqFt	\$11.07	\$11.34	\$11.07	\$9.67
Net Operating Income	\$2,240,658	\$2,542,351	\$2,943,974	\$2,188,002
Full Market Value	\$16,917,006	\$19,195,000	\$22,227,000	\$16,519,000
Market Value per SqFt	\$192.90	\$199.74	\$192.91	\$186.32
Distance from Condominium in miles		0.20	0.10	0.83

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00867-7501	1-00916-0035	1-00860-0015	1-00914-0011
Condominium Section	1169-R1			
Address	52 PARK AVENUE	655 2 AVENUE	118 MADISON AVENUE	221 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	17	23	13	45
Year Built	1998	1982	1920	1900
Gross SqFt	30,371	14,463	32,917	35,508
Estimated Gross Income	\$1,122,512	\$602,315	\$1,216,646	\$1,158,527
Gross Income per SqFt	\$36.96	\$41.65	\$36.96	\$32.63
Estimated Expense	\$309,784	\$161,074	\$335,640	\$294,708
Expense SqFt	\$10.20	\$11.14	\$10.20	\$8.30
Net Operating Income	\$812,728	\$441,241	\$881,006	\$863,819
Full Market Value	\$6,135,999	\$2,722,000	\$6,652,000	\$6,522,000
Market Value per SqFt	\$202.03	\$188.20	\$202.08	\$183.68
Distance from Condominium in miles		0.33	0.36	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00868-7501	1-01343-0036	1-00891-0039	1-00892-0001
Condominium Section	0019-R1			
Address	35 EAST 38 STREET	340 EAST 51 STREET	165 EAST 35 STREET	41 PARK AVENUE
Neighborhood	MURRAY HILL	MIDTOWN EAST	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	113	116	131	119
Year Built	1961	1965	1955	1950
Gross SqFt	88,230	88,658	96,102	115,221
Estimated Gross Income	\$3,230,983	\$3,045,014	\$3,631,930	\$4,218,932
Gross Income per SqFt	\$36.62	\$34.35	\$37.79	\$36.62
Estimated Expense	\$976,706	\$857,012	\$1,089,579	\$1,274,958
Expense SqFt	\$11.07	\$9.67	\$11.34	\$11.07
Net Operating Income	\$2,254,277	\$2,188,002	\$2,542,351	\$2,943,974
Full Market Value	\$17,020,003	\$16,519,000	\$19,195,000	\$22,227,000
Market Value per SqFt	\$192.90	\$186.32	\$199.74	\$192.91
Distance from Condominium in miles		0.75	0.24	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00868-7502	1-00889-0039	1-01309-0050	
Condominium Section	0101-R1			
Address	80 PARK AVENUE	166 EAST 34 STREET	136 EAST 55 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	224	223	200	
Year Built	1956	1975	1957	
Gross SqFt	212,756	182,767	204,269	
Estimated Gross Income	\$8,225,147	\$7,791,808	\$7,083,301	
Gross Income per SqFt	\$38.66	\$42.63	\$34.68	
Estimated Expense	\$2,278,617	\$2,120,467	\$2,004,200	
Expense SqFt	\$10.71	\$11.60	\$9.81	
Net Operating Income	\$5,946,530	\$5,671,341	\$5,079,101	
Full Market Value	\$44,896,006	\$42,819,000	\$38,347,000	
Market Value per SqFt	\$211.02	\$234.28	\$187.73	
Distance from Condominium in miles		0.32	0.82	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00868-7503	1-00889-0039	1-01426-9035	1-01318-0019
<b>Condominium Section</b>	1343-R1			
<b>Address</b>	425 5 AVENUE	166 EAST 34 STREET	218 EAST 72 STREET	245 EAST 44 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	UPPER EAST SIDE (59-79)	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	172	223	148	182
<b>Year Built</b>	2003	1975	1975	1986
<b>Gross SqFt</b>	162,488	182,767	156,200	168,998
<b>Estimated Gross Income</b>	\$6,860,243	\$7,791,808	\$6,594,311	\$6,595,673
<b>Gross Income per SqFt</b>	\$42.22	\$42.63	\$42.22	\$39.03
<b>Estimated Expense</b>	\$2,393,448	\$2,120,467	\$2,300,707	\$2,109,109
<b>Expense SqFt</b>	\$14.73	\$11.60	\$14.73	\$12.48
<b>Net Operating Income</b>	\$4,466,795	\$5,671,341	\$4,293,604	\$4,486,564
<b>Full Market Value</b>	\$33,724,002	\$42,819,000	\$19,239,000	\$33,874,000
<b>Market Value per SqFt</b>	\$207.55	\$234.28	\$123.17	\$200.44
<b>Distance from Condominium in miles</b>		0.38	1.68	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00869-7501	1-01318-0019	1-01338-0035	
<b>Condominium Section</b>	0266-R1			
<b>Address</b>	441 5 AVENUE	245 EAST 44 STREET	330 EAST 46 STREET	
<b>Neighborhood</b>	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	174	182	206	
<b>Year Built</b>	1986	1986	1961	
<b>Gross SqFt</b>	134,519	168,998	133,828	
<b>Estimated Gross Income</b>	\$5,204,540	\$6,595,673	\$5,130,420	
<b>Gross Income per SqFt</b>	\$38.69	\$39.03	\$38.34	
<b>Estimated Expense</b>	\$1,633,061	\$2,109,109	\$1,577,836	
<b>Expense SqFt</b>	\$12.14	\$12.48	\$11.79	
<b>Net Operating Income</b>	\$3,571,479	\$4,486,564	\$3,552,584	
<b>Full Market Value</b>	\$26,965,010	\$33,874,000	\$26,822,000	
<b>Market Value per SqFt</b>	\$200.46	\$200.44	\$200.42	
<b>Distance from Condominium in miles</b>		0.48	0.62	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00870-7501	1-00828-0001	1-00914-0036	1-00919-0014
Condominium Section	0449-R1			
Address	10 UNION SQUARE EAST	776 AVENUE OF THE AMERICA	222 EAST 34 STREET	240 EAST 39 STREET
Neighborhood	GRAMERCY	FLATIRON	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	645	401	483	470
Year Built	1987	2000	2002	1997
Gross SqFt	575,077	454,538	507,110	624,519
Estimated Gross Income	\$24,308,505	\$19,663,438	\$21,434,364	\$24,519,187
Gross Income per SqFt	\$42.27	\$43.26	\$42.27	\$39.26
Estimated Expense	\$5,233,201	\$4,524,403	\$4,613,325	\$6,058,772
Expense SqFt	\$9.10	\$9.95	\$9.10	\$9.70
Net Operating Income	\$19,075,304	\$15,139,035	\$16,821,039	\$18,460,415
Full Market Value	\$144,018,996	\$114,300,000	\$126,999,000	\$139,376,000
Market Value per SqFt	\$250.43	\$251.46	\$250.44	\$223.17
Distance from Condominium in miles		0.67	0.93	1.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00874-7501	1-00873-0028	1-00925-0060	
Condominium Section	0775-R1			
Address	157 EAST 18 STREET	135 EAST 17 STREET	304 EAST 20 STREET	
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	53	45	70	
Year Built	1955	1963	1948	
Gross SqFt	40,279	22,512	56,310	
Estimated Gross Income	\$1,553,564	\$940,101	\$1,936,529	
Gross Income per SqFt	\$38.57	\$41.76	\$34.39	
Estimated Expense	\$481,749	\$290,731	\$619,689	
Expense SqFt	\$11.96	\$12.91	\$11.00	
Net Operating Income	\$1,071,815	\$649,370	\$1,316,840	
Full Market Value	\$8,397,000	\$4,903,000	\$9,942,000	
Market Value per SqFt	\$208.47	\$217.79	\$176.56	
Distance from Condominium in miles		0.05	0.26	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00876-7501	1-00906-0011	1-00875-0060	1-00850-0019
<b>Condominium Section</b>	0286-R1			
<b>Address</b>	7 GRAMERCY PARK WEST	219 EAST 25 STREET	21 GRAMERCY PARK SOUTH	21 EAST 21 STREET
<b>Neighborhood</b>	GRAMERCY	GRAMERCY	GRAMERCY	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	24	35	23	26
<b>Year Built</b>	1913	1920	1910	1900
<b>Gross SqFt</b>	30,260	22,430	12,948	14,840
<b>Estimated Gross Income</b>	\$1,038,221	\$920,512	\$444,270	\$452,680
<b>Gross Income per SqFt</b>	\$34.31	\$41.04	\$34.31	\$30.50
<b>Estimated Expense</b>	\$283,536	\$257,743	\$121,353	\$153,911
<b>Expense SqFt</b>	\$9.37	\$11.49	\$9.37	\$10.37
<b>Net Operating Income</b>	\$754,685	\$662,769	\$322,917	\$298,769
<b>Full Market Value</b>	\$5,698,000	\$5,004,000	\$2,438,000	\$2,256,000
<b>Market Value per SqFt</b>	\$188.30	\$223.09	\$188.29	\$152.02
<b>Distance from Condominium in miles</b>		0.34	0.12	0.11

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00876-7502	1-00882-0035	1-00883-0031	
<b>Condominium Section</b>	0609-R1			
<b>Address</b>	151 EAST 20 STREET	145 EAST 26 STREET	139 EAST 27 STREET	
<b>Neighborhood</b>	GRAMERCY	GRAMERCY	GRAMERCY	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	23	19	32	
<b>Year Built</b>	1956	1910	1967	
<b>Gross SqFt</b>	8,053	9,500	15,360	
<b>Estimated Gross Income</b>	\$294,981	\$363,626	\$537,155	
<b>Gross Income per SqFt</b>	\$36.63	\$38.28	\$34.97	
<b>Estimated Expense</b>	\$81,255	\$90,719	\$163,173	
<b>Expense SqFt</b>	\$10.09	\$9.55	\$10.62	
<b>Net Operating Income</b>	\$213,726	\$272,907	\$373,982	
<b>Full Market Value</b>	\$1,613,998	\$2,060,000	\$2,824,000	
<b>Market Value per SqFt</b>	\$200.42	\$216.84	\$183.85	
<b>Distance from Condominium in miles</b>		0.29	0.34	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00876-7503	1-00875-0003	1-00879-0017	1-00570-0008
Condominium Section	2209-R1			
Address	36 GRAMERCY PARK EAST	239 PARK AVENUE SOUTH	131 EAST 23 STREET	6 EAST 13 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	51	46	67	54
Year Built	1909	1911	1925	1900
Gross SqFt	61,406	51,122	56,670	49,408
Estimated Gross Income	\$2,435,976	\$2,208,026	\$2,248,353	\$1,817,718
Gross Income per SqFt	\$39.67	\$43.19	\$39.67	\$36.79
Estimated Expense	\$658,886	\$650,386	\$608,204	\$454,702
Expense SqFt	\$10.73	\$12.72	\$10.73	\$9.20
Net Operating Income	\$1,777,090	\$1,557,640	\$1,640,149	\$1,363,016
Full Market Value	\$13,417,000	\$11,760,000	\$12,383,000	\$10,291,000
Market Value per SqFt	\$218.50	\$230.04	\$218.51	\$208.29
Distance from Condominium in miles		0.12	0.19	0.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00879-7501	1-00819-0059	1-00843-0003	1-00927-0038
Condominium Section	1445-R1			
Address	119 EAST 23 STREET	30 WEST 18 STREET	75 5 AVENUE	320 EAST 22 STREET
Neighborhood	GRAMERCY	FLATIRON	FLATIRON	KIPS BAY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	95	100	74	94
Year Built	2004	2005	1984	1948
Gross SqFt	87,310	98,690	63,255	67,048
Estimated Gross Income	\$3,579,710	\$4,091,737	\$2,593,695	\$2,577,451
Gross Income per SqFt	\$41.00	\$41.46	\$41.00	\$38.44
Estimated Expense	\$710,703	\$1,145,686	\$515,165	\$773,235
Expense SqFt	\$8.14	\$11.61	\$8.14	\$11.53
Net Operating Income	\$2,869,007	\$2,946,051	\$2,078,530	\$1,804,216
Full Market Value	\$21,661,005	\$22,243,000	\$15,693,000	\$13,622,000
Market Value per SqFt	\$248.09	\$225.38	\$248.09	\$203.17
Distance from Condominium in miles		0.44	0.42	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00879-7503	1-01046-0062	1-00372-0056	
Condominium Section	2247-R1			
Address	148 EAST 24 STREET	860 9 AVENUE	286 EAST 2 STREET	
Neighborhood	GRAMERCY	MIDTOWN WEST	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C9-WALK-UP	
Total Units	55	18	20	
Year Built	2009	1910	1920	
Gross SqFt	44,477	7,095	18,062	
Estimated Gross Income	\$1,792,868	\$305,835	\$677,510	
Gross Income per SqFt	\$40.31	\$43.11	\$37.51	
Estimated Expense	\$500,366	\$99,543	\$152,790	
Expense SqFt	\$11.25	\$14.03	\$8.46	
Net Operating Income	\$1,292,502	\$206,292	\$524,720	
Full Market Value	\$934,911	\$1,558,000	\$3,962,000	
Market Value per SqFt	\$21.02	\$219.59	\$219.36	
Distance from Condominium in miles				

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00880-7501	1-00879-0070	1-00880-0006	
Condominium Section	0245-R1			
Address	117 EAST 24 STREET	124 EAST 24 STREET	105 EAST 24 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	11	60	43	
Year Built	1920	1939	1939	
Gross SqFt	36,270	40,266	26,142	
Estimated Gross Income	\$1,195,097	\$1,418,822	\$801,237	
Gross Income per SqFt	\$32.95	\$35.24	\$30.65	
Estimated Expense	\$438,142	\$553,341	\$272,421	
Expense SqFt	\$12.08	\$13.74	\$10.42	
Net Operating Income	\$756,955	\$865,481	\$528,816	
Full Market Value	\$5,715,002	\$6,534,000	\$3,993,000	
Market Value per SqFt	\$157.57	\$162.27	\$152.74	
Distance from Condominium in miles		0.05	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00881-7501	1-00885-0033	1-00882-0035	
Condominium Section	0704-R1			
Address	61 LEXINGTON AVENUE	137 EAST 29 STREET	145 EAST 26 STREET	
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	40	25	19	
Year Built	1930	1920	1910	
Gross SqFt	22,300	18,234	9,500	
Estimated Gross Income	\$859,888	\$708,043	\$363,626	
Gross Income per SqFt	\$38.56	\$38.83	\$38.28	
Estimated Expense	\$225,007	\$193,682	\$90,719	
Expense SqFt	\$10.09	\$10.62	\$9.55	
Net Operating Income	\$634,881	\$514,361	\$272,907	
Full Market Value	\$3,775,200	\$3,883,000	\$2,060,000	
Market Value per SqFt	\$169.29	\$212.95	\$216.84	
Distance from Condominium in miles		0.19	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00884-7501	1-00885-0066	1-00862-0009	1-00888-0031
Condominium Section	1420-R1			
Address	118 EAST 29 STREET	151 LEXINGTON AVENUE	9 EAST 32 STREET	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	25	53	77	71
Year Built	1920	1945	1930	1920
Gross SqFt	53,181	28,240	39,740	62,188
Estimated Gross Income	\$1,937,384	\$1,230,574	\$1,447,536	\$2,198,778
Gross Income per SqFt	\$36.43	\$43.58	\$36.43	\$35.36
Estimated Expense	\$505,220	\$363,729	\$377,626	\$637,646
Expense SqFt	\$9.50	\$12.88	\$9.50	\$10.25
Net Operating Income	\$1,432,164	\$866,845	\$1,069,910	\$1,561,132
Full Market Value	\$10,812,997	\$6,545,000	\$8,078,000	\$11,787,000
Market Value per SqFt	\$203.32	\$231.76	\$203.27	\$189.54
Distance from Condominium in miles		0.11	0.27	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-7501	1-00885-0033	1-00885-0066	1-00914-0011
Condominium Section	1740-R1			
Address	117 EAST 29 STREET	137 EAST 29 STREET	151 LEXINGTON AVENUE	221 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	25	53	45
Year Built	1920	1920	1945	1900
Gross SqFt	25,354	18,234	28,240	35,508
Estimated Gross Income	\$984,496	\$708,043	\$1,230,574	\$1,158,527
Gross Income per SqFt	\$38.83	\$38.83	\$43.58	\$32.63
Estimated Expense	\$269,259	\$193,682	\$363,729	\$294,708
Expense SqFt	\$10.62	\$10.62	\$12.88	\$8.30
Net Operating Income	\$715,237	\$514,361	\$866,845	\$863,819
Full Market Value	\$5,400,000	\$3,883,000	\$6,545,000	\$6,522,000
Market Value per SqFt	\$212.98	\$212.95	\$231.76	\$183.68
Distance from Condominium in miles		0.09	0.09	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-7502	1-00885-0066	1-00885-0033	
Condominium Section	1929-R1			
Address	143 LEXINGTON AVENUE	151 LEXINGTON AVENUE	137 EAST 29 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	53	25	
Year Built	2006	1945	1920	
Gross SqFt	23,122	28,240	18,234	
Estimated Gross Income	\$952,858	\$1,230,574	\$708,043	
Gross Income per SqFt	\$41.21	\$43.58	\$38.83	
Estimated Expense	\$271,684	\$363,729	\$193,682	
Expense SqFt	\$11.75	\$12.88	\$10.62	
Net Operating Income	\$681,174	\$866,845	\$514,361	
Full Market Value	\$5,143,000	\$6,545,000	\$3,883,000	
Market Value per SqFt	\$222.43	\$231.76	\$212.95	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00886-7501	1-00935-0053	1-00911-0064	1-00888-0031
Condominium Section	0147-R1			
Address	111 EAST 30 STREET	312 EAST 30 STREET	443 3 AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	52	67	73	71
Year Built	1984	1986	1980	1920
Gross SqFt	65,112	47,820	64,245	62,188
Estimated Gross Income	\$2,529,601	\$2,116,588	\$2,541,072	\$2,198,778
Gross Income per SqFt	\$38.85	\$44.26	\$39.55	\$35.36
Estimated Expense	\$845,805	\$646,695	\$602,280	\$637,646
Expense SqFt	\$12.99	\$13.52	\$9.37	\$10.25
Net Operating Income	\$1,683,796	\$1,469,893	\$1,938,792	\$1,561,132
Full Market Value	\$12,713,007	\$11,098,000	\$6,389,000	\$11,787,000
Market Value per SqFt	\$195.25	\$232.08	\$99.45	\$189.54
Distance from Condominium in miles		0.35	0.21	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00886-7502	1-00935-0053	1-00911-0064	1-00888-0031
Condominium Section	0388-R1			
Address	159 EAST 30 STREET	312 EAST 30 STREET	443 3 AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	53	67	73	71
Year Built	1987	1986	1980	1920
Gross SqFt	55,715	47,820	64,245	62,188
Estimated Gross Income	\$2,164,528	\$2,116,588	\$2,541,072	\$2,198,778
Gross Income per SqFt	\$38.85	\$44.26	\$39.55	\$35.36
Estimated Expense	\$723,738	\$646,695	\$602,280	\$637,646
Expense SqFt	\$12.99	\$13.52	\$9.37	\$10.25
Net Operating Income	\$1,440,790	\$1,469,893	\$1,938,792	\$1,561,132
Full Market Value	\$10,877,999	\$11,098,000	\$6,389,000	\$11,787,000
Market Value per SqFt	\$195.24	\$232.08	\$99.45	\$189.54
Distance from Condominium in miles		0.26	0.12	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00886-7503	1-00911-0064	1-00887-0023	1-00935-0053
<b>Condominium Section</b>	0587-R1			
<b>Address</b>	127 EAST 30 STREET	443 3 AVENUE	184 LEXINGTON AVENUE	312 EAST 30 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	71	73	100	67
<b>Year Built</b>	1988	1980	1984	1986
<b>Gross SqFt</b>	77,154	64,245	97,414	47,820
<b>Estimated Gross Income</b>	\$3,296,019	\$2,541,072	\$4,161,240	\$2,116,588
<b>Gross Income per SqFt</b>	\$42.72	\$39.55	\$42.72	\$44.26
<b>Estimated Expense</b>	\$922,762	\$602,280	\$1,165,147	\$646,695
<b>Expense SqFt</b>	\$11.96	\$9.37	\$11.96	\$13.52
<b>Net Operating Income</b>	\$2,373,257	\$1,938,792	\$2,996,093	\$1,469,893
<b>Full Market Value</b>	\$17,918,002	\$6,389,000	\$22,621,000	\$11,098,000
<b>Market Value per SqFt</b>	\$232.24	\$99.45	\$232.22	\$232.08
<b>Distance from Condominium in miles</b>		0.21	0.05	0.35

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00887-7501	1-00885-0033	1-00885-0066	1-00882-0035
<b>Condominium Section</b>	1892-R1			
<b>Address</b>	107 EAST 31 STREET	137 EAST 29 STREET	151 LEXINGTON AVENUE	145 EAST 26 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	15	25	53	19
<b>Year Built</b>	1920	1920	1945	1910
<b>Gross SqFt</b>	14,000	18,234	28,240	9,500
<b>Estimated Gross Income</b>	\$543,620	\$708,043	\$1,230,574	\$363,626
<b>Gross Income per SqFt</b>	\$38.83	\$38.83	\$43.58	\$38.28
<b>Estimated Expense</b>	\$148,680	\$193,682	\$363,729	\$90,719
<b>Expense SqFt</b>	\$10.62	\$10.62	\$12.88	\$9.55
<b>Net Operating Income</b>	\$394,940	\$514,361	\$866,845	\$272,907
<b>Full Market Value</b>	\$2,982,000	\$3,883,000	\$6,545,000	\$2,060,000
<b>Market Value per SqFt</b>	\$213.00	\$212.95	\$231.76	\$216.84
<b>Distance from Condominium in miles</b>		0.13	0.13	0.26

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00888-7501	1-00911-0064	1-00935-0053	1-00887-0023
Condominium Section	0436-R1			
Address	157 EAST 32 STREET	443 3 AVENUE	312 EAST 30 STREET	184 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	79	73	67	100
Year Built	1988	1980	1986	1984
Gross SqFt	71,011	64,245	47,820	97,414
Estimated Gross Income	\$3,033,590	\$2,541,072	\$2,116,588	\$4,161,240
Gross Income per SqFt	\$42.72	\$39.55	\$44.26	\$42.72
Estimated Expense	\$849,292	\$602,280	\$646,695	\$1,165,147
Expense SqFt	\$11.96	\$9.37	\$13.52	\$11.96
Net Operating Income	\$2,184,298	\$1,938,792	\$1,469,893	\$2,996,093
Full Market Value	\$16,490,996	\$6,389,000	\$11,098,000	\$22,621,000
Market Value per SqFt	\$232.23	\$99.45	\$232.08	\$232.22
Distance from Condominium in miles		0.15	0.29	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-7501	1-01338-0040	1-00913-0001	
Condominium Section	0340-R1			
Address	155 EAST 34 STREET	314 EAST 46 STREET	471 3 AVENUE	
Neighborhood	MURRAY HILL	MIDTOWN EAST	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	330	250	311	
Year Built	1961	1981	1972	
Gross SqFt	270,870	253,256	351,560	
Estimated Gross Income	\$10,704,260	\$10,906,643	\$12,585,043	
Gross Income per SqFt	\$39.52	\$43.07	\$35.80	
Estimated Expense	\$2,993,125	\$3,605,760	\$2,760,946	
Expense SqFt	\$11.05	\$14.24	\$7.85	
Net Operating Income	\$7,711,135	\$7,300,883	\$9,824,097	
Full Market Value	\$60,407,998	\$55,122,000	\$74,172,000	
Market Value per SqFt	\$223.01	\$217.65	\$210.98	
Distance from Condominium in miles		0.60	0.16	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00890-7503	1-00935-0053	1-00885-0033	1-00914-0011
<b>Condominium Section</b>	1250-R1			
<b>Address</b>	143 EAST 34 STREET	312 EAST 30 STREET	137 EAST 29 STREET	221 EAST 33 STREET
<b>Neighborhood</b>	MURRAY HILL	KIPS BAY	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	28	67	25	45
<b>Year Built</b>	2002	1986	1920	1900
<b>Gross SqFt</b>	38,960	47,820	18,234	35,508
<b>Estimated Gross Income</b>	\$1,512,817	\$2,116,588	\$708,043	\$1,158,527
<b>Gross Income per SqFt</b>	\$38.83	\$44.26	\$38.83	\$32.63
<b>Estimated Expense</b>	\$413,755	\$646,695	\$193,682	\$294,708
<b>Expense SqFt</b>	\$10.62	\$13.52	\$10.62	\$8.30
<b>Net Operating Income</b>	\$1,099,062	\$1,469,893	\$514,361	\$863,819
<b>Full Market Value</b>	\$8,298,000	\$11,098,000	\$3,883,000	\$6,522,000
<b>Market Value per SqFt</b>	\$212.99	\$232.08	\$212.95	\$183.68
<b>Distance from Condominium in miles</b>		0.36	0.25	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00892-7501	1-00935-0053	1-00927-0009	1-00862-0009
<b>Condominium Section</b>	0273-R1			
<b>Address</b>	148 EAST 37 STREET	312 EAST 30 STREET	311 EAST 21 STREET	9 EAST 32 STREET
<b>Neighborhood</b>	MURRAY HILL	KIPS BAY	KIPS BAY	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	78	67	76	77
<b>Year Built</b>	1963	1986	1967	1930
<b>Gross SqFt</b>	45,116	47,820	44,919	39,740
<b>Estimated Gross Income</b>	\$1,659,818	\$2,116,588	\$1,652,691	\$1,447,536
<b>Gross Income per SqFt</b>	\$36.79	\$44.26	\$36.79	\$36.43
<b>Estimated Expense</b>	\$498,081	\$646,695	\$495,807	\$377,626
<b>Expense SqFt</b>	\$11.04	\$13.52	\$11.04	\$9.50
<b>Net Operating Income</b>	\$1,161,737	\$1,469,893	\$1,156,884	\$1,069,910
<b>Full Market Value</b>	\$8,770,999	\$11,098,000	\$8,734,000	\$8,078,000
<b>Market Value per SqFt</b>	\$194.41	\$232.08	\$194.44	\$203.27
<b>Distance from Condominium in miles</b>		0.43	0.78	0.35

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00892-7502	1-00916-0037	1-00882-0079	1-00916-0005
<b>Condominium Section</b>	1317-R1			
<b>Address</b>	554 3 AVENUE	657 2 AVENUE	114 EAST 27 STREET	533 3 AVENUE
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	GRAMERCY	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	9	45	11	22
<b>Year Built</b>	2002	1960	1910	1910
<b>Gross SqFt</b>	24,843	23,200	9,891	11,394
<b>Estimated Gross Income</b>	\$1,144,517	\$1,088,642	\$455,686	\$515,612
<b>Gross Income per SqFt</b>	\$46.07	\$46.92	\$46.07	\$45.25
<b>Estimated Expense</b>	\$230,543	\$251,541	\$91,759	\$142,660
<b>Expense SqFt</b>	\$9.28	\$10.84	\$9.28	\$12.52
<b>Net Operating Income</b>	\$913,974	\$837,101	\$363,927	\$372,952
<b>Full Market Value</b>	\$6,901,000	\$6,320,000	\$2,748,000	\$2,816,000
<b>Market Value per SqFt</b>	\$277.78	\$272.41	\$277.83	\$247.15
<b>Distance from Condominium in miles</b>		0.13	0.50	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00892-7503	1-00864-0028	1-00881-0041	1-00928-0031
<b>Condominium Section</b>	1757-R1			
<b>Address</b>	45 PARK AVENUE	47 EAST 34 STREET	344 3 AVENUE	385 1 AVENUE
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	GRAMERCY	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	101	111	185	140
<b>Year Built</b>	2006	2007	1997	2002
<b>Gross SqFt</b>	136,474	106,153	151,346	150,800
<b>Estimated Gross Income</b>	\$5,808,333	\$4,800,000	\$6,529,795	\$6,417,667
<b>Gross Income per SqFt</b>	\$42.56	\$45.22	\$43.14	\$42.56
<b>Estimated Expense</b>	\$1,225,537	\$689,147	\$1,015,977	\$1,353,849
<b>Expense SqFt</b>	\$8.98	\$6.49	\$6.71	\$8.98
<b>Net Operating Income</b>	\$4,582,796	\$4,110,853	\$5,513,818	\$5,063,818
<b>Full Market Value</b>	\$34,600,001	\$31,037,000	\$41,629,000	\$38,232,000
<b>Market Value per SqFt</b>	\$253.53	\$292.38	\$275.06	\$253.53
<b>Distance from Condominium in miles</b>		0.14	0.55	0.77

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00894-7501	1-00882-0021	1-00891-0027	1-00866-0035
Condominium Section	0009-R1			
Address	77 PARK AVENUE	88 LEXINGTON AVENUE	261 LEXINGTON AVENUE	40 PARK AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	109	180	155	160
Year Built	1924	1927	1940	1950
Gross SqFt	158,571	152,310	130,272	153,398
Estimated Gross Income	\$5,567,428	\$5,386,894	\$3,641,489	\$5,386,425
Gross Income per SqFt	\$35.11	\$35.37	\$27.95	\$35.11
Estimated Expense	\$1,766,481	\$1,753,496	\$1,238,106	\$1,708,857
Expense SqFt	\$11.14	\$11.51	\$9.50	\$11.14
Net Operating Income	\$3,800,947	\$3,633,398	\$2,403,383	\$3,677,568
Full Market Value	\$28,697,004	\$27,432,000	\$18,146,000	\$27,766,000
Market Value per SqFt	\$180.97	\$180.11	\$139.29	\$181.01
Distance from Condominium in miles		0.59	0.17	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00894-7502	1-01338-0035	1-00865-0042	1-00892-0001
Condominium Section	0361-R1			
Address	155 EAST 38 STREET	330 EAST 46 STREET	28 EAST 36 STREET	41 PARK AVENUE
Neighborhood	MURRAY HILL	MIDTOWN EAST	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	176	206	113	119
Year Built	1960	1961	1949	1950
Gross SqFt	128,571	133,828	128,072	115,221
Estimated Gross Income	\$4,708,270	\$5,130,420	\$3,620,740	\$4,218,932
Gross Income per SqFt	\$36.62	\$38.34	\$28.27	\$36.62
Estimated Expense	\$1,423,281	\$1,577,836	\$1,231,052	\$1,274,958
Expense SqFt	\$11.07	\$11.79	\$9.61	\$11.07
Net Operating Income	\$3,284,989	\$3,552,584	\$2,389,688	\$2,943,974
Full Market Value	\$24,801,995	\$26,822,000	\$18,042,000	\$22,227,000
Market Value per SqFt	\$192.91	\$200.42	\$140.87	\$192.91
Distance from Condominium in miles		0.43	0.24	0.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00894-7503	1-00888-0031	1-00918-0051	1-00918-0007
Condominium Section	0817-R1			
Address	71 PARK AVENUE	153 EAST 32 STREET	210 EAST 38 STREET	207 EAST 37 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	43	71	40	48
Year Built	1924	1920	1920	1925
Gross SqFt	51,562	62,188	22,820	36,020
Estimated Gross Income	\$1,815,498	\$2,198,778	\$803,565	\$1,217,990
Gross Income per SqFt	\$35.21	\$35.36	\$35.21	\$33.81
Estimated Expense	\$560,479	\$637,646	\$247,985	\$317,609
Expense SqFt	\$10.87	\$10.25	\$10.87	\$8.82
Net Operating Income	\$1,255,019	\$1,561,132	\$555,580	\$900,381
Full Market Value	\$9,475,003	\$11,787,000	\$4,195,000	\$6,798,000
Market Value per SqFt	\$183.76	\$189.54	\$183.83	\$188.73
Distance from Condominium in miles		0.31	0.21	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-7501	1-00468-0045	1-00440-0051	1-00452-0021
Condominium Section	1788-R1			
Address	240 EAST 15 STREET	233 EAST 12 STREET	417 EAST 12 STREET	326 EAST 11 STREET
Neighborhood	GRAMERCY	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R2-CONDOMINIUM	C5-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	8	22	15	15
Year Built	1920	1930	1920	1900
Gross SqFt	10,036	10,746	11,034	10,980
Estimated Gross Income	\$402,343	\$430,859	\$519,578	\$411,903
Gross Income per SqFt	\$40.09	\$40.09	\$47.09	\$37.51
Estimated Expense	\$102,769	\$110,032	\$140,286	\$118,920
Expense SqFt	\$10.24	\$10.24	\$12.71	\$10.83
Net Operating Income	\$299,574	\$320,827	\$379,292	\$292,983
Full Market Value	\$2,078,999	\$2,422,000	\$2,864,000	\$2,212,000
Market Value per SqFt	\$207.15	\$225.39	\$259.56	\$201.46
Distance from Condominium in miles		0.11	0.30	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00896-7501	1-00468-0045	1-00440-0051	1-00452-0021
<b>Condominium Section</b>	1788-R2			
<b>Address</b>	242 EAST 15 STREET	233 EAST 12 STREET	417 EAST 12 STREET	326 EAST 11 STREET
<b>Neighborhood</b>	GRAMERCY	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C1-WALK-UP	C4-WALK-UP
<b>Total Units</b>	8	22	15	15
<b>Year Built</b>	1920	1930	1920	1900
<b>Gross SqFt</b>	8,700	10,746	11,034	10,980
<b>Estimated Gross Income</b>	\$348,783	\$430,859	\$519,578	\$411,903
<b>Gross Income per SqFt</b>	\$40.09	\$40.09	\$47.09	\$37.51
<b>Estimated Expense</b>	\$89,088	\$110,032	\$140,286	\$118,920
<b>Expense SqFt</b>	\$10.24	\$10.24	\$12.71	\$10.83
<b>Net Operating Income</b>	\$259,695	\$320,827	\$379,292	\$292,983
<b>Full Market Value</b>	\$1,801,500	\$2,422,000	\$2,864,000	\$2,212,000
<b>Market Value per SqFt</b>	\$207.07	\$225.39	\$259.56	\$201.46
<b>Distance from Condominium in miles</b>		0.11	0.30	0.25

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00897-7501	1-00558-0010	1-00885-0066	1-00393-0056
<b>Condominium Section</b>	1537-R1			
<b>Address</b>	203 EAST 16 STREET	127 PARK AVENUE SOUTH	151 LEXINGTON AVENUE	355 EAST 10 STREET
<b>Neighborhood</b>	GRAMERCY	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	49	53	33
<b>Year Built</b>	1915	1930	1945	1920
<b>Gross SqFt</b>	51,136	37,299	28,240	38,520
<b>Estimated Gross Income</b>	\$2,228,507	\$1,898,413	\$1,230,574	\$1,174,224
<b>Gross Income per SqFt</b>	\$43.58	\$50.90	\$43.58	\$30.48
<b>Estimated Expense</b>	\$658,632	\$399,872	\$363,729	\$324,669
<b>Expense SqFt</b>	\$12.88	\$10.72	\$12.88	\$8.43
<b>Net Operating Income</b>	\$1,569,875	\$1,498,541	\$866,845	\$849,555
<b>Full Market Value</b>	\$11,853,002	\$11,314,000	\$6,545,000	\$6,414,000
<b>Market Value per SqFt</b>	\$231.79	\$303.33	\$231.76	\$166.51
<b>Distance from Condominium in miles</b>		0.23	0.63	0.64

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-7501	1-00928-0031	1-00909-0028	1-00882-0021
Condominium Section	0437-R1			
Address	305 2 AVENUE	385 1 AVENUE	501 2 AVENUE	88 LEXINGTON AVENUE
Neighborhood	GRAMERCY	KIPS BAY	MURRAY HILL	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	127	140	130	180
Year Built	1901	2002	1978	1927
Gross SqFt	174,042	150,800	108,614	152,310
Estimated Gross Income	\$7,262,773	\$6,417,667	\$4,532,624	\$5,386,894
Gross Income per SqFt	\$41.73	\$42.56	\$41.73	\$35.37
Estimated Expense	\$2,048,474	\$1,353,849	\$1,278,398	\$1,753,496
Expense SqFt	\$11.77	\$8.98	\$11.77	\$11.51
Net Operating Income	\$5,214,299	\$5,063,818	\$3,254,226	\$3,633,398
Full Market Value	\$39,368,002	\$38,232,000	\$24,569,000	\$27,432,000
Market Value per SqFt	\$226.20	\$253.53	\$226.20	\$180.11
Distance from Condominium in miles		0.27	0.53	0.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-7502	1-00468-0035	1-00449-0017	1-00902-0015
Condominium Section	1676-R1			
Address	233 EAST 17 STREET	205 2 AVENUE	56 ST MARK'S PLACE	221 EAST 21 STREET
Neighborhood	GRAMERCY	EAST VILLAGE	EAST VILLAGE	GRAMERCY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	19	24	29
Year Built	1948	1950	2005	1985
Gross SqFt	30,116	10,008	16,454	19,900
Estimated Gross Income	\$1,165,489	\$387,878	\$636,708	\$675,956
Gross Income per SqFt	\$38.70	\$38.76	\$38.70	\$33.97
Estimated Expense	\$337,902	\$116,363	\$184,645	\$260,143
Expense SqFt	\$11.22	\$11.63	\$11.22	\$13.07
Net Operating Income	\$827,587	\$271,515	\$452,063	\$415,813
Full Market Value	\$6,247,997	\$2,050,000	\$3,413,000	\$3,139,000
Market Value per SqFt	\$207.46	\$204.84	\$207.43	\$157.74
Distance from Condominium in miles		0.25	0.51	0.19

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00903-7501	1-00902-0030	1-00850-0064	1-00879-0017
Condominium Section	0127-R1			
Address	205 EAST 22 STREET	371 2 AVENUE	12 EAST 22 STREET	131 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	64	94	87	67
Year Built	1920	1930	1911	1925
Gross SqFt	81,685	77,640	78,646	56,670
Estimated Gross Income	\$3,240,444	\$2,577,544	\$3,538,541	\$2,248,353
Gross Income per SqFt	\$39.67	\$33.20	\$44.99	\$39.67
Estimated Expense	\$876,480	\$824,814	\$914,483	\$608,204
Expense SqFt	\$10.73	\$10.62	\$11.63	\$10.73
Net Operating Income	\$2,363,964	\$1,752,730	\$2,624,058	\$1,640,149
Full Market Value	\$17,848,001	\$13,233,000	\$19,812,000	\$12,383,000
Market Value per SqFt	\$218.50	\$170.44	\$251.91	\$218.51
Distance from Condominium in miles		0.05	0.34	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00903-7502	1-00643-0001	1-01364-0034	
Condominium Section	0148-R1			
Address	381 2 AVENUE	521 WEST STREET	422 EAST 53 STREET	
Neighborhood	GRAMERCY	GREENWICH VILLAGE-WEST	MIDTOWN EAST	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	329	287	295	
Year Built	1931	1930	1974	
Gross SqFt	321,079	389,376	312,417	
Estimated Gross Income	\$11,552,422	\$15,499,832	\$10,361,717	
Gross Income per SqFt	\$35.98	\$39.81	\$33.17	
Estimated Expense	\$3,047,040	\$4,339,953	\$3,315,749	
Expense SqFt	\$9.49	\$11.15	\$10.61	
Net Operating Income	\$8,505,382	\$11,159,879	\$7,045,968	
Full Market Value	\$66,293,000	\$84,257,000	\$53,197,000	
Market Value per SqFt	\$206.47	\$216.39	\$170.28	
Distance from Condominium in miles		1.38	1.51	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-7501	1-00885-0054	1-00883-0031	
Condominium Section	0503-R1			
Address	200 EAST 28 STREET	148 EAST 30 STREET	139 EAST 27 STREET	
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	43	39	32	
Year Built	1965	1959	1967	
Gross SqFt	29,535	20,660	15,360	
Estimated Gross Income	\$1,064,146	\$765,972	\$537,155	
Gross Income per SqFt	\$36.03	\$37.08	\$34.97	
Estimated Expense	\$321,045	\$229,792	\$163,173	
Expense SqFt	\$10.87	\$11.12	\$10.62	
Net Operating Income	\$743,101	\$536,180	\$373,982	
Full Market Value	\$5,609,999	\$4,048,000	\$2,824,000	
Market Value per SqFt	\$189.94	\$195.93	\$183.85	
Distance from Condominium in miles		0.15	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-7502	1-00843-0003	1-00911-0064	1-00927-0038
Condominium Section	1953-R1			
Address	385 3 AVENUE	75 5 AVENUE	443 3 AVENUE	320 EAST 22 STREET
Neighborhood	GRAMERCY	FLATIRON	MURRAY HILL	KIPS BAY
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	49	74	73	94
Year Built	2006	1984	1980	1948
Gross SqFt	60,117	63,255	64,245	67,048
Estimated Gross Income	\$2,335,545	\$2,593,695	\$2,541,072	\$2,577,451
Gross Income per SqFt	\$38.85	\$41.00	\$39.55	\$38.44
Estimated Expense	\$780,920	\$515,165	\$602,280	\$773,235
Expense SqFt	\$12.99	\$8.14	\$9.37	\$11.53
Net Operating Income	\$1,554,625	\$2,078,530	\$1,938,792	\$1,804,216
Full Market Value	\$12,163,000	\$15,693,000	\$6,389,000	\$13,622,000
Market Value per SqFt	\$202.32	\$248.09	\$99.45	\$203.17
Distance from Condominium in miles		0.70	0.14	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-7501	1-00935-0053	1-00911-0064	
Condominium Section	1320-R1			
Address	250 EAST 30 STREET	312 EAST 30 STREET	443 3 AVENUE	
Neighborhood	MURRAY HILL	KIPS BAY	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	80	67	73	
Year Built	2001	1986	1980	
Gross SqFt	79,132	47,820	64,245	
Estimated Gross Income	\$3,288,726	\$2,116,588	\$2,541,072	
Gross Income per SqFt	\$41.56	\$44.26	\$39.55	
Estimated Expense	\$1,049,290	\$646,695	\$602,280	
Expense SqFt	\$13.26	\$13.52	\$9.37	
Net Operating Income	\$2,239,436	\$1,469,893	\$1,938,792	
Full Market Value	\$16,907,997	\$11,098,000	\$6,389,000	
Market Value per SqFt	\$213.67	\$232.08	\$99.45	
Distance from Condominium in miles		0.14	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00911-7501	1-00885-0066	1-00862-0009	1-00885-0033
Condominium Section	0082-R1			
Address	242 EAST 31 STREET	151 LEXINGTON AVENUE	9 EAST 32 STREET	137 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	53	77	25
Year Built	1925	1945	1930	1920
Gross SqFt	41,297	28,240	39,740	18,234
Estimated Gross Income	\$1,603,563	\$1,230,574	\$1,447,536	\$708,043
Gross Income per SqFt	\$38.83	\$43.58	\$36.43	\$38.83
Estimated Expense	\$438,574	\$363,729	\$377,626	\$193,682
Expense SqFt	\$10.62	\$12.88	\$9.50	\$10.62
Net Operating Income	\$1,164,989	\$866,845	\$1,069,910	\$514,361
Full Market Value	\$8,795,998	\$6,545,000	\$8,078,000	\$3,883,000
Market Value per SqFt	\$212.99	\$231.76	\$203.27	\$212.95
Distance from Condominium in miles		0.13	0.42	0.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00911-7502	1-00885-0066	1-00885-0033	1-00885-0051
<b>Condominium Section</b>	0119-R1			
<b>Address</b>	250 EAST 31 STREET	151 LEXINGTON AVENUE	137 EAST 29 STREET	150 EAST 30 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	25	53	25	48
<b>Year Built</b>	1983	1945	1920	1962
<b>Gross SqFt</b>	27,950	28,240	18,234	20,660
<b>Estimated Gross Income</b>	\$1,085,299	\$1,230,574	\$708,043	\$775,200
<b>Gross Income per SqFt</b>	\$38.83	\$43.58	\$38.83	\$37.52
<b>Estimated Expense</b>	\$296,829	\$363,729	\$193,682	\$264,879
<b>Expense SqFt</b>	\$10.62	\$12.88	\$10.62	\$12.82
<b>Net Operating Income</b>	\$788,470	\$866,845	\$514,361	\$510,321
<b>Full Market Value</b>	\$5,953,000	\$6,545,000	\$3,883,000	\$3,853,000
<b>Market Value per SqFt</b>	\$212.99	\$231.76	\$212.95	\$186.50
<b>Distance from Condominium in miles</b>		0.13	0.13	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00912-7502	1-01318-0019	1-00889-0039	1-00881-0041
<b>Condominium Section</b>	0844-R1			
<b>Address</b>	200 EAST 32 STREET	245 EAST 44 STREET	166 EAST 34 STREET	344 3 AVENUE
<b>Neighborhood</b>	MURRAY HILL	MIDTOWN EAST	MURRAY HILL	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	165	182	223	185
<b>Year Built</b>	1990	1986	1975	1997
<b>Gross SqFt</b>	198,838	168,998	182,767	151,346
<b>Estimated Gross Income</b>	\$8,476,464	\$6,595,673	\$7,791,808	\$6,529,795
<b>Gross Income per SqFt</b>	\$42.63	\$39.03	\$42.63	\$43.14
<b>Estimated Expense</b>	\$2,306,521	\$2,109,109	\$2,120,467	\$1,015,977
<b>Expense SqFt</b>	\$11.60	\$12.48	\$11.60	\$6.71
<b>Net Operating Income</b>	\$6,169,943	\$4,486,564	\$5,671,341	\$5,513,818
<b>Full Market Value</b>	\$46,583,001	\$33,874,000	\$42,819,000	\$41,629,000
<b>Market Value per SqFt</b>	\$234.28	\$200.44	\$234.28	\$275.06
<b>Distance from Condominium in miles</b>		0.64	0.15	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00915-7501	1-00885-0042	1-01033-0009	1-01338-0040
<b>Condominium Section</b>	1765-R1			
<b>Address</b>	225 EAST 34 STREET	155 EAST 29 STREET	349 WEST 42 STREET	314 EAST 46 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MIDTOWN WEST	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	191	284	272	250
<b>Year Built</b>	2007	1981	2003	1981
<b>Gross SqFt</b>	222,784	251,848	230,000	253,256
<b>Estimated Gross Income</b>	\$9,639,864	\$11,379,441	\$9,952,589	\$10,906,643
<b>Gross Income per SqFt</b>	\$43.27	\$45.18	\$43.27	\$43.07
<b>Estimated Expense</b>	\$2,700,142	\$3,072,449	\$2,786,725	\$3,605,760
<b>Expense SqFt</b>	\$12.12	\$12.20	\$12.12	\$14.24
<b>Net Operating Income</b>	\$6,939,722	\$8,306,992	\$7,165,864	\$7,300,883
<b>Full Market Value</b>	\$52,394,997	\$62,718,000	\$54,102,000	\$55,122,000
<b>Market Value per SqFt</b>	\$235.18	\$249.03	\$235.23	\$217.65
<b>Distance from Condominium in miles</b>		0.28	1.13	0.56

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00916-7501	1-00909-0046	1-00885-0054	1-00885-0051
<b>Condominium Section</b>	1708-R1			
<b>Address</b>	649 2 AVENUE	216 EAST 29 STREET	148 EAST 30 STREET	150 EAST 30 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	44	54	39	48
<b>Year Built</b>	1960	1960	1959	1962
<b>Gross SqFt</b>	23,653	24,600	20,660	20,660
<b>Estimated Gross Income</b>	\$877,053	\$839,535	\$765,972	\$775,200
<b>Gross Income per SqFt</b>	\$37.08	\$34.13	\$37.08	\$37.52
<b>Estimated Expense</b>	\$263,021	\$268,651	\$229,792	\$264,879
<b>Expense SqFt</b>	\$11.12	\$10.92	\$11.12	\$12.82
<b>Net Operating Income</b>	\$614,032	\$570,884	\$536,180	\$510,321
<b>Full Market Value</b>	\$4,793,000	\$4,310,000	\$4,048,000	\$3,853,000
<b>Market Value per SqFt</b>	\$202.64	\$175.20	\$195.93	\$186.50
<b>Distance from Condominium in miles</b>		0.35	0.32	0.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00917-7501	1-00910-0046	1-00892-0001	1-00889-0022
<b>Condominium Section</b>	0191-R1			
<b>Address</b>	201 EAST 36 STREET	226 EAST 30 STREET	41 PARK AVENUE	141 EAST 33 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	118	126	119	125
<b>Year Built</b>	1963	1989	1950	1960
<b>Gross SqFt</b>	123,404	109,417	115,221	102,487
<b>Estimated Gross Income</b>	\$4,519,054	\$4,147,240	\$4,218,932	\$3,350,392
<b>Gross Income per SqFt</b>	\$36.62	\$37.90	\$36.62	\$32.69
<b>Estimated Expense</b>	\$1,366,082	\$1,202,700	\$1,274,958	\$1,220,791
<b>Expense SqFt</b>	\$11.07	\$10.99	\$11.07	\$11.91
<b>Net Operating Income</b>	\$3,152,972	\$2,944,540	\$2,943,974	\$2,129,601
<b>Full Market Value</b>	\$23,805,009	\$22,231,000	\$22,227,000	\$16,079,000
<b>Market Value per SqFt</b>	\$192.90	\$203.18	\$192.91	\$156.89
<b>Distance from Condominium in miles</b>		0.35	0.21	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00920-7501	1-01338-0040	1-01349-0014	1-01033-0009
<b>Condominium Section</b>	0597-R1			
<b>Address</b>	250 EAST 40 STREET	314 EAST 46 STREET	333 EAST 56 STREET	349 WEST 42 STREET
<b>Neighborhood</b>	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	234	250	228	272
<b>Year Built</b>	1988	1981	1982	2003
<b>Gross SqFt</b>	235,948	253,256	239,874	230,000
<b>Estimated Gross Income</b>	\$10,162,280	\$10,906,643	\$10,257,897	\$9,952,589
<b>Gross Income per SqFt</b>	\$43.07	\$43.07	\$42.76	\$43.27
<b>Estimated Expense</b>	\$3,359,900	\$3,605,760	\$3,118,751	\$2,786,725
<b>Expense SqFt</b>	\$14.24	\$14.24	\$13.00	\$12.12
<b>Net Operating Income</b>	\$6,802,380	\$7,300,883	\$7,139,146	\$7,165,864
<b>Full Market Value</b>	\$51,358,000	\$55,122,000	\$53,901,000	\$54,102,000
<b>Market Value per SqFt</b>	\$217.67	\$217.65	\$224.71	\$235.23
<b>Distance from Condominium in miles</b>		0.33	0.85	1.08

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00924-7501	1-00903-0013	1-00882-0035	1-00437-0009
Condominium Section	0676-R1			
Address	302 EAST 19 STREET	217 EAST 22 STREET	145 EAST 26 STREET	254 EAST 10 STREET
Neighborhood	KIPS BAY	GRAMERCY	GRAMERCY	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	9	35	19	25
Year Built	1910	1920	1910	1990
Gross SqFt	7,335	17,526	9,500	12,264
Estimated Gross Income	\$280,784	\$712,900	\$363,626	\$461,536
Gross Income per SqFt	\$38.28	\$40.68	\$38.28	\$37.63
Estimated Expense	\$70,049	\$213,870	\$90,719	\$138,461
Expense SqFt	\$9.55	\$12.20	\$9.55	\$11.29
Net Operating Income	\$210,735	\$499,030	\$272,907	\$323,075
Full Market Value	\$1,591,001	\$3,768,000	\$2,060,000	\$2,439,000
Market Value per SqFt	\$216.91	\$214.99	\$216.84	\$198.87
Distance from Condominium in miles		0.23	0.46	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00927-7501	1-00905-0045	1-00925-0024	1-00905-0047
Condominium Section	0937-R1			
Address	312 EAST 22 STREET	226 EAST 25 STREET	341 EAST 19 STREET	220 EAST 25 STREET
Neighborhood	KIPS BAY	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	24	18	24
Year Built	1910	1910	1910	1920
Gross SqFt	20,425	16,841	10,800	15,774
Estimated Gross Income	\$754,500	\$762,017	\$398,918	\$477,926
Gross Income per SqFt	\$36.94	\$45.25	\$36.94	\$30.30
Estimated Expense	\$218,752	\$189,490	\$115,686	\$164,666
Expense SqFt	\$10.71	\$11.25	\$10.71	\$10.44
Net Operating Income	\$535,748	\$572,527	\$283,232	\$313,260
Full Market Value	\$4,045,000	\$4,323,000	\$2,138,000	\$2,365,000
Market Value per SqFt	\$198.04	\$256.69	\$197.96	\$149.93
Distance from Condominium in miles		0.21	0.09	0.21

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00928-7502	1-00902-0030	1-00818-0010	1-00887-0014
Condominium Section	0580-R1			
Address	310 EAST 23 STREET	371 2 AVENUE	43 WEST 16 STREET	121 EAST 31 STREET
Neighborhood	KIPS BAY	GRAMERCY	FLATIRON	MURRAY HILL
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	98	94	95	96
Year Built	1905	1930	1911	1930
Gross SqFt	65,393	77,640	64,049	58,321
Estimated Gross Income	\$2,248,865	\$2,577,544	\$2,906,023	\$2,005,565
Gross Income per SqFt	\$34.39	\$33.20	\$45.37	\$34.39
Estimated Expense	\$719,323	\$824,814	\$813,686	\$641,781
Expense SqFt	\$11.00	\$10.62	\$12.70	\$11.00
Net Operating Income	\$1,529,542	\$1,752,730	\$2,092,337	\$1,363,784
Full Market Value	\$11,883,000	\$13,233,000	\$15,797,000	\$10,297,000
Market Value per SqFt	\$181.72	\$170.44	\$246.64	\$176.56
Distance from Condominium in miles		0.15	0.74	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00928-7502	1-00935-0053	1-00862-0009	1-00888-0031
Condominium Section	0580-R2			
Address	312 EAST 23 STREET	312 EAST 30 STREET	9 EAST 32 STREET	153 EAST 32 STREET
Neighborhood	KIPS BAY	KIPS BAY	MURRAY HILL	MURRAY HILL
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	36	67	77	71
Year Built	1905	1986	1930	1920
Gross SqFt	49,157	47,820	39,740	62,188
Estimated Gross Income	\$1,790,790	\$2,116,588	\$1,447,536	\$2,198,778
Gross Income per SqFt	\$36.43	\$44.26	\$36.43	\$35.36
Estimated Expense	\$466,992	\$646,695	\$377,626	\$637,646
Expense SqFt	\$9.50	\$13.52	\$9.50	\$10.25
Net Operating Income	\$1,323,798	\$1,469,893	\$1,069,910	\$1,561,132
Full Market Value	\$10,325,000	\$11,098,000	\$8,078,000	\$11,787,000
Market Value per SqFt	\$210.04	\$232.08	\$203.27	\$189.54
Distance from Condominium in miles		0.34	0.72	0.55

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00928-7503	1-00412-0053	1-01033-0009	1-00928-0031
<b>Condominium Section</b>	1815-R1			
<b>Address</b>	340 EAST 23 STREET	207 EAST HOUSTON STREET	349 WEST 42 STREET	385 1 AVENUE
<b>Neighborhood</b>	KIPS BAY	LOWER EAST SIDE	MIDTOWN WEST	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	207	244	272	140
<b>Year Built</b>	2007	2006	2003	2002
<b>Gross SqFt</b>	233,744	209,499	230,000	150,800
<b>Estimated Gross Income</b>	\$10,114,103	\$9,232,030	\$9,952,589	\$6,417,667
<b>Gross Income per SqFt</b>	\$43.27	\$44.07	\$43.27	\$42.56
<b>Estimated Expense</b>	\$2,832,977	\$2,492,648	\$2,786,725	\$1,353,849
<b>Expense SqFt</b>	\$12.12	\$11.90	\$12.12	\$8.98
<b>Net Operating Income</b>	\$7,281,126	\$6,739,382	\$7,165,864	\$5,063,818
<b>Full Market Value</b>	\$54,972,995	\$50,882,000	\$54,102,000	\$38,232,000
<b>Market Value per SqFt</b>	\$235.18	\$242.87	\$235.23	\$253.53
<b>Distance from Condominium in miles</b>		1.12	1.55	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00928-7504	1-00525-0038	1-00923-0047	1-00896-0010
<b>Condominium Section</b>	2204-R1			
<b>Address</b>	300 EAST 23 STREET	176 THOMPSON STREET	332 EAST 18 STREET	211 EAST 14 STREET
<b>Neighborhood</b>	KIPS BAY	GREENWICH VILLAGE-CENTRAL	KIPS BAY	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	98	24	24	20
<b>Year Built</b>	2008	1900	1910	1900
<b>Gross SqFt</b>	134,162	11,536	16,680	11,855
<b>Estimated Gross Income</b>	\$5,538,207	\$525,839	\$688,614	\$406,046
<b>Gross Income per SqFt</b>	\$41.28	\$45.58	\$41.28	\$34.25
<b>Estimated Expense</b>	\$1,784,355	\$141,996	\$221,825	\$146,715
<b>Expense SqFt</b>	\$13.30	\$12.31	\$13.30	\$12.38
<b>Net Operating Income</b>	\$3,753,852	\$383,843	\$466,789	\$259,331
<b>Full Market Value</b>	\$9,138,973	\$2,898,000	\$3,524,000	\$1,958,000
<b>Market Value per SqFt</b>	\$68.12	\$251.21	\$211.27	\$165.16
<b>Distance from Condominium in miles</b>		6.28	6.53	6.50

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00935-7501	1-00910-0046	1-00909-0028	1-00865-0024
Condominium Section	0064-R1			
Address	350 EAST 30 STREET	226 EAST 30 STREET	501 2 AVENUE	35 EAST 35 STREET
Neighborhood	KIPS BAY	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	128	126	130	135
Year Built	1956	1989	1978	1955
Gross SqFt	125,776	109,417	108,614	132,955
Estimated Gross Income	\$4,766,910	\$4,147,240	\$4,532,624	\$3,942,879
Gross Income per SqFt	\$37.90	\$37.90	\$41.73	\$29.66
Estimated Expense	\$1,382,278	\$1,202,700	\$1,278,398	\$1,340,579
Expense SqFt	\$10.99	\$10.99	\$11.77	\$10.08
Net Operating Income	\$3,384,632	\$2,944,540	\$3,254,226	\$2,602,300
Full Market Value	\$25,553,989	\$22,231,000	\$24,569,000	\$19,647,000
Market Value per SqFt	\$203.17	\$203.18	\$226.20	\$147.77
Distance from Condominium in miles		0.14	0.15	0.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00936-7501	1-01373-0030	1-01457-0017	
Condominium Section	0040-R1			
Address	333 EAST 30 STREET	510 MAIN STREET	450 EAST 63 STREET	
Neighborhood	KIPS BAY	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	1,121	1,017	509	
Year Built	1962	1969	1950	
Gross SqFt	1,171,064	804,200	723,578	
Estimated Gross Income	\$31,794,388	\$25,624,124	\$16,230,328	
Gross Income per SqFt	\$27.15	\$31.86	\$22.43	
Estimated Expense	\$11,359,321	\$8,199,720	\$6,654,434	
Expense SqFt	\$9.70	\$10.20	\$9.20	
Net Operating Income	\$20,435,067	\$17,424,404	\$9,575,894	
Full Market Value	\$154,284,996	\$129,825,000	\$70,744,000	
Market Value per SqFt	\$131.75	\$161.43	\$97.77	
Distance from Condominium in miles		1.90	1.54	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00939-7501	1-00928-0031	1-00819-0059	
Condominium Section	2156-R1			
Address	303 EAST 33 STREET	385 1 AVENUE	30 WEST 18 STREET	
Neighborhood	KIPS BAY	KIPS BAY	FLATIRON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	129	140	100	
Year Built	2009	2002	2005	
Gross SqFt	127,101	150,800	98,690	
Estimated Gross Income	\$5,339,513	\$6,417,667	\$4,091,737	
Gross Income per SqFt	\$42.01	\$42.56	\$41.46	
Estimated Expense	\$1,309,140	\$1,353,849	\$1,145,686	
Expense SqFt	\$10.30	\$8.98	\$11.61	
Net Operating Income	\$4,030,373	\$5,063,818	\$2,946,051	
Full Market Value	\$30,429,001	\$38,232,000	\$22,243,000	
Market Value per SqFt	\$239.41	\$253.53	\$225.38	
Distance from Condominium in miles		0.54	1.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00940-7501	1-00889-0039	1-01349-0049	1-01342-0012
Condominium Section	1345-R1			
Address	333 EAST 34 STREET	166 EAST 34 STREET	1076 2 AVENUE	333 EAST 49 STREET
Neighborhood	KIPS BAY	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	205	223	166	204
Year Built	1961	1975	1948	1965
Gross SqFt	194,733	182,767	180,000	177,380
Estimated Gross Income	\$6,942,231	\$7,791,808	\$6,417,229	\$6,154,133
Gross Income per SqFt	\$35.65	\$42.63	\$35.65	\$34.69
Estimated Expense	\$2,083,643	\$2,120,467	\$1,925,169	\$1,886,894
Expense SqFt	\$10.70	\$11.60	\$10.70	\$10.64
Net Operating Income	\$4,858,588	\$5,671,341	\$4,492,060	\$4,267,239
Full Market Value	\$36,681,997	\$42,819,000	\$33,915,000	\$32,218,000
Market Value per SqFt	\$188.37	\$234.28	\$188.42	\$181.63
Distance from Condominium in miles		0.26	1.08	0.74

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00943-7501	1-00934-0001	1-01541-0021	
Condominium Section	0528-R1			
Address	330 EAST 38 STREET	500 2 AVENUE	1849 2 AVENUE	
Neighborhood	KIPS BAY	KIPS BAY	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	818	900	1,097	
Year Built	1986	1975	1986	
Gross SqFt	842,317	829,024	968,264	
Estimated Gross Income	\$29,851,714	\$30,423,018	\$33,092,782	
Gross Income per SqFt	\$35.44	\$36.70	\$34.18	
Estimated Expense	\$10,015,149	\$10,646,287	\$10,589,690	
Expense SqFt	\$11.89	\$12.84	\$10.94	
Net Operating Income	\$19,836,565	\$19,776,731	\$22,503,092	
Full Market Value	\$149,766,010	\$149,315,000	\$169,899,000	
Market Value per SqFt	\$177.80	\$180.11	\$175.47	
Distance from Condominium in miles		0.48	2.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00944-7501	1-00909-0028	1-01318-0019	1-00910-0046
Condominium Section	0137-R1			
Address	311 EAST 38 STREET	501 2 AVENUE	245 EAST 44 STREET	226 EAST 30 STREET
Neighborhood	KIPS BAY	MURRAY HILL	MIDTOWN EAST	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	118	130	182	126
Year Built	1984	1978	1986	1989
Gross SqFt	119,395	108,614	168,998	109,417
Estimated Gross Income	\$4,525,071	\$4,532,624	\$6,595,673	\$4,147,240
Gross Income per SqFt	\$37.90	\$41.73	\$39.03	\$37.90
Estimated Expense	\$1,312,151	\$1,278,398	\$2,109,109	\$1,202,700
Expense SqFt	\$10.99	\$11.77	\$12.48	\$10.99
Net Operating Income	\$3,212,920	\$3,254,226	\$4,486,564	\$2,944,540
Full Market Value	\$24,258,000	\$24,569,000	\$33,874,000	\$22,231,000
Market Value per SqFt	\$203.17	\$226.20	\$200.44	\$203.18
Distance from Condominium in miles		0.51	0.32	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00945-7501	1-01418-0021	1-01425-0005	
Condominium Section	0790-R1			
Address	300 EAST 40 STREET	1201 2 AVENUE	211 EAST 70 STREET	
Neighborhood	KIPS BAY	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	586	547	273	
Year Built	1967	1963	1975	
Gross SqFt	605,018	566,083	488,474	
Estimated Gross Income	\$22,040,806	\$21,193,812	\$17,296,654	
Gross Income per SqFt	\$36.43	\$37.44	\$35.41	
Estimated Expense	\$6,679,399	\$6,358,144	\$5,298,630	
Expense SqFt	\$11.04	\$11.23	\$10.85	
Net Operating Income	\$15,361,407	\$14,835,668	\$11,998,024	
Full Market Value	\$119,814,000	\$112,010,000	\$90,585,000	
Market Value per SqFt	\$198.03	\$197.87	\$185.44	
Distance from Condominium in miles		1.20	1.54	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00968-7501	1-00939-0001	1-00944-0010	1-00991-0061
Condominium Section	0195-R1			
Address	630 1 AVENUE	604 2 AVENUE	330 EAST 39 STREET	F D R DRIVE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	485	370	511	370
Year Built	1984	1974	1980	1973
Gross SqFt	508,026	366,200	438,635	385,786
Estimated Gross Income	\$19,914,619	\$15,261,498	\$17,193,966	\$14,009,196
Gross Income per SqFt	\$39.20	\$41.68	\$39.20	\$36.31
Estimated Expense	\$5,989,627	\$4,101,241	\$5,171,431	\$4,062,667
Expense SqFt	\$11.79	\$11.20	\$11.79	\$10.53
Net Operating Income	\$13,924,992	\$11,160,257	\$12,022,535	\$9,946,529
Full Market Value	\$105,133,939	\$84,260,000	\$90,770,000	\$75,096,000
Market Value per SqFt	\$206.95	\$230.09	\$206.94	\$194.66
Distance from Condominium in miles		0.19	0.15	0.71

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00969-7501	1-01139-0001	1-00944-0010	1-01298-0041
Condominium Section	0570-R1			
Address	415 EAST 37 STREET	145 WEST 67 STREET	330 EAST 39 STREET	150 EAST 44 STREET
Neighborhood	KIPS BAY	UPPER WEST SIDE (59-79)	KIPS BAY	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	411	453	511	362
Year Built	1989	1986	1980	2000
Gross SqFt	510,770	568,001	438,635	352,725
Estimated Gross Income	\$20,022,184	\$22,913,931	\$17,193,966	\$13,016,812
Gross Income per SqFt	\$39.20	\$40.34	\$39.20	\$36.90
Estimated Expense	\$6,021,978	\$5,859,359	\$5,171,431	\$3,559,303
Expense SqFt	\$11.79	\$10.32	\$11.79	\$10.09
Net Operating Income	\$14,000,206	\$17,054,572	\$12,022,535	\$9,457,509
Full Market Value	\$105,702,011	\$128,762,000	\$90,770,000	\$71,404,000
Market Value per SqFt	\$206.95	\$226.69	\$206.94	\$202.44
Distance from Condominium in miles		2.12	0.12	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01003-7501	1-01041-0029	1-01044-0029	1-01028-0017
Condominium Section	0347-R1			
Address	150 WEST 51 STREET	831 8 AVENUE	891 8 AVENUE	1752 BROADWAY
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	445	295	272	406
Year Built	1927	1997	1979	1979
Gross SqFt	328,716	270,211	348,082	311,689
Estimated Gross Income	\$12,925,113	\$10,983,084	\$13,686,911	\$11,794,941
Gross Income per SqFt	\$39.32	\$40.65	\$39.32	\$37.84
Estimated Expense	\$3,619,163	\$1,642,482	\$3,832,335	\$3,825,336
Expense SqFt	\$11.01	\$6.08	\$11.01	\$12.27
Net Operating Income	\$9,305,950	\$9,340,602	\$9,854,576	\$7,969,605
Full Market Value	\$70,260,008	\$70,522,000	\$42,713,000	\$60,171,000
Market Value per SqFt	\$213.74	\$260.99	\$122.71	\$193.05
Distance from Condominium in miles		0.34	0.37	0.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01006-7501	1-01023-0061	1-01033-0009	1-01022-0061
Condominium Section	0130-R1			
Address	825 7 AVENUE	260 WEST 52 STREET	349 WEST 42 STREET	834 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	212	217	272	285
Year Built	1968	1987	2003	1925
Gross SqFt	223,307	190,289	230,000	215,099
Estimated Gross Income	\$8,758,101	\$6,683,616	\$9,952,589	\$8,436,298
Gross Income per SqFt	\$39.22	\$35.12	\$43.27	\$39.22
Estimated Expense	\$2,539,001	\$1,938,249	\$2,786,725	\$2,446,526
Expense SqFt	\$11.37	\$10.19	\$12.12	\$11.37
Net Operating Income	\$6,219,100	\$4,745,367	\$7,165,864	\$5,989,772
Full Market Value	\$46,953,997	\$35,828,000	\$54,102,000	\$22,869,000
Market Value per SqFt	\$210.27	\$188.28	\$235.23	\$106.32
Distance from Condominium in miles		0.22	0.64	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01008-7501	1-01007-0001	1-00999-0054	
Condominium Section	0084-R1			
Address	108 WEST 56 STREET	841 7 AVENUE	150 WEST 47 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	50	59	105	
Year Built	1982	1923	1979	
Gross SqFt	96,492	85,309	66,182	
Estimated Gross Income	\$3,506,519	\$3,220,587	\$2,311,635	
Gross Income per SqFt	\$36.34	\$37.75	\$34.93	
Estimated Expense	\$1,173,343	\$933,970	\$884,651	
Expense SqFt	\$12.16	\$10.95	\$13.37	
Net Operating Income	\$2,333,176	\$2,286,617	\$1,426,984	
Full Market Value	\$17,615,992	\$17,264,000	\$10,774,000	
Market Value per SqFt	\$182.56	\$202.37	\$162.79	
Distance from Condominium in miles		0.05	0.44	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01008-7502	1-01007-0001	1-01008-0026	1-01011-0025
Condominium Section	0534-R1			
Address	162 WEST 56 STREET	841 7 AVENUE	105 WEST 55 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	65	59	55	102
Year Built	1926	1923	1917	1900
Gross SqFt	74,422	85,309	54,838	66,173
Estimated Gross Income	\$2,705,984	\$3,220,587	\$1,932,719	\$2,406,142
Gross Income per SqFt	\$36.36	\$37.75	\$35.24	\$36.36
Estimated Expense	\$784,408	\$933,970	\$579,816	\$697,781
Expense SqFt	\$10.54	\$10.95	\$10.57	\$10.54
Net Operating Income	\$1,921,576	\$2,286,617	\$1,352,903	\$1,708,361
Full Market Value	\$14,507,997	\$17,264,000	\$10,214,000	\$12,898,000
Market Value per SqFt	\$194.94	\$202.37	\$186.26	\$194.91
Distance from Condominium in miles		0.05	0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01008-7503	1-01020-0005	1-01044-0029	
Condominium Section	0540-R1			
Address	150 WEST 56 STREET	227 WEST 48 STREET	891 8 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	340	487	272	
Year Built	1987	1989	1979	
Gross SqFt	494,266	475,327	348,082	
Estimated Gross Income	\$21,332,521	\$22,336,457	\$13,686,911	
Gross Income per SqFt	\$43.16	\$46.99	\$39.32	
Estimated Expense	\$6,074,529	\$6,449,067	\$3,832,335	
Expense SqFt	\$12.29	\$13.57	\$11.01	
Net Operating Income	\$15,257,992	\$15,887,390	\$9,854,576	
Full Market Value	\$115,197,994	\$119,950,000	\$42,713,000	
Market Value per SqFt	\$233.07	\$252.35	\$122.71	
Distance from Condominium in miles		0.39	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01009-7501	1-01044-0029	1-01028-0017	
Condominium Section	0364-R1			
Address	146 WEST 57 STREET	891 8 AVENUE	1752 BROADWAY	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	247	272	406	
Year Built	1986	1979	1979	
Gross SqFt	399,221	348,082	311,689	
Estimated Gross Income	\$15,401,946	\$13,686,911	\$11,794,941	
Gross Income per SqFt	\$38.58	\$39.32	\$37.84	
Estimated Expense	\$4,646,932	\$3,832,335	\$3,825,336	
Expense SqFt	\$11.64	\$11.01	\$12.27	
Net Operating Income	\$10,755,014	\$9,854,576	\$7,969,605	
Full Market Value	\$81,201,009	\$42,713,000	\$60,171,000	
Market Value per SqFt	\$203.40	\$122.71	\$193.05	
Distance from Condominium in miles		0.37	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7501	1-01010-0051	1-01023-0006	1-01007-0051
Condominium Section	0165-R1			
Address	140 WEST 58 STREET	150 WEST 58 STREET	245 WEST 51 STREET	140 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	38	59	82	36
Year Built	1916	1927	1912	1912
Gross SqFt	43,765	39,720	48,368	26,496
Estimated Gross Income	\$1,441,181	\$1,338,152	\$1,592,920	\$787,394
Gross Income per SqFt	\$32.93	\$33.69	\$32.93	\$29.72
Estimated Expense	\$470,036	\$455,746	\$519,671	\$168,599
Expense SqFt	\$10.74	\$11.47	\$10.74	\$6.36
Net Operating Income	\$971,145	\$882,406	\$1,073,249	\$618,795
Full Market Value	\$7,524,000	\$6,662,000	\$8,103,000	\$4,672,000
Market Value per SqFt	\$171.92	\$167.72	\$167.53	\$176.33
Distance from Condominium in miles		0.00	0.36	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7502	1-01010-0051	1-01067-0052	1-01007-0051
Condominium Section	0513-R1			
Address	120 WEST 58 STREET	150 WEST 58 STREET	448 WEST 58 STREET	140 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	33	59	53	36
Year Built	1923	1927	1926	1912
Gross SqFt	32,796	39,720	32,665	26,496
Estimated Gross Income	\$974,697	\$1,338,152	\$957,688	\$787,394
Gross Income per SqFt	\$29.72	\$33.69	\$29.32	\$29.72
Estimated Expense	\$208,583	\$455,746	\$332,729	\$168,599
Expense SqFt	\$6.36	\$11.47	\$10.19	\$6.36
Net Operating Income	\$766,114	\$882,406	\$624,959	\$618,795
Full Market Value	\$5,784,000	\$6,662,000	\$4,718,000	\$4,672,000
Market Value per SqFt	\$176.36	\$167.72	\$144.44	\$176.33
Distance from Condominium in miles		0.00	0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7504	1-01008-0026	1-01029-0036	
Condominium Section	1153-R1			
Address	171 WEST 57 STREET	105 WEST 55 STREET	910 7 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	35	55	66	
Year Built	1922	1917	1913	
Gross SqFt	88,288	54,838	94,166	
Estimated Gross Income	\$3,041,377	\$1,932,719	\$3,089,665	
Gross Income per SqFt	\$34.45	\$35.24	\$32.81	
Estimated Expense	\$959,691	\$579,816	\$1,050,486	
Expense SqFt	\$10.87	\$10.57	\$11.16	
Net Operating Income	\$2,081,686	\$1,352,903	\$2,039,179	
Full Market Value	\$15,716,997	\$10,214,000	\$15,396,000	
Market Value per SqFt	\$178.02	\$186.26	\$163.50	
Distance from Condominium in miles		0.10	0.14	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7505	1-01011-0013	1-01311-0028	1-01129-0059
Condominium Section	1524-R1			
Address	100 WEST 58 STREET	145 WEST 58 STREET	141 EAST 56 STREET	52 WEST 77 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN CBD	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	103	111	115	149
Year Built	1926	1928	1940	1903
Gross SqFt	121,921	122,813	107,485	113,309
Estimated Gross Income	\$4,673,232	\$3,945,042	\$4,120,417	\$5,066,322
Gross Income per SqFt	\$38.33	\$32.12	\$38.33	\$44.71
Estimated Expense	\$1,363,077	\$1,332,749	\$1,201,270	\$1,497,523
Expense SqFt	\$11.18	\$10.85	\$11.18	\$13.22
Net Operating Income	\$3,310,155	\$2,612,293	\$2,919,147	\$3,568,799
Full Market Value	\$24,991,994	\$19,723,000	\$22,040,000	\$26,945,000
Market Value per SqFt	\$204.99	\$160.59	\$205.05	\$237.80
Distance from Condominium in miles		0.05	0.62	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-7501	1-01022-0061	1-01023-0061	
Condominium Section	0011-R1			
Address	160 CENTRAL PARK SOUTH	834 8 AVENUE	260 WEST 52 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	183	285	217	
Year Built	1930	1925	1987	
Gross SqFt	187,345	215,099	190,289	
Estimated Gross Income	\$6,963,614	\$8,436,298	\$6,683,616	
Gross Income per SqFt	\$37.17	\$39.22	\$35.12	
Estimated Expense	\$2,019,579	\$2,446,526	\$1,938,249	
Expense SqFt	\$10.78	\$11.37	\$10.19	
Net Operating Income	\$4,944,035	\$5,989,772	\$4,745,367	
Full Market Value	\$37,327,999	\$22,869,000	\$35,828,000	
Market Value per SqFt	\$199.25	\$106.32	\$188.28	
Distance from Condominium in miles		0.44	0.40	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01011-7502	1-01048-0020	1-01044-0029	1-01028-0017
<b>Condominium Section</b>	0496-R1			
<b>Address</b>	106 CENTRAL PARK SOUTH	315 WEST 57 STREET	891 8 AVENUE	1752 BROADWAY
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	420	372	272	406
<b>Year Built</b>	1930	1965	1979	1979
<b>Gross SqFt</b>	340,000	396,834	348,082	311,689
<b>Estimated Gross Income</b>	\$13,368,800	\$18,671,836	\$13,686,911	\$11,794,941
<b>Gross Income per SqFt</b>	\$39.32	\$47.05	\$39.32	\$37.84
<b>Estimated Expense</b>	\$3,743,400	\$4,518,296	\$3,832,335	\$3,825,336
<b>Expense SqFt</b>	\$11.01	\$11.39	\$11.01	\$12.27
<b>Net Operating Income</b>	\$9,625,400	\$14,153,540	\$9,854,576	\$7,969,605
<b>Full Market Value</b>	\$72,672,001	\$106,859,000	\$42,713,000	\$60,171,000
<b>Market Value per SqFt</b>	\$213.74	\$269.28	\$122.71	\$193.05
<b>Distance from Condominium in miles</b>		0.34	0.42	0.16

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01011-7503	1-01066-0029	1-01007-0001	1-00999-0054
<b>Condominium Section</b>	0696-R1			
<b>Address</b>	116 CENTRAL PARK SOUTH	863 9 AVENUE	841 7 AVENUE	150 WEST 47 STREET
<b>Neighborhood</b>	MIDTOWN WEST	CLINTON	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	79	95	59	105
<b>Year Built</b>	1950	1963	1923	1979
<b>Gross SqFt</b>	78,236	63,528	85,309	66,182
<b>Estimated Gross Income</b>	\$2,953,409	\$2,769,978	\$3,220,587	\$2,311,635
<b>Gross Income per SqFt</b>	\$37.75	\$43.60	\$37.75	\$34.93
<b>Estimated Expense</b>	\$856,684	\$811,045	\$933,970	\$884,651
<b>Expense SqFt</b>	\$10.95	\$12.77	\$10.95	\$13.37
<b>Net Operating Income</b>	\$2,096,725	\$1,958,933	\$2,286,617	\$1,426,984
<b>Full Market Value</b>	\$15,829,996	\$14,790,000	\$17,264,000	\$10,774,000
<b>Market Value per SqFt</b>	\$202.34	\$232.81	\$202.37	\$162.79
<b>Distance from Condominium in miles</b>		0.51	0.20	0.59

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01011-7504	1-01120-0055	1-01140-0037	1-01378-0007
<b>Condominium Section</b>	0767-R1			
<b>Address</b>	135 WEST 58 STREET	58 WEST 68 STREET	110 WEST 69 STREET	5 EAST 63 STREET
<b>Neighborhood</b>	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	34	30	36	12
<b>Year Built</b>	1912	1926	1924	1900
<b>Gross SqFt</b>	35,328	21,220	30,159	11,875
<b>Estimated Gross Income</b>	\$896,625	\$424,599	\$765,507	\$301,727
<b>Gross Income per SqFt</b>	\$25.38	\$20.01	\$25.38	\$25.41
<b>Estimated Expense</b>	\$284,744	\$131,569	\$243,173	\$106,433
<b>Expense SqFt</b>	\$8.06	\$6.20	\$8.06	\$8.96
<b>Net Operating Income</b>	\$611,881	\$293,030	\$522,334	\$195,294
<b>Full Market Value</b>	\$4,608,000	\$2,117,000	\$3,933,000	\$1,471,000
<b>Market Value per SqFt</b>	\$130.43	\$99.76	\$130.41	\$123.87
<b>Distance from Condominium in miles</b>		0.56	0.74	0.41

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01011-7505	1-01007-0001	1-01029-0036	1-00999-0054
<b>Condominium Section</b>	1018-R1			
<b>Address</b>	1431 6 AVENUE	841 7 AVENUE	910 7 AVENUE	150 WEST 47 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	80	59	66	105
<b>Year Built</b>	1918	1923	1913	1979
<b>Gross SqFt</b>	87,821	85,309	94,166	66,182
<b>Estimated Gross Income</b>	\$3,067,588	\$3,220,587	\$3,089,665	\$2,311,635
<b>Gross Income per SqFt</b>	\$34.93	\$37.75	\$32.81	\$34.93
<b>Estimated Expense</b>	\$1,174,167	\$933,970	\$1,050,486	\$884,651
<b>Expense SqFt</b>	\$13.37	\$10.95	\$11.16	\$13.37
<b>Net Operating Income</b>	\$1,893,421	\$2,286,617	\$2,039,179	\$1,426,984
<b>Full Market Value</b>	\$14,294,996	\$17,264,000	\$15,396,000	\$10,774,000
<b>Market Value per SqFt</b>	\$162.77	\$202.37	\$163.50	\$162.79
<b>Distance from Condominium in miles</b>		0.20	0.15	0.59

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01018-7502	1-01041-0029	1-00829-0001	1-01033-0009
Condominium Section	1875-R1			
Address	247 WEST 46 STREET	831 8 AVENUE	796 AVENUE OF THE AMERICA	349 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	FLATIRON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	218	295	273	272
Year Built	2006	1997	2003	2003
Gross SqFt	293,691	270,211	293,978	230,000
Estimated Gross Income	\$11,938,539	\$10,983,084	\$11,941,109	\$9,952,589
Gross Income per SqFt	\$40.65	\$40.65	\$40.62	\$43.27
Estimated Expense	\$1,785,641	\$1,642,482	\$2,973,388	\$2,786,725
Expense SqFt	\$6.08	\$6.08	\$10.11	\$12.12
Net Operating Income	\$10,152,898	\$9,340,602	\$8,967,721	\$7,165,864
Full Market Value	\$76,654,996	\$70,522,000	\$67,706,000	\$54,102,000
Market Value per SqFt	\$261.01	\$260.99	\$230.31	\$235.23
Distance from Condominium in miles		0.25	0.99	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01020-7502	1-00928-0031	1-01064-0036	
Condominium Section	1519-R1			
Address	1600 BROADWAY	385 1 AVENUE	831 9 AVENUE	
Neighborhood	MIDTOWN WEST	KIPS BAY	CLINTON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	137	140	149	
Year Built	2005	2002	2003	
Gross SqFt	165,323	150,800	170,440	
Estimated Gross Income	\$6,698,888	\$6,417,667	\$6,556,366	
Gross Income per SqFt	\$40.52	\$42.56	\$38.47	
Estimated Expense	\$1,661,496	\$1,353,849	\$1,893,665	
Expense SqFt	\$10.05	\$8.98	\$11.11	
Net Operating Income	\$5,037,392	\$5,063,818	\$4,662,701	
Full Market Value	\$38,032,009	\$38,232,000	\$35,203,000	
Market Value per SqFt	\$230.05	\$253.53	\$206.54	
Distance from Condominium in miles		1.60	0.50	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01025-7501	1-01011-0013	1-01062-0019	1-01045-0061
<b>Condominium Section</b>	0606-R1			
<b>Address</b>	828 7 AVENUE	145 WEST 58 STREET	410 WEST 53 STREET	840 9 AVENUE
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	CLINTON	MIDTOWN WEST
<b>Building Classification</b>	R9-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	129	111	220	109
<b>Year Built</b>	1916	1928	1987	1942
<b>Gross SqFt</b>	128,513	122,813	166,518	100,000
<b>Estimated Gross Income</b>	\$4,262,776	\$3,945,042	\$7,465,329	\$3,317,169
<b>Gross Income per SqFt</b>	\$33.17	\$32.12	\$44.83	\$33.17
<b>Estimated Expense</b>	\$1,481,755	\$1,332,749	\$2,399,398	\$1,152,521
<b>Expense SqFt</b>	\$11.53	\$10.85	\$14.41	\$11.53
<b>Net Operating Income</b>	\$2,781,021	\$2,612,293	\$5,065,931	\$2,164,648
<b>Full Market Value</b>	\$21,560,000	\$19,723,000	\$38,248,000	\$16,343,000
<b>Market Value per SqFt</b>	\$167.77	\$160.59	\$229.69	\$163.43
<b>Distance from Condominium in miles</b>		0.27	0.40	0.23

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01027-7504	1-01023-0061	1-01033-0009	1-01062-0019
<b>Condominium Section</b>	1278-R1			
<b>Address</b>	230 WEST 56 STREET	260 WEST 52 STREET	349 WEST 42 STREET	410 WEST 53 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	108	217	272	220
<b>Year Built</b>	2002	1987	2003	1987
<b>Gross SqFt</b>	210,177	190,289	230,000	166,518
<b>Estimated Gross Income</b>	\$9,094,359	\$6,683,616	\$9,952,589	\$7,465,329
<b>Gross Income per SqFt</b>	\$43.27	\$35.12	\$43.27	\$44.83
<b>Estimated Expense</b>	\$2,547,345	\$1,938,249	\$2,786,725	\$2,399,398
<b>Expense SqFt</b>	\$12.12	\$10.19	\$12.12	\$14.41
<b>Net Operating Income</b>	\$6,547,014	\$4,745,367	\$7,165,864	\$5,065,931
<b>Full Market Value</b>	\$49,429,997	\$35,828,000	\$54,102,000	\$38,248,000
<b>Market Value per SqFt</b>	\$235.18	\$188.28	\$235.23	\$229.69
<b>Distance from Condominium in miles</b>		0.19	0.65	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01028-7501	1-01139-0001	1-01021-0001	1-01020-0005
Condominium Section	0416-R1			
Address	235 WEST 56 STREET	145 WEST 67 STREET	810 8 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	484	453	550	487
Year Built	1987	1986	1998	1989
Gross SqFt	538,783	568,001	578,099	475,327
Estimated Gross Income	\$21,734,506	\$22,913,931	\$22,025,912	\$22,336,457
Gross Income per SqFt	\$40.34	\$40.34	\$38.10	\$46.99
Estimated Expense	\$5,560,241	\$5,859,359	\$5,785,431	\$6,449,067
Expense SqFt	\$10.32	\$10.32	\$10.01	\$13.57
Net Operating Income	\$16,174,265	\$17,054,572	\$16,240,481	\$15,887,390
Full Market Value	\$102,863,200	\$128,762,000	\$122,616,000	\$119,950,000
Market Value per SqFt	\$190.92	\$226.69	\$212.10	\$252.35
Distance from Condominium in miles		0.64	0.34	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01032-7501	1-00757-0022	1-00828-0001	1-00919-0014
Condominium Section	1531-R1			
Address	350 WEST 42 STREET	315 WEST 33 STREET	776 AVENUE OF THE AMERICA	240 EAST 39 STREET
Neighborhood	MIDTOWN WEST	FASHION	FLATIRON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	528	346	401	470
Year Built	2004	2000	2000	1997
Gross SqFt	604,403	582,270	454,538	624,519
Estimated Gross Income	\$26,146,474	\$26,675,198	\$19,663,438	\$24,519,187
Gross Income per SqFt	\$43.26	\$45.81	\$43.26	\$39.26
Estimated Expense	\$6,013,810	\$7,469,055	\$4,524,403	\$6,058,772
Expense SqFt	\$9.95	\$12.83	\$9.95	\$9.70
Net Operating Income	\$20,132,664	\$19,206,143	\$15,139,035	\$18,460,415
Full Market Value	\$152,002,004	\$145,007,000	\$114,300,000	\$139,376,000
Market Value per SqFt	\$251.49	\$249.04	\$251.46	\$223.17
Distance from Condominium in miles		0.35	0.87	1.11

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-7501	1-01041-0019	1-01062-0019	1-01036-0029
Condominium Section	2011-R1			
Address	306 WEST 48 STREET	311 WEST 50 STREET	410 WEST 53 STREET	717 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	122	104	220	182
Year Built	2007	2001	1987	1966
Gross SqFt	125,813	81,050	166,518	126,778
Estimated Gross Income	\$5,640,197	\$3,712,022	\$7,465,329	\$4,769,073
Gross Income per SqFt	\$44.83	\$45.80	\$44.83	\$37.62
Estimated Expense	\$1,812,965	\$743,410	\$2,399,398	\$1,555,999
Expense SqFt	\$14.41	\$9.17	\$14.41	\$12.27
Net Operating Income	\$3,827,232	\$2,968,612	\$5,065,931	\$3,213,074
Full Market Value	\$28,895,994	\$22,413,000	\$38,248,000	\$24,259,000
Market Value per SqFt	\$229.67	\$276.53	\$229.69	\$191.35
Distance from Condominium in miles		0.15	0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01040-7501	1-01020-0005	1-01021-0001	
Condominium Section	0633-R1			
Address	350 WEST 50 STREET	227 WEST 48 STREET	810 8 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	704	487	550	
Year Built	1989	1989	1998	
Gross SqFt	541,970	475,327	578,099	
Estimated Gross Income	\$23,060,824	\$22,336,457	\$22,025,912	
Gross Income per SqFt	\$42.55	\$46.99	\$38.10	
Estimated Expense	\$6,389,826	\$6,449,067	\$5,785,431	
Expense SqFt	\$11.79	\$13.57	\$10.01	
Net Operating Income	\$16,670,998	\$15,887,390	\$16,240,481	
Full Market Value	\$125,866,028	\$119,950,000	\$122,616,000	
Market Value per SqFt	\$232.24	\$252.35	\$212.10	
Distance from Condominium in miles		0.16	0.15	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01042-7502	1-01033-0009	1-01008-0029	1-01041-0029
Condominium Section	1626-R1			
Address	310 WEST 52 STREET	349 WEST 42 STREET	1361 AVENUE OF THE AMERIC	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	215	272	169	295
Year Built	2005	2003	1925	1997
Gross SqFt	249,339	230,000	243,671	270,211
Estimated Gross Income	\$10,659,242	\$9,952,589	\$10,415,842	\$10,983,084
Gross Income per SqFt	\$42.75	\$43.27	\$42.75	\$40.65
Estimated Expense	\$2,984,588	\$2,786,725	\$2,916,436	\$1,642,482
Expense SqFt	\$11.97	\$12.12	\$11.97	\$6.08
Net Operating Income	\$7,674,654	\$7,165,864	\$7,499,406	\$9,340,602
Full Market Value	\$57,944,013	\$54,102,000	\$56,621,000	\$70,522,000
Market Value per SqFt	\$232.39	\$235.23	\$232.37	\$260.99
Distance from Condominium in miles		0.44	0.39	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-7501	1-01010-0051	1-01023-0006	
Condominium Section	0288-R1			
Address	87177 8 AVENUE	150 WEST 58 STREET	245 WEST 51 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	65	59	82	
Year Built	1942	1927	1912	
Gross SqFt	54,785	39,720	48,368	
Estimated Gross Income	\$1,824,888	\$1,338,152	\$1,592,920	
Gross Income per SqFt	\$33.31	\$33.69	\$32.93	
Estimated Expense	\$608,661	\$455,746	\$519,671	
Expense SqFt	\$11.11	\$11.47	\$10.74	
Net Operating Income	\$1,216,227	\$882,406	\$1,073,249	
Full Market Value	\$9,183,004	\$6,662,000	\$8,103,000	
Market Value per SqFt	\$167.62	\$167.72	\$167.53	
Distance from Condominium in miles		0.42	0.15	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-7502	1-01043-0005	1-01035-0005	
Condominium Section	0280-R1			
Address	879 8 AVENUE	369 WEST 52 STREET	353 WEST 44 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	65	48	28	
Year Built	1947	1940	1959	
Gross SqFt	54,655	37,030	12,864	
Estimated Gross Income	\$1,910,192	\$1,399,072	\$413,008	
Gross Income per SqFt	\$34.95	\$37.78	\$32.11	
Estimated Expense	\$632,905	\$364,096	\$171,403	
Expense SqFt	\$11.58	\$9.83	\$13.32	
Net Operating Income	\$1,277,287	\$1,034,976	\$241,605	
Full Market Value	\$9,644,000	\$7,814,000	\$1,824,000	
Market Value per SqFt	\$176.45	\$211.02	\$141.79	
Distance from Condominium in miles		0.00	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-7503	1-01042-0020	1-01043-0005	1-01042-0012
Condominium Section	1461-R1			
Address	350 WEST 53 STREET	325 WEST 51 STREET	369 WEST 52 STREET	343 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	66	22	48	24
Year Built	2005	1987	1940	1986
Gross SqFt	56,935	16,130	37,030	20,000
Estimated Gross Income	\$2,151,004	\$668,431	\$1,399,072	\$733,448
Gross Income per SqFt	\$37.78	\$41.44	\$37.78	\$36.67
Estimated Expense	\$559,671	\$186,450	\$364,096	\$212,700
Expense SqFt	\$9.83	\$11.56	\$9.83	\$10.64
Net Operating Income	\$1,591,333	\$481,981	\$1,034,976	\$520,748
Full Market Value	\$12,015,007	\$3,639,000	\$7,814,000	\$3,932,000
Market Value per SqFt	\$211.03	\$225.60	\$211.02	\$196.60
Distance from Condominium in miles		0.05	0.00	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01047-7501	1-01139-0001	1-01021-0001	1-01234-0019
Condominium Section	0115-R1			
Address	340 WEST 57 STREET	145 WEST 67 STREET	810 8 AVENUE	2360 BROADWAY
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	576	453	550	218
Year Built	1931	1986	1998	1920
Gross SqFt	609,127	568,001	578,099	665,741
Estimated Gross Income	\$23,207,739	\$22,913,931	\$22,025,912	\$24,444,382
Gross Income per SqFt	\$38.10	\$40.34	\$38.10	\$36.72
Estimated Expense	\$6,097,361	\$5,859,359	\$5,785,431	\$7,464,346
Expense SqFt	\$10.01	\$10.32	\$10.01	\$11.21
Net Operating Income	\$17,110,378	\$17,054,572	\$16,240,481	\$16,980,036
Full Market Value	\$129,184,003	\$128,762,000	\$122,616,000	\$128,200,000
Market Value per SqFt	\$212.08	\$226.69	\$212.10	\$192.57
Distance from Condominium in miles		0.59	0.37	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01047-7503	1-01139-0001	1-01021-0001	
Condominium Section	1750-R1			
Address	322 WEST 57 STREET	145 WEST 67 STREET	810 8 AVENUE	
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	595	453	550	
Year Built	1978	1986	1998	
Gross SqFt	706,825	568,001	578,099	
Estimated Gross Income	\$27,721,677	\$22,913,931	\$22,025,912	
Gross Income per SqFt	\$39.22	\$40.34	\$38.10	
Estimated Expense	\$7,188,410	\$5,859,359	\$5,785,431	
Expense SqFt	\$10.17	\$10.32	\$10.01	
Net Operating Income	\$20,533,267	\$17,054,572	\$16,240,481	
Full Market Value	\$155,430,548	\$128,762,000	\$122,616,000	
Market Value per SqFt	\$219.90	\$226.69	\$212.10	
Distance from Condominium in miles		0.59	0.37	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7501	1-01041-0029	1-01033-0001	1-01033-0009
Condominium Section	0058-R1			
Address	347 WEST 57 STREET	831 8 AVENUE	360 WEST 43 STREET	349 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	261	295	258	272
Year Built	1982	1997	2002	2003
Gross SqFt	263,995	270,211	249,052	230,000
Estimated Gross Income	\$10,731,397	\$10,983,084	\$8,485,543	\$9,952,589
Gross Income per SqFt	\$40.65	\$40.65	\$34.07	\$43.27
Estimated Expense	\$1,605,090	\$1,642,482	\$2,885,085	\$2,786,725
Expense SqFt	\$6.08	\$6.08	\$11.58	\$12.12
Net Operating Income	\$9,126,307	\$9,340,602	\$5,600,458	\$7,165,864
Full Market Value	\$56,217,738	\$70,522,000	\$42,284,000	\$54,102,000
Market Value per SqFt	\$212.95	\$260.99	\$169.78	\$235.23
Distance from Condominium in miles		0.35	0.74	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7503	1-01028-0017	1-01044-0029	1-01041-0029
Condominium Section	0538-R1			
Address	301 WEST 57 STREET	1752 BROADWAY	891 8 AVENUE	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	296	406	272	295
Year Built	1987	1979	1979	1997
Gross SqFt	314,941	311,689	348,082	270,211
Estimated Gross Income	\$12,383,480	\$11,794,941	\$13,686,911	\$10,983,084
Gross Income per SqFt	\$39.32	\$37.84	\$39.32	\$40.65
Estimated Expense	\$3,467,500	\$3,825,336	\$3,832,335	\$1,642,482
Expense SqFt	\$11.01	\$12.27	\$11.01	\$6.08
Net Operating Income	\$8,915,980	\$7,969,605	\$9,854,576	\$9,340,602
Full Market Value	\$67,315,998	\$60,171,000	\$42,713,000	\$70,522,000
Market Value per SqFt	\$213.74	\$193.05	\$122.71	\$260.99
Distance from Condominium in miles		0.21	0.20	0.35

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7503	1-01042-0012	1-01118-0009	1-01064-0012
Condominium Section	0538-R2			
Address	301 WEST 57 STREET	343 WEST 51 STREET	35 WEST 65 STREET	437 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	20	24	21	20
Year Built	1987	1986	1910	1901
Gross SqFt	15,764	20,000	11,930	9,920
Estimated Gross Income	\$578,066	\$733,448	\$388,671	\$383,423
Gross Income per SqFt	\$36.67	\$36.67	\$32.58	\$38.65
Estimated Expense	\$167,729	\$212,700	\$124,375	\$147,121
Expense SqFt	\$10.64	\$10.64	\$10.43	\$14.83
Net Operating Income	\$410,337	\$520,748	\$264,296	\$236,302
Full Market Value	\$3,098,000	\$3,932,000	\$1,995,000	\$1,784,000
Market Value per SqFt	\$196.52	\$196.60	\$167.23	\$179.84
Distance from Condominium in miles		0.30	0.40	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7504	1-01045-0061	1-01011-0013	1-01007-0061
Condominium Section	0800-R1			
Address	333 WEST 57 STREET	840 9 AVENUE	145 WEST 58 STREET	853 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	188	109	111	103
Year Built	1940	1942	1928	1906
Gross SqFt	158,478	100,000	122,813	158,617
Estimated Gross Income	\$5,090,313	\$3,317,169	\$3,945,042	\$4,398,075
Gross Income per SqFt	\$32.12	\$33.17	\$32.12	\$27.73
Estimated Expense	\$1,719,486	\$1,152,521	\$1,332,749	\$1,495,346
Expense SqFt	\$10.85	\$11.53	\$10.85	\$9.43
Net Operating Income	\$3,370,827	\$2,164,648	\$2,612,293	\$2,902,729
Full Market Value	\$26,062,000	\$16,343,000	\$19,723,000	\$21,916,000
Market Value per SqFt	\$164.45	\$163.43	\$160.59	\$138.17
Distance from Condominium in miles		0.15	0.34	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01049-7501	1-01113-0001	1-01044-0029	
Condominium Section	1311-R1			
Address	1 CENTRAL PARK	45 WEST 60 STREET	891 8 AVENUE	
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	165	325	272	
Year Built	1955	1981	1979	
Gross SqFt	377,444	408,644	348,082	
Estimated Gross Income	\$15,750,738	\$18,034,505	\$13,686,911	
Gross Income per SqFt	\$41.73	\$44.13	\$39.32	
Estimated Expense	\$4,174,531	\$4,541,672	\$3,832,335	
Expense SqFt	\$11.06	\$11.11	\$11.01	
Net Operating Income	\$11,576,207	\$13,492,833	\$9,854,576	
Full Market Value	\$87,401,005	\$101,871,000	\$42,713,000	
Market Value per SqFt	\$231.56	\$249.29	\$122.71	
Distance from Condominium in miles		0.08	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01049-7501	1-01033-0009	1-01008-0029	
Condominium Section	1311-R2			
Address	80 COLUMBUS CIRCLE	349 WEST 42 STREET	1361 AVENUE OF THE AMERIC	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	65	272	169	
Year Built	1955	2003	1925	
Gross SqFt	217,897	230,000	243,671	
Estimated Gross Income	\$9,371,750	\$9,952,589	\$10,415,842	
Gross Income per SqFt	\$43.01	\$43.27	\$42.75	
Estimated Expense	\$2,625,659	\$2,786,725	\$2,916,436	
Expense SqFt	\$12.05	\$12.12	\$11.97	
Net Operating Income	\$6,746,091	\$7,165,864	\$7,499,406	
Full Market Value	\$50,932,999	\$54,102,000	\$56,621,000	
Market Value per SqFt	\$233.75	\$235.23	\$232.37	
Distance from Condominium in miles		0.81	0.39	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01051-7501	1-01033-0001	1-00734-0037	1-01041-0029
Condominium Section	2008-R1			
Address	420 WEST 42 STREET	360 WEST 43 STREET	400 WEST 37 STREET	831 8 AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	JAVITS CENTER	MIDTOWN WEST
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	262	258	261	295
Year Built	2000	2002	2002	1997
Gross SqFt	245,000	249,052	214,594	270,211
Estimated Gross Income	\$7,943,596	\$8,485,543	\$7,453,599	\$10,983,084
Gross Income per SqFt	\$32.42	\$34.07	\$34.73	\$40.65
Estimated Expense	\$2,943,824	\$2,885,085	\$2,236,080	\$1,642,482
Expense SqFt	\$12.02	\$11.58	\$10.42	\$6.08
Net Operating Income	\$4,999,772	\$5,600,458	\$5,217,519	\$9,340,602
Full Market Value	\$38,683,000	\$42,284,000	\$39,392,000	\$70,522,000
Market Value per SqFt	\$157.89	\$169.78	\$183.57	\$260.99
Distance from Condominium in miles		0.18	0.24	0.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01051-7502	1-01436-0036	1-00504-0019	1-00923-0047
Condominium Section	2230-R1			
Address	450 WEST 42 STREET	342 EAST 62 STREET	202 AVENUE OF THE AMERICA	332 EAST 18 STREET
Neighborhood	CLINTON	UPPER EAST SIDE (59-79)	SOHO	KIPS BAY
Building Classification	RR-CONDOMINIUM	C7-WALK-UP	D9-ELEVATOR	C4-WALK-UP
Total Units	623	25	39	24
Year Built	2008	1910	1910	1910
Gross SqFt	598,113	11,940	21,740	16,680
Estimated Gross Income	\$25,078,878	\$524,286	\$911,459	\$688,614
Gross Income per SqFt	\$41.93	\$43.91	\$41.93	\$41.28
Estimated Expense	\$7,380,714	\$117,298	\$268,224	\$221,825
Expense SqFt	\$12.34	\$9.82	\$12.34	\$13.30
Net Operating Income	\$17,698,164	\$406,988	\$643,235	\$466,789
Full Market Value	\$32,767	\$3,073,000	\$4,856,000	\$3,524,000
Market Value per SqFt	\$0.05	\$257.37	\$223.37	\$211.27
Distance from Condominium in miles		1.71	2.27	1.80

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01051-7502	1-00617-0032	1-01323-0030	
Condominium Section	2230-R2			
Address	450 WEST 42 STREET	102 GREENWICH AVENUE	242 EAST 50 STREET	
Neighborhood	CLINTON	GREENWICH VILLAGE-WEST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	C5-WALK-UP	D7-ELEVATOR	
Total Units	191	14	25	
Year Built	2008	1910	1900	
Gross SqFt	219,942	4,789	21,150	
Estimated Gross Income	\$9,072,608	\$207,359	\$828,910	
Gross Income per SqFt	\$41.25	\$43.30	\$39.19	
Estimated Expense	\$2,971,416	\$58,061	\$314,986	
Expense SqFt	\$13.51	\$12.12	\$14.89	
Net Operating Income	\$6,101,192	\$149,298	\$513,924	
Full Market Value	\$36,373,383	\$1,127,000	\$3,880,000	
Market Value per SqFt	\$165.38	\$235.33	\$183.45	
Distance from Condominium in miles		1.45	1.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01053-7503	1-00753-0078	1-01043-0005	
Condominium Section	1775-R1			
Address	464 WEST 44 STREET	342 9 AVENUE	369 WEST 52 STREET	
Neighborhood	CLINTON	CHELSEA	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	
Total Units	58	63	48	
Year Built	2007	1940	1940	
Gross SqFt	54,027	46,000	37,030	
Estimated Gross Income	\$2,187,553	\$1,986,920	\$1,399,072	
Gross Income per SqFt	\$40.49	\$43.19	\$37.78	
Estimated Expense	\$504,612	\$406,708	\$364,096	
Expense SqFt	\$9.34	\$8.84	\$9.83	
Net Operating Income	\$1,682,941	\$1,580,212	\$1,034,976	
Full Market Value	\$12,706,001	\$11,931,000	\$7,814,000	
Market Value per SqFt	\$235.18	\$259.37	\$211.02	
Distance from Condominium in miles		0.71	0.48	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01054-7502	1-01053-0039	1-01053-0037	1-01042-0007
Condominium Section	1706-R1			
Address	406 WEST 45 STREET	408 WEST 44 STREET	404 WEST 44 STREET	355 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	21	35	35	40
Year Built	1920	1932	1901	1920
Gross SqFt	26,041	20,682	20,682	24,848
Estimated Gross Income	\$964,559	\$691,222	\$899,247	\$920,265
Gross Income per SqFt	\$37.04	\$33.42	\$43.48	\$37.04
Estimated Expense	\$376,032	\$242,441	\$218,202	\$358,903
Expense SqFt	\$14.44	\$11.72	\$10.55	\$14.44
Net Operating Income	\$588,527	\$448,781	\$681,045	\$561,362
Full Market Value	\$4,443,001	\$3,388,000	\$5,142,000	\$4,238,000
Market Value per SqFt	\$170.62	\$163.81	\$248.62	\$170.56
Distance from Condominium in miles		0.05	0.05	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-7501	1-01053-0018	1-01075-0047	1-01054-0001
Condominium Section	0474-R1			
Address	447 WEST 45 STREET	433 WEST 43 STREET	530 WEST 47 STREET	614 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	34	34	33	33
Year Built	1986	1900	1999	1998
Gross SqFt	28,692	26,009	22,500	28,972
Estimated Gross Income	\$1,007,376	\$918,573	\$789,918	\$872,428
Gross Income per SqFt	\$35.11	\$35.32	\$35.11	\$30.11
Estimated Expense	\$322,211	\$309,990	\$252,774	\$207,725
Expense SqFt	\$11.23	\$11.92	\$11.23	\$7.17
Net Operating Income	\$685,165	\$608,583	\$537,144	\$664,703
Full Market Value	\$5,173,000	\$4,595,000	\$4,055,000	\$5,019,000
Market Value per SqFt	\$180.29	\$176.67	\$180.22	\$173.24
Distance from Condominium in miles		0.10	0.17	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-7501	1-01053-0039	1-01057-0056	1-01042-0007
Condominium Section	0354-R1			
Address	446 WEST 47 STREET	408 WEST 44 STREET	444 WEST 48 STREET	355 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	35	36	40
Year Built	1920	1932	1940	1920
Gross SqFt	20,655	20,682	16,355	24,848
Estimated Gross Income	\$690,290	\$691,222	\$442,351	\$920,265
Gross Income per SqFt	\$33.42	\$33.42	\$27.05	\$37.04
Estimated Expense	\$242,077	\$242,441	\$179,466	\$358,903
Expense SqFt	\$11.72	\$11.72	\$10.97	\$14.44
Net Operating Income	\$448,213	\$448,781	\$262,885	\$561,362
Full Market Value	\$3,384,002	\$3,388,000	\$1,985,000	\$4,238,000
Market Value per SqFt	\$163.83	\$163.81	\$121.37	\$170.56
Distance from Condominium in miles		0.15	0.05	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01058-7501	1-01060-0038	1-01058-0008	1-01057-0056
Condominium Section	0660-R1			
Address	715 9 AVENUE	406 WEST 51 STREET	445 WEST 48 STREET	444 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	15	20	36
Year Built	1901	1940	1940	1940
Gross SqFt	7,812	8,605	9,719	16,355
Estimated Gross Income	\$217,955	\$287,598	\$271,157	\$442,351
Gross Income per SqFt	\$27.90	\$33.42	\$27.90	\$27.05
Estimated Expense	\$74,136	\$97,783	\$92,193	\$179,466
Expense SqFt	\$9.49	\$11.36	\$9.49	\$10.97
Net Operating Income	\$143,819	\$189,815	\$178,964	\$262,885
Full Market Value	\$1,096,000	\$1,433,000	\$1,351,000	\$1,985,000
Market Value per SqFt	\$140.30	\$166.53	\$139.01	\$121.37
Distance from Condominium in miles		0.10	0.00	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01063-7501	1-01042-0012	1-01041-0038	1-01075-0047
<b>Condominium Section</b>	0389-R1			
<b>Address</b>	414 WEST 54 STREET	343 WEST 51 STREET	306 WEST 51 STREET	530 WEST 47 STREET
<b>Neighborhood</b>	CLINTON	MIDTOWN WEST	MIDTOWN WEST	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	34	24	38	33
<b>Year Built</b>	1986	1986	1945	1999
<b>Gross SqFt</b>	30,457	20,000	25,482	22,500
<b>Estimated Gross Income</b>	\$1,069,345	\$733,448	\$872,776	\$789,918
<b>Gross Income per SqFt</b>	\$35.11	\$36.67	\$34.25	\$35.11
<b>Estimated Expense</b>	\$342,032	\$212,700	\$224,087	\$252,774
<b>Expense SqFt</b>	\$11.23	\$10.64	\$8.79	\$11.23
<b>Net Operating Income</b>	\$727,313	\$520,748	\$648,689	\$537,144
<b>Full Market Value</b>	\$5,491,001	\$3,932,000	\$4,898,000	\$4,055,000
<b>Market Value per SqFt</b>	\$180.29	\$196.60	\$192.21	\$180.22
<b>Distance from Condominium in miles</b>		0.19	0.22	0.38

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01063-7502	1-00890-0011	1-01041-0019	1-01026-0049
<b>Condominium Section</b>	2197-R1			
<b>Address</b>	425 WEST 53 STREET	115 EAST 34 STREET	311 WEST 50 STREET	230 WEST 55 STREET
<b>Neighborhood</b>	CLINTON	MURRAY HILL	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	83	196	104	237
<b>Year Built</b>	2007	1980	2001	1979
<b>Gross SqFt</b>	169,322	164,073	81,050	210,213
<b>Estimated Gross Income</b>	\$7,754,948	\$7,795,236	\$3,712,022	\$9,551,650
<b>Gross Income per SqFt</b>	\$45.80	\$47.51	\$45.80	\$45.44
<b>Estimated Expense</b>	\$1,552,683	\$2,018,148	\$743,410	\$3,063,162
<b>Expense SqFt</b>	\$9.17	\$12.30	\$9.17	\$14.57
<b>Net Operating Income</b>	\$6,202,265	\$5,777,088	\$2,968,612	\$6,488,488
<b>Full Market Value</b>	\$46,826,995	\$43,617,000	\$22,413,000	\$48,988,000
<b>Market Value per SqFt</b>	\$276.56	\$265.84	\$276.53	\$233.04
<b>Distance from Condominium in miles</b>		1.38	0.22	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01063-7503	1-01460-0047	1-01064-0036	
Condominium Section	2200-R1			
Address	800 10 AVENUE	400 EAST 66 STREET	831 9 AVENUE	
Neighborhood	CLINTON	UPPER EAST SIDE (59-79)	CLINTON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	95	129	149	
Year Built	2008	1999	2003	
Gross SqFt	125,313	138,500	170,440	
Estimated Gross Income	\$5,020,039	\$5,767,488	\$6,556,366	
Gross Income per SqFt	\$40.06	\$41.64	\$38.47	
Estimated Expense	\$1,427,315	\$1,614,897	\$1,893,665	
Expense SqFt	\$11.39	\$11.66	\$11.11	
Net Operating Income	\$3,592,724	\$4,152,591	\$4,662,701	
Full Market Value	\$27,124,997	\$31,352,000	\$35,203,000	
Market Value per SqFt	\$216.46	\$226.37	\$206.54	
Distance from Condominium in miles		1.63	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-7501	1-01042-0012	1-01041-0038	1-01075-0047
Condominium Section	0331-R1			
Address	445 WEST 54 STREET	343 WEST 51 STREET	306 WEST 51 STREET	530 WEST 47 STREET
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	24	38	33
Year Built	1986	1986	1945	1999
Gross SqFt	32,906	20,000	25,482	22,500
Estimated Gross Income	\$1,155,330	\$733,448	\$872,776	\$789,918
Gross Income per SqFt	\$35.11	\$36.67	\$34.25	\$35.11
Estimated Expense	\$369,534	\$212,700	\$224,087	\$252,774
Expense SqFt	\$11.23	\$10.64	\$8.79	\$11.23
Net Operating Income	\$785,796	\$520,748	\$648,689	\$537,144
Full Market Value	\$5,933,001	\$3,932,000	\$4,898,000	\$4,055,000
Market Value per SqFt	\$180.30	\$196.60	\$192.21	\$180.22
Distance from Condominium in miles		0.22	0.26	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-7502	1-01064-0012	1-01043-0005	
Condominium Section	1642-R1			
Address	421 WEST 54 STREET	437 WEST 54 STREET	369 WEST 52 STREET	
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	27	20	48	
Year Built	1928	1901	1940	
Gross SqFt	56,495	9,920	37,030	
Estimated Gross Income	\$2,159,239	\$383,423	\$1,399,072	
Gross Income per SqFt	\$38.22	\$38.65	\$37.78	
Estimated Expense	\$696,583	\$147,121	\$364,096	
Expense SqFt	\$12.33	\$14.83	\$9.83	
Net Operating Income	\$1,462,656	\$236,302	\$1,034,976	
Full Market Value	\$11,042,999	\$1,784,000	\$7,814,000	
Market Value per SqFt	\$195.47	\$179.84	\$211.02	
Distance from Condominium in miles		0.00	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-7501	1-01045-0061	1-01050-0049	1-01076-0043
Condominium Section	0655-R1			
Address	477 WEST 57 STREET	840 9 AVENUE	440 WEST 41 STREET	520 WEST 48 STREET
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON	CLINTON
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	98	109	120	109
Year Built	1986	1942	1988	2002
Gross SqFt	97,365	100,000	64,662	90,107
Estimated Gross Income	\$3,153,652	\$3,317,169	\$2,094,506	\$2,763,018
Gross Income per SqFt	\$32.39	\$33.17	\$32.39	\$30.66
Estimated Expense	\$1,071,989	\$1,152,521	\$712,132	\$939,426
Expense SqFt	\$11.01	\$11.53	\$11.01	\$10.43
Net Operating Income	\$2,081,663	\$2,164,648	\$1,382,374	\$1,823,592
Full Market Value	\$16,109,000	\$16,343,000	\$6,674,000	\$13,768,000
Market Value per SqFt	\$165.45	\$163.43	\$103.21	\$152.80
Distance from Condominium in miles		0.23	0.84	0.53

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01067-7502	1-01154-0206	1-01154-0202	1-01041-0038
<b>Condominium Section</b>	1505-R1			
<b>Address</b>	426 WEST 58 STREET	242 WEST 64 STREET	236 WEST 64 STREET	306 WEST 51 STREET
<b>Neighborhood</b>	CLINTON	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	16	96	96	38
<b>Year Built</b>	1910	1911	1911	1945
<b>Gross SqFt</b>	52,794	42,102	42,102	25,482
<b>Estimated Gross Income</b>	\$1,726,364	\$1,360,500	\$1,376,900	\$872,776
<b>Gross Income per SqFt</b>	\$32.70	\$32.31	\$32.70	\$34.25
<b>Estimated Expense</b>	\$781,351	\$624,909	\$623,068	\$224,087
<b>Expense SqFt</b>	\$14.80	\$14.84	\$14.80	\$8.79
<b>Net Operating Income</b>	\$945,013	\$735,591	\$753,832	\$648,689
<b>Full Market Value</b>	\$7,135,000	\$5,554,000	\$5,691,000	\$4,898,000
<b>Market Value per SqFt</b>	\$135.15	\$131.92	\$135.17	\$192.21
<b>Distance from Condominium in miles</b>		0.30	0.30	0.39

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01067-7503	1-00732-0058	1-01144-0001	1-01048-0026
<b>Condominium Section</b>	2076-R1			
<b>Address</b>	462 WEST 58 STREET	444 WEST 35 STREET	261 AMSTERDAM AVENUE	307 WEST 57 STREET
<b>Neighborhood</b>	CLINTON	JAVITS CENTER	UPPER WEST SIDE (59-79)	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	67	86	66	125
<b>Year Built</b>	2008	1989	1906	1928
<b>Gross SqFt</b>	96,337	64,449	111,997	75,617
<b>Estimated Gross Income</b>	\$3,245,594	\$2,367,740	\$3,792,755	\$2,547,386
<b>Gross Income per SqFt</b>	\$33.69	\$36.74	\$33.86	\$33.69
<b>Estimated Expense</b>	\$1,103,059	\$690,926	\$934,320	\$866,111
<b>Expense SqFt</b>	\$11.45	\$10.72	\$8.34	\$11.45
<b>Net Operating Income</b>	\$2,142,535	\$1,676,814	\$2,858,435	\$1,681,275
<b>Full Market Value</b>	\$16,176,000	\$12,660,000	\$21,581,000	\$12,694,000
<b>Market Value per SqFt</b>	\$167.91	\$196.43	\$192.69	\$167.87
<b>Distance from Condominium in miles</b>		1.13	0.75	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01071-7501	1-01041-0029	1-01022-0061	1-01033-0001
Condominium Section	0625-R1			
Address	500 WEST 43 STREET	831 8 AVENUE	834 8 AVENUE	360 WEST 43 STREET
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	311	295	285	258
Year Built	1988	1997	1925	2002
Gross SqFt	257,680	270,211	215,099	249,052
Estimated Gross Income	\$10,106,210	\$10,983,084	\$8,436,298	\$8,485,543
Gross Income per SqFt	\$39.22	\$40.65	\$39.22	\$34.07
Estimated Expense	\$2,929,822	\$1,642,482	\$2,446,526	\$2,885,085
Expense SqFt	\$11.37	\$6.08	\$11.37	\$11.58
Net Operating Income	\$7,176,388	\$9,340,602	\$5,989,772	\$5,600,458
Full Market Value	\$54,182,000	\$70,522,000	\$22,869,000	\$42,284,000
Market Value per SqFt	\$210.27	\$260.99	\$106.32	\$169.78
Distance from Condominium in miles		0.52	0.63	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01071-7502	1-01023-0061	1-01062-0019	1-01022-0061
Condominium Section	1227-R1			
Address	529 WEST 42 STREET	260 WEST 52 STREET	410 WEST 53 STREET	834 8 AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	160	217	220	285
Year Built	1912	1987	1987	1925
Gross SqFt	208,598	190,289	166,518	215,099
Estimated Gross Income	\$8,181,214	\$6,683,616	\$7,465,329	\$8,436,298
Gross Income per SqFt	\$39.22	\$35.12	\$44.83	\$39.22
Estimated Expense	\$2,371,759	\$1,938,249	\$2,399,398	\$2,446,526
Expense SqFt	\$11.37	\$10.19	\$14.41	\$11.37
Net Operating Income	\$5,809,455	\$4,745,367	\$5,065,931	\$5,989,772
Full Market Value	\$45,482,000	\$35,828,000	\$38,248,000	\$22,869,000
Market Value per SqFt	\$218.04	\$188.28	\$229.69	\$106.32
Distance from Condominium in miles		0.66	0.52	0.63

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01071-7503	1-01076-0043	1-00732-0058	1-01050-0049
Condominium Section	1777-R1			
Address	521 WEST 42 STREET	520 WEST 48 STREET	444 WEST 35 STREET	440 WEST 41 STREET
Neighborhood	CLINTON	CLINTON	JAVITS CENTER	CLINTON
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	72	109	86	120
Year Built	2005	2002	1989	1988
Gross SqFt	91,749	90,107	64,449	64,662
Estimated Gross Income	\$2,971,750	\$2,763,018	\$2,367,740	\$2,094,506
Gross Income per SqFt	\$32.39	\$30.66	\$36.74	\$32.39
Estimated Expense	\$1,010,156	\$939,426	\$690,926	\$712,132
Expense SqFt	\$11.01	\$10.43	\$10.72	\$11.01
Net Operating Income	\$1,961,594	\$1,823,592	\$1,676,814	\$1,382,374
Full Market Value	\$2,664,000	\$13,768,000	\$12,660,000	\$6,674,000
Market Value per SqFt	\$29.04	\$152.80	\$196.43	\$103.21
Distance from Condominium in miles		0.25	0.42	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01074-7502	1-00732-0058	1-01042-0012	1-01075-0047
Condominium Section	1099-R1			
Address	510 WEST 46 STREET	444 WEST 35 STREET	343 WEST 51 STREET	530 WEST 47 STREET
Neighborhood	CLINTON	JAVITS CENTER	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	85	86	24	33
Year Built	1999	1989	1986	1999
Gross SqFt	54,840	64,449	20,000	22,500
Estimated Gross Income	\$2,010,983	\$2,367,740	\$733,448	\$789,918
Gross Income per SqFt	\$36.67	\$36.74	\$36.67	\$35.11
Estimated Expense	\$583,498	\$690,926	\$212,700	\$252,774
Expense SqFt	\$10.64	\$10.72	\$10.64	\$11.23
Net Operating Income	\$1,427,485	\$1,676,814	\$520,748	\$537,144
Full Market Value	\$10,778,000	\$12,660,000	\$3,932,000	\$4,055,000
Market Value per SqFt	\$196.54	\$196.43	\$196.60	\$180.22
Distance from Condominium in miles		0.56	0.45	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01075-7501	1-00797-0007	1-01045-0061	1-01076-0043
<b>Condominium Section</b>	1500-R1			
<b>Address</b>	516 WEST 47 STREET	163 WEST 21 STREET	840 9 AVENUE	520 WEST 48 STREET
<b>Neighborhood</b>	CLINTON	CHELSEA	MIDTOWN WEST	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	151	110	109	109
<b>Year Built</b>	2003	2005	1942	2002
<b>Gross SqFt</b>	116,904	128,163	100,000	90,107
<b>Estimated Gross Income</b>	\$3,877,706	\$4,597,183	\$3,317,169	\$2,763,018
<b>Gross Income per SqFt</b>	\$33.17	\$35.87	\$33.17	\$30.66
<b>Estimated Expense</b>	\$1,347,903	\$1,011,166	\$1,152,521	\$939,426
<b>Expense SqFt</b>	\$11.53	\$7.89	\$11.53	\$10.43
<b>Net Operating Income</b>	\$2,529,803	\$3,586,017	\$2,164,648	\$1,823,592
<b>Full Market Value</b>	\$19,099,989	\$27,074,000	\$16,343,000	\$13,768,000
<b>Market Value per SqFt</b>	\$163.38	\$211.25	\$163.43	\$152.80
<b>Distance from Condominium in miles</b>		1.40	0.52	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01075-7502	1-01075-0047	1-01041-0038	1-01056-0052
<b>Condominium Section</b>	1787-R1			
<b>Address</b>	517 WEST 46 STREET	530 WEST 47 STREET	306 WEST 51 STREET	440 WEST 47 STREET
<b>Neighborhood</b>	CLINTON	CLINTON	MIDTOWN WEST	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	45	33	38	46
<b>Year Built</b>	2006	1999	1945	1940
<b>Gross SqFt</b>	40,594	22,500	25,482	37,480
<b>Estimated Gross Income</b>	\$1,390,345	\$789,918	\$872,776	\$1,179,164
<b>Gross Income per SqFt</b>	\$34.25	\$35.11	\$34.25	\$31.46
<b>Estimated Expense</b>	\$356,821	\$252,774	\$224,087	\$400,916
<b>Expense SqFt</b>	\$8.79	\$11.23	\$8.79	\$10.70
<b>Net Operating Income</b>	\$1,033,524	\$537,144	\$648,689	\$778,248
<b>Full Market Value</b>	\$7,803,006	\$4,055,000	\$4,898,000	\$5,876,000
<b>Market Value per SqFt</b>	\$192.22	\$180.22	\$192.21	\$156.78
<b>Distance from Condominium in miles</b>		0.00	0.39	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01076-7501	1-01076-0043	1-01050-0049	1-00732-0058
Condominium Section	2066-R1			
Address	505 WEST 47 STREET	520 WEST 48 STREET	440 WEST 41 STREET	444 WEST 35 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	JAVITS CENTER
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	108	109	120	86
Year Built	2008	2002	1988	1989
Gross SqFt	73,634	90,107	64,662	64,449
Estimated Gross Income	\$2,385,005	\$2,763,018	\$2,094,506	\$2,367,740
Gross Income per SqFt	\$32.39	\$30.66	\$32.39	\$36.74
Estimated Expense	\$810,710	\$939,426	\$712,132	\$690,926
Expense SqFt	\$11.01	\$10.43	\$11.01	\$10.72
Net Operating Income	\$1,574,295	\$1,823,592	\$1,382,374	\$1,676,814
Full Market Value	\$11,886,009	\$13,768,000	\$6,674,000	\$12,660,000
Market Value per SqFt	\$161.42	\$152.80	\$103.21	\$196.43
Distance from Condominium in miles		0.00	0.38	0.66

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01081-7502	1-01041-0029	1-01028-0017	1-01033-0001
Condominium Section	1866-R1			
Address	500 WEST 53 STREET	831 8 AVENUE	1752 BROADWAY	360 WEST 43 STREET
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	281	295	406	258
Year Built	2005	1997	1979	2002
Gross SqFt	300,239	270,211	311,689	249,052
Estimated Gross Income	\$11,361,044	\$10,983,084	\$11,794,941	\$8,485,543
Gross Income per SqFt	\$37.84	\$40.65	\$37.84	\$34.07
Estimated Expense	\$3,683,933	\$1,642,482	\$3,825,336	\$2,885,085
Expense SqFt	\$12.27	\$6.08	\$12.27	\$11.58
Net Operating Income	\$7,677,111	\$9,340,602	\$7,969,605	\$5,600,458
Full Market Value	\$59,853,004	\$70,522,000	\$60,171,000	\$42,284,000
Market Value per SqFt	\$199.35	\$260.99	\$193.05	\$169.78
Distance from Condominium in miles		0.35	0.58	0.59

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01081-7502	1-01042-0012	1-01075-0047	
Condominium Section	1866-R2			
Address	500 WEST 53 STREET	343 WEST 51 STREET	530 WEST 47 STREET	
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	68	24	33	
Year Built	2005	1986	1999	
Gross SqFt	41,598	20,000	22,500	
Estimated Gross Income	\$1,492,952	\$733,448	\$789,918	
Gross Income per SqFt	\$35.89	\$36.67	\$35.11	
Estimated Expense	\$455,082	\$212,700	\$252,774	
Expense SqFt	\$10.94	\$10.64	\$11.23	
Net Operating Income	\$1,037,870	\$520,748	\$537,144	
Full Market Value	\$8,088,000	\$3,932,000	\$4,055,000	
Market Value per SqFt	\$194.43	\$196.60	\$180.22	
Distance from Condominium in miles		0.34	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01081-7503	1-01064-0002	1-01054-0001	
Condominium Section	2027-R1			
Address	501 WEST 52 STREET	814 10 AVENUE	614 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	27	40	33	
Year Built	1910	1920	1998	
Gross SqFt	31,779	25,202	28,972	
Estimated Gross Income	\$956,866	\$778,238	\$872,428	
Gross Income per SqFt	\$30.11	\$30.88	\$30.11	
Estimated Expense	\$227,855	\$320,529	\$207,725	
Expense SqFt	\$7.17	\$12.72	\$7.17	
Net Operating Income	\$729,011	\$457,709	\$664,703	
Full Market Value	\$1,320,000	\$3,456,000	\$5,019,000	
Market Value per SqFt	\$41.54	\$137.13	\$173.24	
Distance from Condominium in miles		0.20	0.42	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01089-7501	1-00732-0058	1-01076-0043	1-01050-0049
Condominium Section	2012-R1			
Address	601 WEST 41 STREET	444 WEST 35 STREET	520 WEST 48 STREET	440 WEST 41 STREET
Neighborhood	CLINTON	JAVITS CENTER	CLINTON	CLINTON
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	83	86	109	120
Year Built	2005	1989	2002	1988
Gross SqFt	80,136	64,449	90,107	64,662
Estimated Gross Income	\$2,595,605	\$2,367,740	\$2,763,018	\$2,094,506
Gross Income per SqFt	\$32.39	\$36.74	\$30.66	\$32.39
Estimated Expense	\$882,297	\$690,926	\$939,426	\$712,132
Expense SqFt	\$11.01	\$10.72	\$10.43	\$11.01
Net Operating Income	\$1,713,308	\$1,676,814	\$1,823,592	\$1,382,374
Full Market Value	\$13,259,000	\$12,660,000	\$13,768,000	\$6,674,000
Market Value per SqFt	\$165.46	\$196.43	\$152.80	\$103.21
Distance from Condominium in miles		0.47	0.35	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01090-7501	1-00827-0001	1-01071-0001	
Condominium Section	1630-R1			
Address	621 WEST 42 STREET	55 WEST 25 STREET	555 WEST 42 STREET	
Neighborhood	CLINTON	FLATIRON	CLINTON	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	
Total Units	478	410	423	
Year Built	2005	2005	1987	
Gross SqFt	467,344	428,340	388,273	
Estimated Gross Income	\$18,805,923	\$17,936,767	\$14,981,716	
Gross Income per SqFt	\$40.24	\$41.88	\$38.59	
Estimated Expense	\$5,360,436	\$5,022,295	\$4,351,631	
Expense SqFt	\$11.47	\$11.73	\$11.21	
Net Operating Income	\$13,445,487	\$12,914,472	\$10,630,085	
Full Market Value	\$101,513,948	\$97,505,000	\$80,257,000	
Market Value per SqFt	\$217.21	\$227.63	\$206.70	
Distance from Condominium in miles		1.30	0.16	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01113-7501	1-01023-0061	1-01026-0049	1-01062-0019
Condominium Section	0062-R1			
Address	30 WEST 61 STREET	260 WEST 52 STREET	230 WEST 55 STREET	410 WEST 53 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	166	217	237	220
Year Built	1982	1987	1979	1987
Gross SqFt	202,235	190,289	210,213	166,518
Estimated Gross Income	\$9,066,195	\$6,683,616	\$9,551,650	\$7,465,329
Gross Income per SqFt	\$44.83	\$35.12	\$45.44	\$44.83
Estimated Expense	\$2,914,206	\$1,938,249	\$3,063,162	\$2,399,398
Expense SqFt	\$14.41	\$10.19	\$14.57	\$14.41
Net Operating Income	\$6,151,989	\$4,745,367	\$6,488,488	\$5,065,931
Full Market Value	\$46,447,978	\$35,828,000	\$48,988,000	\$38,248,000
Market Value per SqFt	\$229.67	\$188.28	\$233.04	\$229.69
Distance from Condominium in miles		0.48	0.34	0.42

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01113-7502	1-01020-0005	1-01113-0001	1-01044-0029
Condominium Section	0953-R1			
Address	1 CENTRAL PARK WEST	227 WEST 48 STREET	45 WEST 60 STREET	891 8 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	156	487	325	272
Year Built	1960	1989	1981	1979
Gross SqFt	415,113	475,327	408,644	348,082
Estimated Gross Income	\$18,318,937	\$22,336,457	\$18,034,505	\$13,686,911
Gross Income per SqFt	\$44.13	\$46.99	\$44.13	\$39.32
Estimated Expense	\$4,611,905	\$6,449,067	\$4,541,672	\$3,832,335
Expense SqFt	\$11.11	\$13.57	\$11.11	\$11.01
Net Operating Income	\$13,707,032	\$15,887,390	\$13,492,833	\$9,854,576
Full Market Value	\$103,488,000	\$119,950,000	\$101,871,000	\$42,713,000
Market Value per SqFt	\$249.30	\$252.35	\$249.29	\$122.71
Distance from Condominium in miles		0.60	0.10	0.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-7501	1-01128-0001	1-01144-0001	
Condominium Section	0184-R1			
Address	43 WEST 61 STREET	321 COLUMBUS AVENUE	261 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	94	95	66	
Year Built	1930	1900	1906	
Gross SqFt	125,900	111,854	111,997	
Estimated Gross Income	\$4,693,552	\$4,551,358	\$3,792,755	
Gross Income per SqFt	\$37.28	\$40.69	\$33.86	
Estimated Expense	\$1,294,252	\$1,365,407	\$934,320	
Expense SqFt	\$10.28	\$12.21	\$8.34	
Net Operating Income	\$3,399,300	\$3,185,951	\$2,858,435	
Full Market Value	\$25,664,999	\$24,054,000	\$21,581,000	
Market Value per SqFt	\$203.85	\$215.05	\$192.69	
Distance from Condominium in miles		0.70	0.57	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-7502	1-01062-0019	1-01064-0036	1-01041-0019
Condominium Section	0941-R1			
Address	62 WEST 62 STREET	410 WEST 53 STREET	831 9 AVENUE	311 WEST 50 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	120	220	149	104
Year Built	1987	1987	2003	2001
Gross SqFt	146,748	166,518	170,440	81,050
Estimated Gross Income	\$6,578,713	\$7,465,329	\$6,556,366	\$3,712,022
Gross Income per SqFt	\$44.83	\$44.83	\$38.47	\$45.80
Estimated Expense	\$2,114,639	\$2,399,398	\$1,893,665	\$743,410
Expense SqFt	\$14.41	\$14.41	\$11.11	\$9.17
Net Operating Income	\$4,464,074	\$5,065,931	\$4,662,701	\$2,968,612
Full Market Value	\$33,703,996	\$38,248,000	\$35,203,000	\$22,413,000
Market Value per SqFt	\$229.67	\$229.69	\$206.54	\$276.53
Distance from Condominium in miles		0.46	0.37	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-7503	1-01117-0001	1-01139-0001	
Condominium Section	1653-R1			
Address	15 CENTRAL PARK WEST	1930 BROADWAY	145 WEST 67 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	
Total Units	230	235	453	
Year Built	2005	2002	1986	
Gross SqFt	730,068	460,000	568,001	
Estimated Gross Income	\$41,315,000	\$26,583,615	\$22,913,931	
Gross Income per SqFt	\$56.59	\$57.79	\$40.34	
Estimated Expense	\$10,439,972	\$6,645,904	\$5,859,359	
Expense SqFt	\$14.30	\$14.45	\$10.32	
Net Operating Income	\$30,875,028	\$19,937,711	\$17,054,572	
Full Market Value	\$242,633,009	\$150,530,000	\$128,762,000	
Market Value per SqFt	\$332.34	\$327.24	\$226.69	
Distance from Condominium in miles		0.15	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01115-7501	1-01113-0001	1-01139-0001	
Condominium Section	0612-R1			
Address	25 CENTRAL PARK WEST	45 WEST 60 STREET	145 WEST 67 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	425	325	453	
Year Built	1932	1981	1986	
Gross SqFt	598,316	408,644	568,001	
Estimated Gross Income	\$26,480,000	\$18,034,505	\$22,913,931	
Gross Income per SqFt	\$44.26	\$44.13	\$40.34	
Estimated Expense	\$7,000,000	\$4,541,672	\$5,859,359	
Expense SqFt	\$11.70	\$11.11	\$10.32	
Net Operating Income	\$19,480,000	\$13,492,833	\$17,054,572	
Full Market Value	\$153,049,603	\$101,871,000	\$128,762,000	
Market Value per SqFt	\$255.80	\$249.29	\$226.69	
Distance from Condominium in miles		0.13	0.34	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01115-7502	1-01041-0029	1-01218-0001	1-01228-0061
<b>Condominium Section</b>	1219-R1			
<b>Address</b>	61 WEST 62 STREET	831 8 AVENUE	567 AMSTERDAM AVENUE	424 WEST END AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	277	295	272	235
<b>Year Built</b>	1981	1997	1975	1982
<b>Gross SqFt</b>	276,911	270,211	288,418	288,631
<b>Estimated Gross Income</b>	\$11,256,432	\$10,983,084	\$9,388,994	\$12,887,037
<b>Gross Income per SqFt</b>	\$40.65	\$40.65	\$32.55	\$44.65
<b>Estimated Expense</b>	\$1,683,619	\$1,642,482	\$3,004,478	\$3,210,085
<b>Expense SqFt</b>	\$6.08	\$6.08	\$10.42	\$11.12
<b>Net Operating Income</b>	\$9,572,813	\$9,340,602	\$6,384,516	\$9,676,952
<b>Full Market Value</b>	\$75,022,000	\$70,522,000	\$48,203,000	\$73,061,000
<b>Market Value per SqFt</b>	\$270.92	\$260.99	\$167.13	\$253.13
<b>Distance from Condominium in miles</b>		0.59	1.28	0.97

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01115-7503	1-01139-0001	1-01021-0001	1-01171-0062
<b>Condominium Section</b>	2084-R1			
<b>Address</b>	30 WEST 63 STREET	145 WEST 67 STREET	810 8 AVENUE	101 WEST END AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	518	453	550	506
<b>Year Built</b>	1979	1986	1998	1999
<b>Gross SqFt</b>	591,835	568,001	578,099	631,204
<b>Estimated Gross Income</b>	\$22,548,914	\$22,913,931	\$22,025,912	\$20,118,693
<b>Gross Income per SqFt</b>	\$38.10	\$40.34	\$38.10	\$31.87
<b>Estimated Expense</b>	\$5,924,268	\$5,859,359	\$5,785,431	\$5,038,234
<b>Expense SqFt</b>	\$10.01	\$10.32	\$10.01	\$7.98
<b>Net Operating Income</b>	\$16,624,646	\$17,054,572	\$16,240,481	\$15,080,459
<b>Full Market Value</b>	\$141,704,526	\$128,762,000	\$122,616,000	\$113,858,000
<b>Market Value per SqFt</b>	\$239.43	\$226.69	\$212.10	\$180.38
<b>Distance from Condominium in miles</b>		0.34	0.66	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01116-7501	1-01113-0001	1-01117-0001	1-01021-0001
<b>Condominium Section</b>	0125-R1			
<b>Address</b>	20 WEST 64 STREET	45 WEST 60 STREET	1930 BROADWAY	810 8 AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	655	325	235	550
<b>Year Built</b>	1970	1981	2002	1998
<b>Gross SqFt</b>	806,195	408,644	460,000	578,099
<b>Estimated Gross Income</b>	\$35,700,000	\$18,034,505	\$26,583,615	\$22,025,912
<b>Gross Income per SqFt</b>	\$44.28	\$44.13	\$57.79	\$38.10
<b>Estimated Expense</b>	\$9,000,000	\$4,541,672	\$6,645,904	\$5,785,431
<b>Expense SqFt</b>	\$11.16	\$11.11	\$14.45	\$10.01
<b>Net Operating Income</b>	\$26,700,000	\$13,492,833	\$19,937,711	\$16,240,481
<b>Full Market Value</b>	\$209,822,996	\$101,871,000	\$150,530,000	\$122,616,000
<b>Market Value per SqFt</b>	\$260.26	\$249.29	\$327.24	\$212.10
<b>Distance from Condominium in miles</b>		0.17	0.05	0.71

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01116-7502	1-01062-0019	1-01064-0036	
<b>Condominium Section</b>	2001-R1			
<b>Address</b>	15 WEST 63 STREET	410 WEST 53 STREET	831 9 AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	51	220	149	
<b>Year Built</b>	1999	1987	2003	
<b>Gross SqFt</b>	145,531	166,518	170,440	
<b>Estimated Gross Income</b>	\$6,061,366	\$7,465,329	\$6,556,366	
<b>Gross Income per SqFt</b>	\$41.65	\$44.83	\$38.47	
<b>Estimated Expense</b>	\$1,856,976	\$2,399,398	\$1,893,665	
<b>Expense SqFt</b>	\$12.76	\$14.41	\$11.11	
<b>Net Operating Income</b>	\$4,204,390	\$5,065,931	\$4,662,701	
<b>Full Market Value</b>	\$31,742,997	\$38,248,000	\$35,203,000	
<b>Market Value per SqFt</b>	\$218.12	\$229.69	\$206.54	
<b>Distance from Condominium in miles</b>		0.59	0.50	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-7501	1-01042-0020	1-01042-0012	
Condominium Section	0107-R1			
Address	8 WEST 65 STREET	325 WEST 51 STREET	343 WEST 51 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	11	22	24	
Year Built	1983	1987	1986	
Gross SqFt	9,335	16,130	20,000	
Estimated Gross Income	\$364,625	\$668,431	\$733,448	
Gross Income per SqFt	\$39.06	\$41.44	\$36.67	
Estimated Expense	\$103,619	\$186,450	\$212,700	
Expense SqFt	\$11.10	\$11.56	\$10.64	
Net Operating Income	\$261,006	\$481,981	\$520,748	
Full Market Value	\$1,970,999	\$3,639,000	\$3,932,000	
Market Value per SqFt	\$211.14	\$225.60	\$196.60	
Distance from Condominium in miles		0.65	0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-7502	1-01154-0202	1-01126-0038	1-01122-0022
Condominium Section	1303-R1			
Address	43 WEST 64 STREET	236 WEST 64 STREET	8 WEST 74 STREET	19 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	65	96	86	83
Year Built	1911	1911	1941	1916
Gross SqFt	87,712	42,102	71,890	42,642
Estimated Gross Income	\$3,888,273	\$1,376,900	\$3,241,697	\$1,890,363
Gross Income per SqFt	\$44.33	\$32.70	\$45.09	\$44.33
Estimated Expense	\$1,164,815	\$623,068	\$840,671	\$566,442
Expense SqFt	\$13.28	\$14.80	\$11.69	\$13.28
Net Operating Income	\$2,723,458	\$753,832	\$2,401,026	\$1,323,921
Full Market Value	\$20,562,002	\$5,691,000	\$18,128,000	\$9,996,000
Market Value per SqFt	\$234.43	\$135.17	\$252.16	\$234.42
Distance from Condominium in miles		0.36	0.44	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01118-7501	1-01117-0047	1-01117-0055	
Condominium Section	0241-R1			
Address	29 WEST 65 STREET	34 WEST 65 STREET	56 WEST 65 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	44	53	
Year Built	1939	1939	1937	
Gross SqFt	40,545	37,716	33,312	
Estimated Gross Income	\$1,325,011	\$1,085,893	\$1,217,760	
Gross Income per SqFt	\$32.68	\$28.79	\$36.56	
Estimated Expense	\$415,586	\$359,378	\$365,328	
Expense SqFt	\$10.25	\$9.53	\$10.97	
Net Operating Income	\$909,425	\$726,515	\$852,432	
Full Market Value	\$6,865,999	\$5,485,000	\$6,436,000	
Market Value per SqFt	\$169.34	\$145.43	\$193.20	
Distance from Condominium in miles		0.05	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01118-7502	1-01122-0022	1-01141-0013	1-01042-0012
Condominium Section	0913-R1			
Address	22 WEST 66 STREET	19 WEST 69 STREET	2020 BROADWAY	343 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	26	83	64	24
Year Built	1986	1916	1900	1986
Gross SqFt	58,898	42,642	48,606	20,000
Estimated Gross Income	\$2,276,997	\$1,890,363	\$1,878,997	\$733,448
Gross Income per SqFt	\$38.66	\$44.33	\$38.66	\$36.67
Estimated Expense	\$596,048	\$566,442	\$491,957	\$212,700
Expense SqFt	\$10.12	\$13.28	\$10.12	\$10.64
Net Operating Income	\$1,680,949	\$1,323,921	\$1,387,040	\$520,748
Full Market Value	\$12,691,000	\$9,996,000	\$10,472,000	\$3,932,000
Market Value per SqFt	\$215.47	\$234.42	\$215.45	\$196.60
Distance from Condominium in miles		0.19	0.25	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-7501	1-01062-0019	1-01023-0061	
Condominium Section	0126-R1			
Address	45 WEST 67 STREET	410 WEST 53 STREET	260 WEST 52 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	173	220	217	
Year Built	1983	1987	1987	
Gross SqFt	154,328	166,518	190,289	
Estimated Gross Income	\$6,170,033	\$7,465,329	\$6,683,616	
Gross Income per SqFt	\$39.98	\$44.83	\$35.12	
Estimated Expense	\$1,898,234	\$2,399,398	\$1,938,249	
Expense SqFt	\$12.30	\$14.41	\$10.19	
Net Operating Income	\$4,271,799	\$5,065,931	\$4,745,367	
Full Market Value	\$32,251,998	\$38,248,000	\$35,828,000	
Market Value per SqFt	\$208.98	\$229.69	\$188.28	
Distance from Condominium in miles		0.77	0.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-7501	1-01169-0029	1-01011-0013	1-01195-0014
Condominium Section	0181-R1			
Address	34 WEST 72 STREET	360 AMSTERDAM AVENUE	145 WEST 58 STREET	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	142	134	111	64
Year Built	1926	1929	1928	1927
Gross SqFt	122,945	131,476	122,813	109,896
Estimated Gross Income	\$3,948,993	\$4,161,865	\$3,945,042	\$3,629,906
Gross Income per SqFt	\$32.12	\$31.65	\$32.12	\$33.03
Estimated Expense	\$1,333,953	\$1,331,797	\$1,332,749	\$1,234,168
Expense SqFt	\$10.85	\$10.13	\$10.85	\$11.23
Net Operating Income	\$2,615,040	\$2,830,068	\$2,612,293	\$2,395,738
Full Market Value	\$20,218,000	\$21,367,000	\$19,723,000	\$18,088,000
Market Value per SqFt	\$164.45	\$162.52	\$160.59	\$164.59
Distance from Condominium in miles		0.43	0.72	0.52

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-7501	1-01129-0059	1-01124-0059	
Condominium Section	1201-R1			
Address	41 WEST 72 STREET	52 WEST 77 STREET	50 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	132	149	213	
Year Built	1928	1903	1927	
Gross SqFt	139,400	113,309	143,791	
Estimated Gross Income	\$5,612,244	\$5,066,322	\$5,148,770	
Gross Income per SqFt	\$40.26	\$44.71	\$35.81	
Estimated Expense	\$1,852,626	\$1,497,523	\$1,920,559	
Expense SqFt	\$13.29	\$13.22	\$13.36	
Net Operating Income	\$3,759,618	\$3,568,799	\$3,228,211	
Full Market Value	\$28,384,997	\$26,945,000	\$24,373,000	
Market Value per SqFt	\$203.62	\$237.80	\$169.50	
Distance from Condominium in miles		0.20	0.06	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-7502	1-01129-0059	1-01008-0029	
Condominium Section	1607-R1			
Address	27 WEST 72 STREET	52 WEST 77 STREET	1361 AVENUE OF THE AMERIC	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	152	149	169	
Year Built	1924	1903	1925	
Gross SqFt	234,905	113,309	243,671	
Estimated Gross Income	\$10,000,000	\$5,066,322	\$10,415,842	
Gross Income per SqFt	\$42.57	\$44.71	\$42.75	
Estimated Expense	\$3,100,000	\$1,497,523	\$2,916,436	
Expense SqFt	\$13.20	\$13.22	\$11.97	
Net Operating Income	\$6,900,000	\$3,568,799	\$7,499,406	
Full Market Value	\$52,095,006	\$26,945,000	\$56,621,000	
Market Value per SqFt	\$221.77	\$237.80	\$232.37	
Distance from Condominium in miles		0.20	0.91	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01126-7502	1-01128-0061	1-01122-0047	
<b>Condominium Section</b>	0763-R1			
<b>Address</b>	54 WEST 74 STREET	331 COLUMBUS AVENUE	30 WEST 70 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	62	57	35	
<b>Year Built</b>	1900	1900	1916	
<b>Gross SqFt</b>	57,627	62,434	58,361	
<b>Estimated Gross Income</b>	\$1,848,674	\$2,149,581	\$1,734,966	
<b>Gross Income per SqFt</b>	\$32.08	\$34.43	\$29.73	
<b>Estimated Expense</b>	\$543,423	\$546,448	\$589,888	
<b>Expense SqFt</b>	\$9.43	\$8.75	\$10.11	
<b>Net Operating Income</b>	\$1,305,251	\$1,603,133	\$1,145,078	
<b>Full Market Value</b>	\$9,855,001	\$12,104,000	\$8,645,000	
<b>Market Value per SqFt</b>	\$171.01	\$193.87	\$148.13	
<b>Distance from Condominium in miles</b>		0.10	0.20	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01128-7502	1-01123-0047	1-01128-0055	1-01128-0014
<b>Condominium Section</b>	0677-R1			
<b>Address</b>	40 WEST 76 STREET	30 WEST 71 STREET	42 WEST 76 STREET	35 WEST 75 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
<b>Total Units</b>	13	18	12	13
<b>Year Built</b>	1910	1910	1910	1910
<b>Gross SqFt</b>	8,625	7,977	7,106	8,615
<b>Estimated Gross Income</b>	\$320,419	\$305,710	\$263,984	\$294,368
<b>Gross Income per SqFt</b>	\$37.15	\$38.32	\$37.15	\$34.17
<b>Estimated Expense</b>	\$88,406	\$88,656	\$72,836	\$100,085
<b>Expense SqFt</b>	\$10.25	\$11.11	\$10.25	\$11.62
<b>Net Operating Income</b>	\$232,013	\$217,054	\$191,148	\$194,283
<b>Full Market Value</b>	\$1,751,999	\$1,639,000	\$1,443,000	\$1,467,000
<b>Market Value per SqFt</b>	\$203.13	\$205.47	\$203.07	\$170.28
<b>Distance from Condominium in miles</b>		0.26	0.00	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01129-7501	1-01129-0003	1-01129-0020	1-01128-0017
<b>Condominium Section</b>	0634-R1			
<b>Address</b>	53 WEST 76 STREET	55 WEST 76 STREET	17 WEST 76 STREET	27 WEST 75 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
<b>Total Units</b>	13	11	20	12
<b>Year Built</b>	1900	1920	1900	1900
<b>Gross SqFt</b>	6,641	7,091	8,168	8,333
<b>Estimated Gross Income</b>	\$252,956	\$304,657	\$311,109	\$314,951
<b>Gross Income per SqFt</b>	\$38.09	\$42.96	\$38.09	\$37.80
<b>Estimated Expense</b>	\$63,953	\$88,530	\$78,632	\$75,518
<b>Expense SqFt</b>	\$9.63	\$12.48	\$9.63	\$9.06
<b>Net Operating Income</b>	\$189,003	\$216,127	\$232,477	\$239,433
<b>Full Market Value</b>	\$1,427,002	\$1,632,000	\$1,755,000	\$1,808,000
<b>Market Value per SqFt</b>	\$214.88	\$230.15	\$214.86	\$216.97
<b>Distance from Condominium in miles</b>		0.00	0.00	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01131-7501	1-01033-0009	1-01041-0029	1-01033-0001
<b>Condominium Section</b>	1055-R1			
<b>Address</b>	2 COLUMBUS AVENUE	349 WEST 42 STREET	831 8 AVENUE	360 WEST 43 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	133	272	295	258
<b>Year Built</b>	1998	2003	1997	2002
<b>Gross SqFt</b>	239,035	230,000	270,211	249,052
<b>Estimated Gross Income</b>	\$9,716,773	\$9,952,589	\$10,983,084	\$8,485,543
<b>Gross Income per SqFt</b>	\$40.65	\$43.27	\$40.65	\$34.07
<b>Estimated Expense</b>	\$1,453,333	\$2,786,725	\$1,642,482	\$2,885,085
<b>Expense SqFt</b>	\$6.08	\$12.12	\$6.08	\$11.58
<b>Net Operating Income</b>	\$8,263,440	\$7,165,864	\$9,340,602	\$5,600,458
<b>Full Market Value</b>	\$62,388,998	\$54,102,000	\$70,522,000	\$42,284,000
<b>Market Value per SqFt</b>	\$261.00	\$235.23	\$260.99	\$169.78
<b>Distance from Condominium in miles</b>		0.85	0.47	0.85

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01131-7502	1-01079-9029	1-01113-0001	
Condominium Section	1759-R1			
Address	124 WEST 60 STREET	737 10 AVENUE	45 WEST 60 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)	
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	
Total Units	498	394	325	
Year Built	1986	1975	1981	
Gross SqFt	441,871	419,217	408,644	
Estimated Gross Income	\$19,707,000	\$12,318,587	\$18,034,505	
Gross Income per SqFt	\$44.60	\$29.38	\$44.13	
Estimated Expense	\$4,605,706	\$4,188,320	\$4,541,672	
Expense SqFt	\$10.42	\$9.99	\$11.11	
Net Operating Income	\$15,101,294	\$8,130,267	\$13,492,833	
Full Market Value	\$114,015,000	\$61,384,000	\$101,871,000	
Market Value per SqFt	\$258.03	\$146.43	\$249.29	
Distance from Condominium in miles		0.48	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01132-7501	1-01041-0029	1-01033-0001	
Condominium Section	0492-R1			
Address	161 WEST 61 STREET	831 8 AVENUE	360 WEST 43 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	222	295	258	
Year Built	1988	1997	2002	
Gross SqFt	269,253	270,211	249,052	
Estimated Gross Income	\$10,059,292	\$10,983,084	\$8,485,543	
Gross Income per SqFt	\$37.36	\$40.65	\$34.07	
Estimated Expense	\$2,377,504	\$1,642,482	\$2,885,085	
Expense SqFt	\$8.83	\$6.08	\$11.58	
Net Operating Income	\$7,681,788	\$9,340,602	\$5,600,458	
Full Market Value	\$57,998,000	\$70,522,000	\$42,284,000	
Market Value per SqFt	\$215.40	\$260.99	\$169.78	
Distance from Condominium in miles		0.55	0.93	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01137-7501	1-01048-0020	1-01113-0001	1-01079-9029
Condominium Section	0760-R1			
Address	160 WEST 66 STREET	315 WEST 57 STREET	45 WEST 60 STREET	737 10 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	347	372	325	394
Year Built	1989	1965	1981	1975
Gross SqFt	442,560	396,834	408,644	419,217
Estimated Gross Income	\$19,530,173	\$18,671,836	\$18,034,505	\$12,318,587
Gross Income per SqFt	\$44.13	\$47.05	\$44.13	\$29.38
Estimated Expense	\$4,916,842	\$4,518,296	\$4,541,672	\$4,188,320
Expense SqFt	\$11.11	\$11.39	\$11.11	\$9.99
Net Operating Income	\$14,613,331	\$14,153,540	\$13,492,833	\$8,130,267
Full Market Value	\$110,331,005	\$106,859,000	\$101,871,000	\$61,384,000
Market Value per SqFt	\$249.30	\$269.28	\$249.29	\$146.43
Distance from Condominium in miles		0.43	0.29	0.76

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-7501	1-01228-0061	1-01332-0029	
Condominium Section	0921-R1			
Address	144 COLUMBUS AVENUE	424 WEST END AVENUE	240 EAST 59 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	143	235	167	
Year Built	1995	1982	1983	
Gross SqFt	271,808	288,631	324,212	
Estimated Gross Income	\$11,334,394	\$12,887,037	\$12,559,227	
Gross Income per SqFt	\$41.70	\$44.65	\$38.74	
Estimated Expense	\$3,038,813	\$3,210,085	\$3,642,176	
Expense SqFt	\$11.18	\$11.12	\$11.23	
Net Operating Income	\$8,295,581	\$9,676,952	\$8,917,051	
Full Market Value	\$62,631,997	\$73,061,000	\$67,324,000	
Market Value per SqFt	\$230.43	\$253.13	\$207.65	
Distance from Condominium in miles		0.77	1.23	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-7502	1-01560-0001	1-01041-0029	
Condominium Section	0966-R1			
Address	1965 BROADWAY	1540 1 AVENUE	831 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	199	316	295	
Year Built	1997	1980	1997	
Gross SqFt	320,750	302,049	270,211	
Estimated Gross Income	\$13,526,028	\$13,194,490	\$10,983,084	
Gross Income per SqFt	\$42.17	\$43.68	\$40.65	
Estimated Expense	\$3,197,878	\$4,187,180	\$1,642,482	
Expense SqFt	\$9.97	\$13.86	\$6.08	
Net Operating Income	\$10,328,150	\$9,007,310	\$9,340,602	
Full Market Value	\$77,977,989	\$68,005,000	\$70,522,000	
Market Value per SqFt	\$243.11	\$225.15	\$260.99	
Distance from Condominium in miles		1.71	0.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01139-7501	1-01126-0038	1-01122-0022	
Condominium Section	0351-R1			
Address	1991 BROADWAY	8 WEST 74 STREET	19 WEST 69 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	75	86	83	
Year Built	1985	1941	1916	
Gross SqFt	68,609	71,890	42,642	
Estimated Gross Income	\$3,067,508	\$3,241,697	\$1,890,363	
Gross Income per SqFt	\$44.71	\$45.09	\$44.33	
Estimated Expense	\$856,926	\$840,671	\$566,442	
Expense SqFt	\$12.49	\$11.69	\$13.28	
Net Operating Income	\$2,210,582	\$2,401,026	\$1,323,921	
Full Market Value	\$16,690,001	\$18,128,000	\$9,996,000	
Market Value per SqFt	\$243.26	\$252.16	\$234.42	
Distance from Condominium in miles		0.37	0.24	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01139-7503	1-01113-0001	1-01044-0029	
Condominium Section	0893-R1			
Address	1992 BROADWAY	45 WEST 60 STREET	891 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	280	325	272	
Year Built	1992	1981	1979	
Gross SqFt	325,921	408,644	348,082	
Estimated Gross Income	\$13,600,683	\$18,034,505	\$13,686,911	
Gross Income per SqFt	\$41.73	\$44.13	\$39.32	
Estimated Expense	\$3,604,686	\$4,541,672	\$3,832,335	
Expense SqFt	\$11.06	\$11.11	\$11.01	
Net Operating Income	\$9,995,997	\$13,492,833	\$9,854,576	
Full Market Value	\$75,469,992	\$101,871,000	\$42,713,000	
Market Value per SqFt	\$231.56	\$249.29	\$122.71	
Distance from Condominium in miles		0.36	0.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01140-7501	1-01139-0001	1-01021-0001	1-01113-0001
Condominium Section	0160-R1			
Address	2001 BROADWAY	145 WEST 67 STREET	810 8 AVENUE	45 WEST 60 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	680	453	550	325
Year Built	1965	1986	1998	1981
Gross SqFt	665,236	568,001	578,099	408,644
Estimated Gross Income	\$25,800,000	\$22,913,931	\$22,025,912	\$18,034,505
Gross Income per SqFt	\$38.78	\$40.34	\$38.10	\$44.13
Estimated Expense	\$9,400,000	\$5,859,359	\$5,785,431	\$4,541,672
Expense SqFt	\$14.13	\$10.32	\$10.01	\$11.11
Net Operating Income	\$16,400,000	\$17,054,572	\$16,240,481	\$13,492,833
Full Market Value	\$128,074,995	\$128,762,000	\$122,616,000	\$101,871,000
Market Value per SqFt	\$192.53	\$226.69	\$212.10	\$249.29
Distance from Condominium in miles		0.10	0.98	0.41

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01140-7502	1-01220-0001	1-01033-0001	
Condominium Section	0417-R1			
Address	2000 BROADWAY	601 AMSTERDAM AVENUE	360 WEST 43 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	161	271	258	
Year Built	1987	1997	2002	
Gross SqFt	239,435	237,045	249,052	
Estimated Gross Income	\$9,014,728	\$9,770,819	\$8,485,543	
Gross Income per SqFt	\$37.65	\$41.22	\$34.07	
Estimated Expense	\$2,868,431	\$2,931,246	\$2,885,085	
Expense SqFt	\$11.98	\$12.37	\$11.58	
Net Operating Income	\$6,146,297	\$6,839,573	\$5,600,458	
Full Market Value	\$46,404,998	\$51,639,000	\$42,284,000	
Market Value per SqFt	\$193.81	\$217.84	\$169.78	
Distance from Condominium in miles		1.08	1.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01141-7501	1-01126-0038	1-01195-0014	
Condominium Section	0031-R1			
Address	210 COLUMBUS AVENUE	8 WEST 74 STREET	25 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	83	86	64	
Year Built	1903	1941	1927	
Gross SqFt	95,930	71,890	109,896	
Estimated Gross Income	\$3,747,026	\$3,241,697	\$3,629,906	
Gross Income per SqFt	\$39.06	\$45.09	\$33.03	
Estimated Expense	\$1,099,358	\$840,671	\$1,234,168	
Expense SqFt	\$11.46	\$11.69	\$11.23	
Net Operating Income	\$2,647,668	\$2,401,026	\$2,395,738	
Full Market Value	\$21,282,002	\$18,128,000	\$18,088,000	
Market Value per SqFt	\$221.85	\$252.16	\$164.59	
Distance from Condominium in miles		0.24	0.63	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01141-7502	1-01220-0001	1-01023-0061	
Condominium Section	0601-R1			
Address	2021 BROADWAY	601 AMSTERDAM AVENUE	260 WEST 52 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	272	271	217	
Year Built	1977	1997	1987	
Gross SqFt	218,992	237,045	190,289	
Estimated Gross Income	\$8,358,925	\$9,770,819	\$6,683,616	
Gross Income per SqFt	\$38.17	\$41.22	\$35.12	
Estimated Expense	\$2,470,230	\$2,931,246	\$1,938,249	
Expense SqFt	\$11.28	\$12.37	\$10.19	
Net Operating Income	\$5,888,695	\$6,839,573	\$4,745,367	
Full Market Value	\$46,020,000	\$51,639,000	\$35,828,000	
Market Value per SqFt	\$210.14	\$217.84	\$188.28	
Distance from Condominium in miles		1.03	0.97	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01142-7501	1-01162-0046	1-01195-0014	1-01150-0041
Condominium Section	0081-R1			
Address	135 WEST 70 STREET	228 WEST 71 STREET	25 WEST 81 STREET	120 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	87	170	64	64
Year Built	1926	1917	1927	1926
Gross SqFt	119,000	106,920	109,896	114,696
Estimated Gross Income	\$3,930,570	\$5,229,283	\$3,629,906	\$3,323,219
Gross Income per SqFt	\$33.03	\$48.91	\$33.03	\$28.97
Estimated Expense	\$1,336,370	\$1,307,321	\$1,234,168	\$1,129,894
Expense SqFt	\$11.23	\$12.23	\$11.23	\$9.85
Net Operating Income	\$2,594,200	\$3,921,962	\$2,395,738	\$2,193,325
Full Market Value	\$19,586,007	\$29,611,000	\$18,088,000	\$16,560,000
Market Value per SqFt	\$164.59	\$276.95	\$164.59	\$144.38
Distance from Condominium in miles		0.19	0.58	0.41

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01142-7502	1-01062-0019	1-01023-0061	1-01426-9035
<b>Condominium Section</b>	0688-R1			
<b>Address</b>	155 WEST 70 STREET	410 WEST 53 STREET	260 WEST 52 STREET	218 EAST 72 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	122	220	217	148
<b>Year Built</b>	1989	1987	1987	1975
<b>Gross SqFt</b>	179,380	166,518	190,289	156,200
<b>Estimated Gross Income</b>	\$7,573,424	\$7,465,329	\$6,683,616	\$6,594,311
<b>Gross Income per SqFt</b>	\$42.22	\$44.83	\$35.12	\$42.22
<b>Estimated Expense</b>	\$2,642,267	\$2,399,398	\$1,938,249	\$2,300,707
<b>Expense SqFt</b>	\$14.73	\$14.41	\$10.19	\$14.73
<b>Net Operating Income</b>	\$4,931,157	\$5,065,931	\$4,745,367	\$4,293,604
<b>Full Market Value</b>	\$36,331,887	\$38,248,000	\$35,828,000	\$19,239,000
<b>Market Value per SqFt</b>	\$202.54	\$229.69	\$188.28	\$123.17
<b>Distance from Condominium in miles</b>		0.90	0.99	1.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01143-7502	1-01122-0022	1-01117-0055	1-01117-0047
<b>Condominium Section</b>	0431-R1			
<b>Address</b>	155 WEST 71 STREET	19 WEST 69 STREET	56 WEST 65 STREET	34 WEST 65 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	55	83	53	44
<b>Year Built</b>	1940	1916	1937	1939
<b>Gross SqFt</b>	43,578	42,642	33,312	37,716
<b>Estimated Gross Income</b>	\$1,593,212	\$1,890,363	\$1,217,760	\$1,085,893
<b>Gross Income per SqFt</b>	\$36.56	\$44.33	\$36.56	\$28.79
<b>Estimated Expense</b>	\$478,051	\$566,442	\$365,328	\$359,378
<b>Expense SqFt</b>	\$10.97	\$13.28	\$10.97	\$9.53
<b>Net Operating Income</b>	\$1,115,161	\$1,323,921	\$852,432	\$726,515
<b>Full Market Value</b>	\$8,419,008	\$9,996,000	\$6,436,000	\$5,485,000
<b>Market Value per SqFt</b>	\$193.19	\$234.42	\$193.20	\$145.43
<b>Distance from Condominium in miles</b>		0.19	0.38	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-7503	1-01128-0039	1-01129-0047	1-01143-0020
Condominium Section	0523-R1			
Address	100 WEST 72 STREET	8 WEST 76 STREET	22 WEST 77 STREET	133 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)			
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	16	42	36
Year Built	1900	1900	1921	1928
Gross SqFt	36,236	9,810	26,910	30,712
Estimated Gross Income	\$1,177,308	\$418,488	\$874,403	\$870,969
Gross Income per SqFt	\$32.49	\$42.66	\$32.49	\$28.36
Estimated Expense	\$280,467	\$142,993	\$208,230	\$218,954
Expense SqFt	\$7.74	\$14.58	\$7.74	\$7.13
Net Operating Income	\$896,841	\$275,495	\$666,173	\$652,015
Full Market Value	\$6,941,000	\$2,080,000	\$5,030,000	\$4,923,000
Market Value per SqFt	\$191.55	\$212.03	\$186.92	\$160.30
Distance from Condominium in miles		0.26	0.30	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-7504	1-01228-0013	1-01143-0020	
Condominium Section	0579-R1			
Address	112 WEST 72 STREET	2242 BROADWAY	133 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	66	49	36	
Year Built	1905	1905	1928	
Gross SqFt	46,142	45,640	30,712	
Estimated Gross Income	\$1,489,002	\$1,651,278	\$870,969	
Gross Income per SqFt	\$32.27	\$36.18	\$28.36	
Estimated Expense	\$447,116	\$559,072	\$218,954	
Expense SqFt	\$9.69	\$12.25	\$7.13	
Net Operating Income	\$1,041,886	\$1,092,206	\$652,015	
Full Market Value	\$7,866,000	\$8,246,000	\$4,923,000	
Market Value per SqFt	\$170.47	\$180.67	\$160.30	
Distance from Condominium in miles		0.49	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01143-7505	1-01127-0061	1-01122-0022	1-01196-0003
<b>Condominium Section</b>	1827-R1			
<b>Address</b>	120 WEST 72 STREET	313 COLUMBUS AVENUE	19 WEST 69 STREET	465 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	17	50	83	21
<b>Year Built</b>	2007	1900	1916	1988
<b>Gross SqFt</b>	45,900	52,388	42,642	19,303
<b>Estimated Gross Income</b>	\$2,034,747	\$2,537,475	\$1,890,363	\$803,058
<b>Gross Income per SqFt</b>	\$44.33	\$48.44	\$44.33	\$41.60
<b>Estimated Expense</b>	\$609,552	\$592,017	\$566,442	\$193,777
<b>Expense SqFt</b>	\$13.28	\$11.30	\$13.28	\$10.04
<b>Net Operating Income</b>	\$1,425,195	\$1,945,458	\$1,323,921	\$609,281
<b>Full Market Value</b>	\$10,759,999	\$14,688,000	\$9,996,000	\$4,600,000
<b>Market Value per SqFt</b>	\$234.42	\$280.37	\$234.42	\$238.30
<b>Distance from Condominium in miles</b>		0.23	0.19	0.59

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01144-7501	1-01163-0011	1-01143-0020	
<b>Condominium Section</b>	0327-R1			
<b>Address</b>	105 WEST 72 STREET	251 WEST 71 STREET	133 WEST 71 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	34	25	36	
<b>Year Built</b>	1913	1920	1928	
<b>Gross SqFt</b>	50,284	33,600	30,712	
<b>Estimated Gross Income</b>	\$1,552,770	\$1,121,895	\$870,969	
<b>Gross Income per SqFt</b>	\$30.88	\$33.39	\$28.36	
<b>Estimated Expense</b>	\$448,030	\$359,006	\$218,954	
<b>Expense SqFt</b>	\$8.91	\$10.68	\$7.13	
<b>Net Operating Income</b>	\$1,104,740	\$762,889	\$652,015	
<b>Full Market Value</b>	\$8,340,999	\$5,760,000	\$4,923,000	
<b>Market Value per SqFt</b>	\$165.88	\$171.43	\$160.30	
<b>Distance from Condominium in miles</b>		0.19	0.06	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01146-7501	1-01122-0022	1-01128-0061	1-01210-0012
<b>Condominium Section</b>	0270-R1			
<b>Address</b>	306 COLUMBUS AVENUE	19 WEST 69 STREET	331 COLUMBUS AVENUE	147 WEST 79 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	62	83	57	61
<b>Year Built</b>	1952	1916	1900	1926
<b>Gross SqFt</b>	70,100	42,642	62,434	76,193
<b>Estimated Gross Income</b>	\$2,413,543	\$1,890,363	\$2,149,581	\$2,376,429
<b>Gross Income per SqFt</b>	\$34.43	\$44.33	\$34.43	\$31.19
<b>Estimated Expense</b>	\$613,375	\$566,442	\$546,448	\$864,067
<b>Expense SqFt</b>	\$8.75	\$13.28	\$8.75	\$11.34
<b>Net Operating Income</b>	\$1,800,168	\$1,323,921	\$1,603,133	\$1,512,362
<b>Full Market Value</b>	\$13,986,000	\$9,996,000	\$12,104,000	\$11,418,000
<b>Market Value per SqFt</b>	\$199.51	\$234.42	\$193.87	\$149.86
<b>Distance from Condominium in miles</b>		0.31	0.18	0.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01146-7504	1-01118-0009	1-01124-0051	1-01124-0019
<b>Condominium Section</b>	1567-R1			
<b>Address</b>	311 AMSTERDAM AVENUE	35 WEST 65 STREET	32 WEST 72 STREET	27 WEST 71 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	8	21	18	20
<b>Year Built</b>	1900	1910	1926	1926
<b>Gross SqFt</b>	13,182	11,930	9,185	11,316
<b>Estimated Gross Income</b>	\$470,993	\$388,671	\$328,143	\$549,783
<b>Gross Income per SqFt</b>	\$35.73	\$32.58	\$35.73	\$48.58
<b>Estimated Expense</b>	\$109,147	\$124,375	\$76,007	\$115,050
<b>Expense SqFt</b>	\$8.28	\$10.43	\$8.28	\$10.17
<b>Net Operating Income</b>	\$361,846	\$264,296	\$252,136	\$434,733
<b>Full Market Value</b>	\$2,732,002	\$1,995,000	\$1,904,000	\$3,282,000
<b>Market Value per SqFt</b>	\$207.25	\$167.23	\$207.29	\$290.03
<b>Distance from Condominium in miles</b>		0.48	0.23	0.23

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01147-7501	1-01168-0010	1-01170-0012	
Condominium Section	0823-R1			
Address	161 WEST 75 STREET	2161 BROADWAY	2200 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	132	83	117	
Year Built	1925	1925	1905	
Gross SqFt	181,976	170,801	202,586	
Estimated Gross Income	\$5,937,877	\$5,223,527	\$7,025,097	
Gross Income per SqFt	\$32.63	\$30.58	\$34.68	
Estimated Expense	\$1,901,649	\$1,775,999	\$2,125,532	
Expense SqFt	\$10.45	\$10.40	\$10.49	
Net Operating Income	\$4,036,228	\$3,447,528	\$4,899,565	
Full Market Value	\$31,247,000	\$26,029,000	\$36,992,000	
Market Value per SqFt	\$171.71	\$152.39	\$182.60	
Distance from Condominium in miles		0.22	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01149-7501	1-01211-0010	1-01145-0034	
Condominium Section	0589-R1			
Address	105 WEST 77 STREET	159 WEST 80 STREET	102 WEST 74 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C5-WALK-UP	
Total Units	28	20	16	
Year Built	1900	1910	1900	
Gross SqFt	14,940	14,100	10,540	
Estimated Gross Income	\$509,454	\$503,519	\$342,450	
Gross Income per SqFt	\$34.10	\$35.71	\$32.49	
Estimated Expense	\$125,496	\$81,018	\$116,433	
Expense SqFt	\$8.40	\$5.75	\$11.05	
Net Operating Income	\$383,958	\$422,501	\$226,017	
Full Market Value	\$2,899,002	\$3,190,000	\$1,706,000	
Market Value per SqFt	\$194.04	\$226.24	\$161.86	
Distance from Condominium in miles		0.16	0.20	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01150-7502	1-01127-0061	1-01122-0022	1-01154-0202
<b>Condominium Section</b>	0159-R1			
<b>Address</b>	386 COLUMBUS AVENUE	313 COLUMBUS AVENUE	19 WEST 69 STREET	236 WEST 64 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	23	50	83	96
<b>Year Built</b>	1988	1900	1916	1911
<b>Gross SqFt</b>	47,376	52,388	42,642	42,102
<b>Estimated Gross Income</b>	\$2,100,178	\$2,537,475	\$1,890,363	\$1,376,900
<b>Gross Income per SqFt</b>	\$44.33	\$48.44	\$44.33	\$32.70
<b>Estimated Expense</b>	\$629,153	\$592,017	\$566,442	\$623,068
<b>Expense SqFt</b>	\$13.28	\$11.30	\$13.28	\$14.80
<b>Net Operating Income</b>	\$1,471,025	\$1,945,458	\$1,323,921	\$753,832
<b>Full Market Value</b>	\$11,105,996	\$14,688,000	\$9,996,000	\$5,691,000
<b>Market Value per SqFt</b>	\$234.42	\$280.37	\$234.42	\$135.17
<b>Distance from Condominium in miles</b>		0.27	0.49	0.82

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01150-7503	1-01126-0038	1-01122-0022	1-01150-0048
<b>Condominium Section</b>	0405-R1			
<b>Address</b>	130 WEST 79 STREET	8 WEST 74 STREET	19 WEST 69 STREET	140 WEST 79 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	93	86	83	74
<b>Year Built</b>	1987	1941	1916	1914
<b>Gross SqFt</b>	68,225	71,890	42,642	75,240
<b>Estimated Gross Income</b>	\$3,024,414	\$3,241,697	\$1,890,363	\$2,280,661
<b>Gross Income per SqFt</b>	\$44.33	\$45.09	\$44.33	\$30.31
<b>Estimated Expense</b>	\$906,028	\$840,671	\$566,442	\$740,940
<b>Expense SqFt</b>	\$13.28	\$11.69	\$13.28	\$9.85
<b>Net Operating Income</b>	\$2,118,386	\$2,401,026	\$1,323,921	\$1,539,721
<b>Full Market Value</b>	\$15,993,999	\$18,128,000	\$9,996,000	\$11,625,000
<b>Market Value per SqFt</b>	\$234.43	\$252.16	\$234.42	\$154.51
<b>Distance from Condominium in miles</b>		0.31	0.49	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01150-7504	1-01169-0029	1-01195-0014	1-01203-0033
<b>Condominium Section</b>	1415-R1			
<b>Address</b>	172 WEST 79 STREET	360 AMSTERDAM AVENUE	25 WEST 81 STREET	295 CENTRAL PARK WEST
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	98	134	64	136
<b>Year Built</b>	1930	1929	1927	1941
<b>Gross SqFt</b>	135,531	131,476	109,896	145,476
<b>Estimated Gross Income</b>	\$4,289,556	\$4,161,865	\$3,629,906	\$4,386,164
<b>Gross Income per SqFt</b>	\$31.65	\$31.65	\$33.03	\$30.15
<b>Estimated Expense</b>	\$1,067,984	\$1,331,797	\$1,234,168	\$1,567,371
<b>Expense SqFt</b>	\$7.88	\$10.13	\$11.23	\$10.77
<b>Net Operating Income</b>	\$3,221,572	\$2,830,068	\$2,395,738	\$2,818,793
<b>Full Market Value</b>	\$24,322,995	\$21,367,000	\$18,088,000	\$21,282,000
<b>Market Value per SqFt</b>	\$179.46	\$162.52	\$164.59	\$146.29
<b>Distance from Condominium in miles</b>		0.14	0.23	0.59

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01151-7501	1-01041-0029	1-01033-0001	1-01033-0009
<b>Condominium Section</b>	0759-R1			
<b>Address</b>	2 AMSTERDAM AVENUE	831 8 AVENUE	360 WEST 43 STREET	349 WEST 42 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	248	295	258	272
<b>Year Built</b>	1991	1997	2002	2003
<b>Gross SqFt</b>	264,070	270,211	249,052	230,000
<b>Estimated Gross Income</b>	\$10,405,000	\$10,983,084	\$8,485,543	\$9,952,589
<b>Gross Income per SqFt</b>	\$39.40	\$40.65	\$34.07	\$43.27
<b>Estimated Expense</b>	\$3,633,600	\$1,642,482	\$2,885,085	\$2,786,725
<b>Expense SqFt</b>	\$13.76	\$6.08	\$11.58	\$12.12
<b>Net Operating Income</b>	\$6,771,400	\$9,340,602	\$5,600,458	\$7,165,864
<b>Full Market Value</b>	\$53,067,000	\$70,522,000	\$42,284,000	\$54,102,000
<b>Market Value per SqFt</b>	\$200.96	\$260.99	\$169.78	\$235.23
<b>Distance from Condominium in miles</b>		0.56	0.90	0.90

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7501	1-01041-0019	1-00732-0058	1-01154-0202
Condominium Section	0759-R2			
Address	2 AMSTERDAM AVENUE	311 WEST 50 STREET	444 WEST 35 STREET	236 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	JAVITS CENTER	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	104	86	96
Year Built	1991	2001	1989	1911
Gross SqFt	92,422	81,050	64,449	42,102
Estimated Gross Income	\$3,395,584	\$3,712,022	\$2,367,740	\$1,376,900
Gross Income per SqFt	\$36.74	\$45.80	\$36.74	\$32.70
Estimated Expense	\$990,764	\$743,410	\$690,926	\$623,068
Expense SqFt	\$10.72	\$9.17	\$10.72	\$14.80
Net Operating Income	\$2,404,820	\$2,968,612	\$1,676,814	\$753,832
Full Market Value	\$18,770,000	\$22,413,000	\$12,660,000	\$5,691,000
Market Value per SqFt	\$203.09	\$276.53	\$196.43	\$135.17
Distance from Condominium in miles		0.56	1.24	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7501	1-01042-0012	1-01118-0009	1-01061-0060
Condominium Section	0759-R3			
Address	2 AMSTERDAM AVENUE	343 WEST 51 STREET	35 WEST 65 STREET	458 WEST 52 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	1	24	21	26
Year Built	1991	1986	1910	1910
Gross SqFt	945	20,000	11,930	21,000
Estimated Gross Income	\$30,788	\$733,448	\$388,671	\$600,909
Gross Income per SqFt	\$32.58	\$36.67	\$32.58	\$28.61
Estimated Expense	\$9,856	\$212,700	\$124,375	\$204,309
Expense SqFt	\$10.43	\$10.64	\$10.43	\$9.73
Net Operating Income	\$20,932	\$520,748	\$264,296	\$396,600
Full Market Value	\$158,000	\$3,932,000	\$1,995,000	\$2,994,000
Market Value per SqFt	\$167.20	\$196.60	\$167.23	\$142.57
Distance from Condominium in miles		0.52	0.45	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7502	1-01062-0019	1-01064-0036	
Condominium Section	1719-R1			
Address	10 WEST END AVENUE	410 WEST 53 STREET	831 9 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	172	220	149	
Year Built	2005	1987	2003	
Gross SqFt	213,067	166,518	170,440	
Estimated Gross Income	\$8,874,241	\$7,465,329	\$6,556,366	
Gross Income per SqFt	\$41.65	\$44.83	\$38.47	
Estimated Expense	\$2,718,735	\$2,399,398	\$1,893,665	
Expense SqFt	\$12.76	\$14.41	\$11.11	
Net Operating Income	\$6,155,506	\$5,065,931	\$4,662,701	
Full Market Value	\$46,474,019	\$38,248,000	\$35,203,000	
Market Value per SqFt	\$218.12	\$229.69	\$206.54	
Distance from Condominium in miles		0.39	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7503	1-01062-0019	1-01041-0029	
Condominium Section	1835-R1			
Address	555 WEST 59 STREET	410 WEST 53 STREET	831 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	
Total Units	186	220	295	
Year Built	2007	1987	1997	
Gross SqFt	259,288	166,518	270,211	
Estimated Gross Income	\$11,081,969	\$7,465,329	\$10,983,084	
Gross Income per SqFt	\$42.74	\$44.83	\$40.65	
Estimated Expense	\$2,657,702	\$2,399,398	\$1,642,482	
Expense SqFt	\$10.25	\$14.41	\$6.08	
Net Operating Income	\$8,424,267	\$5,065,931	\$9,340,602	
Full Market Value	\$63,602,981	\$38,248,000	\$70,522,000	
Market Value per SqFt	\$245.30	\$229.69	\$260.99	
Distance from Condominium in miles		0.39	0.56	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01152-7501	1-01126-0038	1-00732-0058	
Condominium Section	1544-R1			
Address	225 WEST 60 STREET	8 WEST 74 STREET	444 WEST 35 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	JAVITS CENTER	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	80	86	86	
Year Built	2004	1941	1989	
Gross SqFt	86,299	71,890	64,449	
Estimated Gross Income	\$3,531,355	\$3,241,697	\$2,367,740	
Gross Income per SqFt	\$40.92	\$45.09	\$36.74	
Estimated Expense	\$967,412	\$840,671	\$690,926	
Expense SqFt	\$11.21	\$11.69	\$10.72	
Net Operating Income	\$2,563,943	\$2,401,026	\$1,676,814	
Full Market Value	\$19,358,008	\$18,128,000	\$12,660,000	
Market Value per SqFt	\$224.31	\$252.16	\$196.43	
Distance from Condominium in miles		0.73	1.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01152-7502	1-01041-0019	1-01075-0047	
Condominium Section	1950-R1			
Address	243 WEST 60 STREET	311 WEST 50 STREET	530 WEST 47 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	CLINTON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	40	104	33	
Year Built	2007	2001	1999	
Gross SqFt	61,344	81,050	22,500	
Estimated Gross Income	\$2,481,978	\$3,712,022	\$789,918	
Gross Income per SqFt	\$40.46	\$45.80	\$35.11	
Estimated Expense	\$625,709	\$743,410	\$252,774	
Expense SqFt	\$10.20	\$9.17	\$11.23	
Net Operating Income	\$1,856,269	\$2,968,612	\$537,144	
Full Market Value	\$14,015,000	\$22,413,000	\$4,055,000	
Market Value per SqFt	\$228.47	\$276.53	\$180.22	
Distance from Condominium in miles		0.60	0.70	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01158-7501	1-01024-0001	1-01151-0017	
<b>Condominium Section</b>	0408-R1			
<b>Address</b>	160 WEST END AVENUE	870 8 AVENUE	517 WEST 59 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	508	387	467	
<b>Year Built</b>	1963	1965	1973	
<b>Gross SqFt</b>	471,630	380,441	402,707	
<b>Estimated Gross Income</b>	\$11,809,615	\$11,584,890	\$7,903,303	
<b>Gross Income per SqFt</b>	\$25.04	\$30.45	\$19.63	
<b>Estimated Expense</b>	\$3,655,133	\$3,672,561	\$2,353,866	
<b>Expense SqFt</b>	\$7.75	\$9.65	\$5.85	
<b>Net Operating Income</b>	\$8,154,482	\$7,912,329	\$5,549,437	
<b>Full Market Value</b>	\$61,289,000	\$59,738,000	\$39,930,000	
<b>Market Value per SqFt</b>	\$129.95	\$157.02	\$99.15	
<b>Distance from Condominium in miles</b>		0.91	0.42	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01158-7502	1-01024-0001	1-01151-0017	
<b>Condominium Section</b>	0410-R1			
<b>Address</b>	180 WEST END AVENUE	870 8 AVENUE	517 WEST 59 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	452	387	467	
<b>Year Built</b>	1965	1965	1973	
<b>Gross SqFt</b>	493,268	380,441	402,707	
<b>Estimated Gross Income</b>	\$12,351,431	\$11,584,890	\$7,903,303	
<b>Gross Income per SqFt</b>	\$25.04	\$30.45	\$19.63	
<b>Estimated Expense</b>	\$3,822,827	\$3,672,561	\$2,353,866	
<b>Expense SqFt</b>	\$7.75	\$9.65	\$5.85	
<b>Net Operating Income</b>	\$8,528,604	\$7,912,329	\$5,549,437	
<b>Full Market Value</b>	\$64,101,000	\$59,738,000	\$39,930,000	
<b>Market Value per SqFt</b>	\$129.95	\$157.02	\$99.15	
<b>Distance from Condominium in miles</b>		0.91	0.42	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7503	1-01024-0001	1-01151-0017	
Condominium Section	0414-R1			
Address	150 WEST END AVENUE	870 8 AVENUE	517 WEST 59 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	454	387	467	
Year Built	1963	1965	1973	
Gross SqFt	452,258	380,441	402,707	
Estimated Gross Income	\$11,324,540	\$11,584,890	\$7,903,303	
Gross Income per SqFt	\$25.04	\$30.45	\$19.63	
Estimated Expense	\$3,505,000	\$3,672,561	\$2,353,866	
Expense SqFt	\$7.75	\$9.65	\$5.85	
Net Operating Income	\$7,819,540	\$7,912,329	\$5,549,437	
Full Market Value	\$58,771,000	\$59,738,000	\$39,930,000	
Market Value per SqFt	\$129.95	\$157.02	\$99.15	
Distance from Condominium in miles		0.91	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7504	1-01151-0017	1-01024-0001	
Condominium Section	0407-R1			
Address	140 WEST END AVENUE	517 WEST 59 STREET	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	561	467	387	
Year Built	1964	1973	1965	
Gross SqFt	640,079	402,707	380,441	
Estimated Gross Income	\$16,027,578	\$7,903,303	\$11,584,890	
Gross Income per SqFt	\$25.04	\$19.63	\$30.45	
Estimated Expense	\$5,107,830	\$2,353,866	\$3,672,561	
Expense SqFt	\$7.98	\$5.85	\$9.65	
Net Operating Income	\$10,919,748	\$5,549,437	\$7,912,329	
Full Market Value	\$84,361,000	\$39,930,000	\$59,738,000	
Market Value per SqFt	\$131.80	\$99.15	\$157.02	
Distance from Condominium in miles		0.42	0.91	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7505	1-01142-0064	1-01167-0011	
Condominium Section	0409-R1			
Address	170 WEST END AVENUE	2054 BROADWAY	2139 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	484	320	224	
Year Built	1965	1923	1901	
Gross SqFt	474,360	235,400	224,803	
Estimated Gross Income	\$14,230,800	\$7,253,045	\$10,521,554	
Gross Income per SqFt	\$30.00	\$30.81	\$46.80	
Estimated Expense	\$6,437,065	\$2,377,723	\$3,100,852	
Expense SqFt	\$13.57	\$10.10	\$13.79	
Net Operating Income	\$7,793,735	\$4,875,322	\$7,420,702	
Full Market Value	\$61,199,000	\$36,809,000	\$56,026,000	
Market Value per SqFt	\$129.01	\$156.37	\$249.22	
Distance from Condominium in miles		0.22	0.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7506	1-01152-0013	1-01033-0009	1-01220-0001
Condominium Section	1803-R1			
Address	200 WEST END AVENUE	229 WEST 60 STREET	349 WEST 42 STREET	601 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	170	302	272	271
Year Built	2006	2007	2003	1997
Gross SqFt	223,560	288,000	230,000	237,045
Estimated Gross Income	\$9,673,441	\$13,161,562	\$9,952,589	\$9,770,819
Gross Income per SqFt	\$43.27	\$45.70	\$43.27	\$41.22
Estimated Expense	\$2,709,547	\$3,553,622	\$2,786,725	\$2,931,246
Expense SqFt	\$12.12	\$12.34	\$12.12	\$12.37
Net Operating Income	\$6,963,894	\$9,607,940	\$7,165,864	\$6,839,573
Full Market Value	\$52,578,003	\$72,540,000	\$54,102,000	\$51,639,000
Market Value per SqFt	\$235.19	\$251.88	\$235.23	\$217.84
Distance from Condominium in miles		0.37	1.30	1.11

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01158-7507	1-01152-0013	1-01171-0062	1-01113-0001
<b>Condominium Section</b>	2263-R1			
<b>Address</b>	150 AMSTERDAM AVENUE	229 WEST 60 STREET	101 WEST END AVENUE	45 WEST 60 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	RR-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	310	302	506	325
<b>Year Built</b>	2007	2007	1999	1981
<b>Gross SqFt</b>	400,905	288,000	631,204	408,644
<b>Estimated Gross Income</b>	\$15,434,843	\$13,161,562	\$20,118,693	\$18,034,505
<b>Gross Income per SqFt</b>	\$38.50	\$45.70	\$31.87	\$44.13
<b>Estimated Expense</b>	\$4,409,955	\$3,553,622	\$5,038,234	\$4,541,672
<b>Expense SqFt</b>	\$11.00	\$12.34	\$7.98	\$11.11
<b>Net Operating Income</b>	\$11,024,888	\$9,607,940	\$15,080,459	\$13,492,833
<b>Full Market Value</b>	\$86,098,000	\$72,540,000	\$113,858,000	\$101,871,000
<b>Market Value per SqFt</b>	\$214.76	\$251.88	\$180.38	\$249.29
<b>Distance from Condominium in miles</b>		0.37	0.35	0.48

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01162-7501	1-01128-0021	1-01163-0020	
<b>Condominium Section</b>	2142-R1			
<b>Address</b>	240 WEST END AVENUE	15 WEST 75 STREET	225 WEST 71 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	53	41	37	
<b>Year Built</b>	1924	1927	1920	
<b>Gross SqFt</b>	62,164	59,956	49,150	
<b>Estimated Gross Income</b>	\$1,141,331	\$953,193	\$1,023,363	
<b>Gross Income per SqFt</b>	\$18.36	\$15.90	\$20.82	
<b>Estimated Expense</b>	\$473,068	\$400,341	\$419,579	
<b>Expense SqFt</b>	\$7.61	\$6.68	\$8.54	
<b>Net Operating Income</b>	\$668,263	\$552,852	\$603,784	
<b>Full Market Value</b>	\$4,205,938	\$3,731,000	\$4,396,000	
<b>Market Value per SqFt</b>	\$67.66	\$62.23	\$89.44	
<b>Distance from Condominium in miles</b>		0.42	0.05	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-7501	1-01126-0038	1-01141-0013	
Condominium Section	0231-R1			
Address	211 WEST 71 STREET	8 WEST 74 STREET	2020 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	58	86	64	
Year Built	1986	1941	1900	
Gross SqFt	58,000	71,890	48,606	
Estimated Gross Income	\$2,429,040	\$3,241,697	\$1,878,997	
Gross Income per SqFt	\$41.88	\$45.09	\$38.66	
Estimated Expense	\$632,780	\$840,671	\$491,957	
Expense SqFt	\$10.91	\$11.69	\$10.12	
Net Operating Income	\$1,796,260	\$2,401,026	\$1,387,040	
Full Market Value	\$13,561,998	\$18,128,000	\$10,472,000	
Market Value per SqFt	\$233.83	\$252.16	\$215.45	
Distance from Condominium in miles		0.36	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-7502	1-01143-0027	1-01165-0056	
Condominium Section	1989-R1			
Address	235 WEST 71 STREET	113 WEST 71 STREET	244 WEST 74 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	20	38	39	
Year Built	1912	1913	1922	
Gross SqFt	47,000	36,364	40,050	
Estimated Gross Income	\$1,216,360	\$980,090	\$993,296	
Gross Income per SqFt	\$25.88	\$26.95	\$24.80	
Estimated Expense	\$366,600	\$224,221	\$377,452	
Expense SqFt	\$7.80	\$6.17	\$9.42	
Net Operating Income	\$849,760	\$755,869	\$615,844	
Full Market Value	\$6,173,184	\$5,707,000	\$4,621,000	
Market Value per SqFt	\$131.34	\$156.94	\$115.38	
Distance from Condominium in miles		0.18	0.11	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-7503	1-01527-0045	1-01026-0049	
Condominium Section	2080-R1			
Address	200 WEST 72 STREET	200 EAST 82 STREET	230 WEST 55 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN WEST	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	196	246	237	
Year Built	2008	1980	1979	
Gross SqFt	203,946	205,261	210,213	
Estimated Gross Income	\$9,469,213	\$9,731,007	\$9,551,650	
Gross Income per SqFt	\$46.43	\$47.41	\$45.44	
Estimated Expense	\$2,847,086	\$2,738,130	\$3,063,162	
Expense SqFt	\$13.96	\$13.34	\$14.57	
Net Operating Income	\$6,622,127	\$6,992,877	\$6,488,488	
Full Market Value	\$52,040,000	\$52,796,000	\$48,988,000	
Market Value per SqFt	\$255.17	\$257.21	\$233.04	
Distance from Condominium in miles		1.51	0.97	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01164-7501	1-01228-0061	1-01201-0034	
Condominium Section	0731-R1			
Address	2081 BROADWAY	424 WEST END AVENUE	275 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	
Total Units	201	235	114	
Year Built	1991	1982	1931	
Gross SqFt	265,469	288,631	248,962	
Estimated Gross Income	\$10,350,636	\$12,887,037	\$8,297,029	
Gross Income per SqFt	\$38.99	\$44.65	\$33.33	
Estimated Expense	\$3,044,929	\$3,210,085	\$2,940,237	
Expense SqFt	\$11.47	\$11.12	\$11.81	
Net Operating Income	\$7,305,707	\$9,676,952	\$5,356,792	
Full Market Value	\$55,157,999	\$73,061,000	\$40,444,000	
Market Value per SqFt	\$207.78	\$253.13	\$162.45	
Distance from Condominium in miles		0.41	0.85	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01165-7501	1-01162-0046	1-01168-0010	1-01170-0012
Condominium Section	0189-R1			
Address	253 WEST 73 STREET	228 WEST 71 STREET	2161 BROADWAY	2200 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	159	170	83	117
Year Built	1926	1917	1925	1905
Gross SqFt	186,929	106,920	170,801	202,586
Estimated Gross Income	\$7,232,283	\$5,229,283	\$5,223,527	\$7,025,097
Gross Income per SqFt	\$38.69	\$48.91	\$30.58	\$34.68
Estimated Expense	\$2,261,841	\$1,307,321	\$1,775,999	\$2,125,532
Expense SqFt	\$12.10	\$12.23	\$10.40	\$10.49
Net Operating Income	\$4,970,442	\$3,921,962	\$3,447,528	\$4,899,565
Full Market Value	\$36,918,996	\$29,611,000	\$26,029,000	\$36,992,000
Market Value per SqFt	\$197.50	\$276.95	\$152.39	\$182.60
Distance from Condominium in miles		0.16	0.15	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01165-7503	1-01079-9029	1-01151-0017	1-01030-0058
Condominium Section	0799-R1			
Address	2101 BROADWAY	737 10 AVENUE	517 WEST 59 STREET	240 CENTRAL PARK SOUTH
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	465	394	467	340
Year Built	1902	1975	1973	1940
Gross SqFt	446,600	419,217	402,707	387,428
Estimated Gross Income	\$13,121,108	\$12,318,587	\$7,903,303	\$14,161,189
Gross Income per SqFt	\$29.38	\$29.38	\$19.63	\$36.55
Estimated Expense	\$4,461,534	\$4,188,320	\$2,353,866	\$4,631,599
Expense SqFt	\$9.99	\$9.99	\$5.85	\$11.95
Net Operating Income	\$8,659,574	\$8,130,267	\$5,549,437	\$9,529,590
Full Market Value	\$65,379,997	\$61,384,000	\$39,930,000	\$71,949,000
Market Value per SqFt	\$146.39	\$146.43	\$99.15	\$185.71
Distance from Condominium in miles		1.15	0.70	0.93

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01165-7505	1-01144-0001	1-01126-0038	1-01129-0059
Condominium Section	1674-R1			
Address	2112 BROADWAY	261 AMSTERDAM AVENUE	8 WEST 74 STREET	52 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	29	66	86	149
Year Built	1928	1906	1941	1903
Gross SqFt	90,440	111,997	71,890	113,309
Estimated Gross Income	\$4,043,572	\$3,792,755	\$3,241,697	\$5,066,322
Gross Income per SqFt	\$44.71	\$33.86	\$45.09	\$44.71
Estimated Expense	\$1,195,617	\$934,320	\$840,671	\$1,497,523
Expense SqFt	\$13.22	\$8.34	\$11.69	\$13.22
Net Operating Income	\$2,847,955	\$2,858,435	\$2,401,026	\$3,568,799
Full Market Value	\$21,502,000	\$21,581,000	\$18,128,000	\$26,945,000
Market Value per SqFt	\$237.75	\$192.69	\$252.16	\$237.80
Distance from Condominium in miles		0.12	0.27	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-7501	1-01167-0007	1-01169-0042	
Condominium Section	0344-R1			
Address	2120 BROADWAY	245 WEST 75 STREET	226 WEST 78 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	92	48	42	
Year Built	1922	1924	1925	
Gross SqFt	54,975	24,840	27,100	
Estimated Gross Income	\$1,936,220	\$919,485	\$905,280	
Gross Income per SqFt	\$35.22	\$37.02	\$33.41	
Estimated Expense	\$617,369	\$275,846	\$307,795	
Expense SqFt	\$11.23	\$11.10	\$11.36	
Net Operating Income	\$1,318,851	\$643,639	\$597,485	
Full Market Value	\$9,957,004	\$4,859,000	\$4,511,000	
Market Value per SqFt	\$181.12	\$195.61	\$166.46	
Distance from Condominium in miles		0.11	0.15	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01167-7501	1-01232-0014	1-01232-0055	
Condominium Section	0650-R1			
Address	2138 BROADWAY	2326 BROADWAY	2333 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	110	129	128	
Year Built	1924	1925	1922	
Gross SqFt	107,050	104,810	111,811	
Estimated Gross Income	\$4,218,841	\$4,644,725	\$3,857,917	
Gross Income per SqFt	\$39.41	\$44.32	\$34.50	
Estimated Expense	\$1,222,511	\$1,308,085	\$1,157,375	
Expense SqFt	\$11.42	\$12.48	\$10.35	
Net Operating Income	\$2,996,330	\$3,336,640	\$2,700,542	
Full Market Value	\$23,462,000	\$25,192,000	\$20,389,000	
Market Value per SqFt	\$219.17	\$240.36	\$182.35	
Distance from Condominium in miles		0.45	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01168-7501	1-01117-0001	1-01152-0013	
Condominium Section	2048-R1			
Address	205 WEST 76 STREET	1930 BROADWAY	229 WEST 60 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	125	235	302	
Year Built	2007	2002	2007	
Gross SqFt	219,320	460,000	288,000	
Estimated Gross Income	\$11,000,000	\$26,583,615	\$13,161,562	
Gross Income per SqFt	\$50.16	\$57.79	\$45.70	
Estimated Expense	\$2,850,000	\$6,645,904	\$3,553,622	
Expense SqFt	\$12.99	\$14.45	\$12.34	
Net Operating Income	\$8,150,000	\$19,937,711	\$9,607,940	
Full Market Value	\$61,532,999	\$150,530,000	\$72,540,000	
Market Value per SqFt	\$280.56	\$327.24	\$251.88	
Distance from Condominium in miles		0.67	0.81	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01169-7501	1-01185-0010	1-01129-0003	1-01145-0155
<b>Condominium Section</b>	0876-R1			
<b>Address</b>	200 WEST 78 STREET	319 WEST 75 STREET	55 WEST 76 STREET	156 WEST 74 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
<b>Total Units</b>	16	18	11	20
<b>Year Built</b>	1920	1911	1920	1920
<b>Gross SqFt</b>	9,957	6,630	7,091	11,960
<b>Estimated Gross Income</b>	\$427,753	\$297,107	\$304,657	\$436,394
<b>Gross Income per SqFt</b>	\$42.96	\$44.81	\$42.96	\$36.49
<b>Estimated Expense</b>	\$124,263	\$81,428	\$88,530	\$130,918
<b>Expense SqFt</b>	\$12.48	\$12.28	\$12.48	\$10.95
<b>Net Operating Income</b>	\$303,490	\$215,679	\$216,127	\$305,476
<b>Full Market Value</b>	\$2,291,001	\$1,628,000	\$1,632,000	\$2,306,000
<b>Market Value per SqFt</b>	\$230.09	\$245.55	\$230.15	\$192.81
<b>Distance from Condominium in miles</b>		0.21	0.30	0.24

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01169-7502	1-01062-0019	1-01041-0029	1-01023-0061
<b>Condominium Section</b>	2023-R1			
<b>Address</b>	230 WEST 78 STREET	410 WEST 53 STREET	831 8 AVENUE	260 WEST 52 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	34	220	295	217
<b>Year Built</b>	2008	1987	1997	1987
<b>Gross SqFt</b>	91,271	166,518	270,211	190,289
<b>Estimated Gross Income</b>	\$3,500,000	\$7,465,329	\$10,983,084	\$6,683,616
<b>Gross Income per SqFt</b>	\$38.35	\$44.83	\$40.65	\$35.12
<b>Estimated Expense</b>	\$684,533	\$2,399,398	\$1,642,482	\$1,938,249
<b>Expense SqFt</b>	\$7.50	\$14.41	\$6.08	\$10.19
<b>Net Operating Income</b>	\$2,815,467	\$5,065,931	\$9,340,602	\$4,745,367
<b>Full Market Value</b>	\$22,091,001	\$38,248,000	\$70,522,000	\$35,828,000
<b>Market Value per SqFt</b>	\$242.04	\$229.69	\$260.99	\$188.28
<b>Distance from Condominium in miles</b>		1.26	1.38	1.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01170-7501	1-01113-0001	1-01118-9001	
Condominium Section	0627-R1			
Address	380 AMSTERDAM AVENUE	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-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	272	325	325	
Year Built	1975	1981	1974	
Gross SqFt	226,556	408,644	301,000	
Estimated Gross Income	\$8,300,000	\$18,034,505	\$13,886,732	
Gross Income per SqFt	\$36.64	\$44.13	\$46.14	
Estimated Expense	\$2,650,000	\$4,541,672	\$4,718,298	
Expense SqFt	\$11.70	\$11.11	\$15.68	
Net Operating Income	\$5,650,000	\$13,492,833	\$9,168,434	
Full Market Value	\$44,058,000	\$101,871,000	\$69,222,000	
Market Value per SqFt	\$194.47	\$249.29	\$229.97	
Distance from Condominium in miles		0.95	0.72	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01171-7502	1-01171-0132	1-01139-0001	
Condominium Section	1262-R1			
Address	220 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	145 WEST 67 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	422	459	453	
Year Built	2000	1999	1986	
Gross SqFt	602,694	524,466	568,001	
Estimated Gross Income	\$25,518,064	\$23,254,043	\$22,913,931	
Gross Income per SqFt	\$42.34	\$44.34	\$40.34	
Estimated Expense	\$6,063,102	\$5,134,636	\$5,859,359	
Expense SqFt	\$10.06	\$9.79	\$10.32	
Net Operating Income	\$19,454,962	\$18,119,407	\$17,054,572	
Full Market Value	\$146,884,998	\$136,802,000	\$128,762,000	
Market Value per SqFt	\$243.71	\$260.84	\$226.69	
Distance from Condominium in miles		0.00	0.46	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01171-7503	1-01152-0013	1-01171-0133	1-01242-9055
<b>Condominium Section</b>	1401-R1			
<b>Address</b>	240 RIVERSIDE BOULEVARD	229 WEST 60 STREET	140 RIVERSIDE BOULEVARD	2527 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	167	302	357	295
<b>Year Built</b>	2004	2007	2002	1999
<b>Gross SqFt</b>	322,204	288,000	367,786	307,500
<b>Estimated Gross Income</b>	\$13,767,777	\$13,161,562	\$15,716,927	\$10,504,539
<b>Gross Income per SqFt</b>	\$42.73	\$45.70	\$42.73	\$34.16
<b>Estimated Expense</b>	\$3,412,140	\$3,553,622	\$3,893,965	\$3,060,988
<b>Expense SqFt</b>	\$10.59	\$12.34	\$10.59	\$9.95
<b>Net Operating Income</b>	\$10,355,637	\$9,607,940	\$11,822,962	\$7,443,551
<b>Full Market Value</b>	\$78,184,999	\$72,540,000	\$89,264,000	\$56,199,000
<b>Market Value per SqFt</b>	\$242.66	\$251.88	\$242.71	\$182.76
<b>Distance from Condominium in miles</b>		0.38	0.00	1.53

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01171-7504	1-01152-0013	1-01033-0009	1-01033-0001
<b>Condominium Section</b>	1463-R1			
<b>Address</b>	120 RIVERSIDE BOULEVARD	229 WEST 60 STREET	349 WEST 42 STREET	360 WEST 43 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	276	302	272	258
<b>Year Built</b>	2004	2007	2003	2002
<b>Gross SqFt</b>	263,003	288,000	230,000	249,052
<b>Estimated Gross Income</b>	\$11,380,140	\$13,161,562	\$9,952,589	\$8,485,543
<b>Gross Income per SqFt</b>	\$43.27	\$45.70	\$43.27	\$34.07
<b>Estimated Expense</b>	\$3,187,596	\$3,553,622	\$2,786,725	\$2,885,085
<b>Expense SqFt</b>	\$12.12	\$12.34	\$12.12	\$11.58
<b>Net Operating Income</b>	\$8,192,544	\$9,607,940	\$7,165,864	\$5,600,458
<b>Full Market Value</b>	\$61,854,004	\$72,540,000	\$54,102,000	\$42,284,000
<b>Market Value per SqFt</b>	\$235.18	\$251.88	\$235.23	\$169.78
<b>Distance from Condominium in miles</b>		0.38	1.28	1.28

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01171-7505	1-01113-0001	1-01044-0029	
Condominium Section	1807-R1			
Address	100 RIVERSIDE BOULEVARD	45 WEST 60 STREET	891 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	266	325	272	
Year Built	2006	1981	1979	
Gross SqFt	388,033	408,644	348,082	
Estimated Gross Income	\$16,192,617	\$18,034,505	\$13,686,911	
Gross Income per SqFt	\$41.73	\$44.13	\$39.32	
Estimated Expense	\$4,291,645	\$4,541,672	\$3,832,335	
Expense SqFt	\$11.06	\$11.11	\$11.01	
Net Operating Income	\$11,900,972	\$13,492,833	\$9,854,576	
Full Market Value	\$89,853,002	\$101,871,000	\$42,713,000	
Market Value per SqFt	\$231.56	\$249.29	\$122.71	
Distance from Condominium in miles		0.66	0.86	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01171-7507	1-01171-0132	1-01113-0001	1-01139-0001
Condominium Section	1992-R1			
Address	80 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	45 WEST 60 STREET	145 WEST 67 STREET
Neighborhood	UPPER WEST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	271	459	325	453
Year Built	2006	1999	1981	1986
Gross SqFt	572,768	524,466	408,644	568,001
Estimated Gross Income	\$25,276,252	\$23,254,043	\$18,034,505	\$22,913,931
Gross Income per SqFt	\$44.13	\$44.34	\$44.13	\$40.34
Estimated Expense	\$6,363,452	\$5,134,636	\$4,541,672	\$5,859,359
Expense SqFt	\$11.11	\$9.79	\$11.11	\$10.32
Net Operating Income	\$18,912,800	\$18,119,407	\$13,492,833	\$17,054,572
Full Market Value	\$142,791,997	\$136,802,000	\$101,871,000	\$128,762,000
Market Value per SqFt	\$249.30	\$260.84	\$249.29	\$226.69
Distance from Condominium in miles		0.00	0.66	0.46

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-7501	1-01171-0133	1-01024-0001	1-01151-0017
Condominium Section	0411-R1			
Address	165 WEST END AVENUE	140 RIVERSIDE BOULEVARD	870 8 AVENUE	517 WEST 59 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	403	357	387	467
Year Built	1962	2002	1965	1973
Gross SqFt	421,100	367,786	380,441	402,707
Estimated Gross Income	\$12,822,495	\$15,716,927	\$11,584,890	\$7,903,303
Gross Income per SqFt	\$30.45	\$42.73	\$30.45	\$19.63
Estimated Expense	\$4,063,615	\$3,893,965	\$3,672,561	\$2,353,866
Expense SqFt	\$9.65	\$10.59	\$9.65	\$5.85
Net Operating Income	\$8,758,880	\$11,822,962	\$7,912,329	\$5,549,437
Full Market Value	\$67,397,000	\$89,264,000	\$59,738,000	\$39,930,000
Market Value per SqFt	\$160.05	\$242.71	\$157.02	\$99.15
Distance from Condominium in miles		0.25	0.99	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-7502	1-01071-0042	1-01024-0001	
Condominium Section	0412-R1			
Address	185 WEST END AVENUE	520 WEST 43 STREET	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	432	380	387	
Year Built	1962	1996	1965	
Gross SqFt	383,760	319,967	380,441	
Estimated Gross Income	\$12,222,756	\$10,640,047	\$11,584,890	
Gross Income per SqFt	\$31.85	\$33.25	\$30.45	
Estimated Expense	\$4,021,805	\$3,617,616	\$3,672,561	
Expense SqFt	\$10.48	\$11.31	\$9.65	
Net Operating Income	\$8,200,951	\$7,022,431	\$7,912,329	
Full Market Value	\$63,352,000	\$53,019,000	\$59,738,000	
Market Value per SqFt	\$165.08	\$165.70	\$157.02	
Distance from Condominium in miles		1.28	0.99	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-7503	1-01139-0001	1-01171-0062	1-01488-0045
Condominium Section	0413-R1			
Address	205 WEST END AVENUE	145 WEST 67 STREET	101 WEST END AVENUE	500 EAST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	543	453	506	427
Year Built	1962	1986	1999	1964
Gross SqFt	533,710	568,001	631,204	530,809
Estimated Gross Income	\$17,009,338	\$22,913,931	\$20,118,693	\$13,189,554
Gross Income per SqFt	\$31.87	\$40.34	\$31.87	\$24.85
Estimated Expense	\$4,259,006	\$5,859,359	\$5,038,234	\$4,402,642
Expense SqFt	\$7.98	\$10.32	\$7.98	\$8.29
Net Operating Income	\$12,750,332	\$17,054,572	\$15,080,459	\$8,786,912
Full Market Value	\$98,504,000	\$128,762,000	\$113,858,000	\$65,968,000
Market Value per SqFt	\$184.56	\$226.69	\$180.38	\$124.28
Distance from Condominium in miles		0.26	0.25	2.01

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01182-7501	1-01162-0046	1-01150-0041	
Condominium Section	0547-R1			
Address	235 WEST END AVENUE	228 WEST 71 STREET	120 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	
Total Units	148	170	64	
Year Built	1930	1917	1926	
Gross SqFt	152,076	106,920	114,696	
Estimated Gross Income	\$5,921,839	\$5,229,283	\$3,323,219	
Gross Income per SqFt	\$38.94	\$48.91	\$28.97	
Estimated Expense	\$1,678,919	\$1,307,321	\$1,129,894	
Expense SqFt	\$11.04	\$12.23	\$9.85	
Net Operating Income	\$4,242,920	\$3,921,962	\$2,193,325	
Full Market Value	\$32,034,001	\$29,611,000	\$16,560,000	
Market Value per SqFt	\$210.64	\$276.95	\$144.38	
Distance from Condominium in miles		0.14	0.52	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-7501	1-01169-0042	1-01184-0089	
Condominium Section	1631-R1			
Address	22 RIVERSIDE DRIVE	226 WEST 78 STREET	306 WEST 75 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	42	30	
Year Built	1931	1925	1920	
Gross SqFt	45,968	27,100	20,130	
Estimated Gross Income	\$1,403,403	\$905,280	\$556,325	
Gross Income per SqFt	\$30.53	\$33.41	\$27.64	
Estimated Expense	\$479,906	\$307,795	\$191,424	
Expense SqFt	\$10.44	\$11.36	\$9.51	
Net Operating Income	\$923,497	\$597,485	\$364,901	
Full Market Value	\$6,859,900	\$4,511,000	\$2,755,000	
Market Value per SqFt	\$149.23	\$166.46	\$136.86	
Distance from Condominium in miles		0.23	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-7501	1-01210-0012	1-01200-0005	
Condominium Section	0334-R1			
Address	20 WEST 84 STREET	147 WEST 79 STREET	51 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	37	61	83	
Year Built	1924	1926	1927	
Gross SqFt	55,226	76,193	70,144	
Estimated Gross Income	\$1,684,945	\$2,376,429	\$2,091,762	
Gross Income per SqFt	\$30.51	\$31.19	\$29.82	
Estimated Expense	\$667,682	\$864,067	\$900,865	
Expense SqFt	\$12.09	\$11.34	\$12.84	
Net Operating Income	\$1,017,263	\$1,512,362	\$1,190,897	
Full Market Value	\$7,680,005	\$11,418,000	\$8,991,000	
Market Value per SqFt	\$139.07	\$149.86	\$128.18	
Distance from Condominium in miles		0.26	0.16	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01198-7501	1-01198-0058	1-01197-0157	
Condominium Section	0675-R1			
Address	74 WEST 85 STREET	66 WEST 85 STREET	56 WEST 84 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R2-CONDOMINIUM	C5-WALK-UP	C5-WALK-UP	
Total Units	10	13	12	
Year Built	1910	1900	1900	
Gross SqFt	9,075	10,080	5,946	
Estimated Gross Income	\$247,929	\$254,142	\$175,011	
Gross Income per SqFt	\$27.32	\$25.21	\$29.43	
Estimated Expense	\$77,773	\$86,408	\$50,953	
Expense SqFt	\$8.57	\$8.57	\$8.57	
Net Operating Income	\$170,156	\$167,734	\$124,058	
Full Market Value	\$1,222,100	\$1,262,000	\$937,000	
Market Value per SqFt	\$134.67	\$125.20	\$157.58	
Distance from Condominium in miles		0.00	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01198-7502	1-01251-0063	1-01252-0025	
Condominium Section	0909-R1			
Address	76 WEST 85 STREET	302 WEST 92 STREET	310 WEST 93 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	52	100	36	
Year Built	1900	1912	1910	
Gross SqFt	39,438	64,598	32,490	
Estimated Gross Income	\$1,395,000	\$2,683,514	\$933,901	
Gross Income per SqFt	\$35.37	\$41.54	\$28.74	
Estimated Expense	\$430,000	\$773,367	\$317,526	
Expense SqFt	\$10.90	\$11.97	\$9.77	
Net Operating Income	\$965,000	\$1,910,147	\$616,375	
Full Market Value	\$7,259,999	\$14,422,000	\$4,654,000	
Market Value per SqFt	\$184.09	\$223.26	\$143.24	
Distance from Condominium in miles		0.59	0.62	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01199-7502	1-01011-0013	1-01200-0043	1-01203-0055
Condominium Section	0481-R1			
Address	28 WEST 86 STREET	145 WEST 58 STREET	20 WEST 87 STREET	48 WEST 90 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	111	16	29
Year Built	1910	1928	1910	1930
Gross SqFt	28,600	122,813	17,046	19,290
Estimated Gross Income	\$828,542	\$3,945,042	\$493,884	\$619,631
Gross Income per SqFt	\$28.97	\$32.12	\$28.97	\$32.12
Estimated Expense	\$167,882	\$1,332,749	\$100,099	\$230,986
Expense SqFt	\$5.87	\$10.85	\$5.87	\$11.97
Net Operating Income	\$660,660	\$2,612,293	\$393,785	\$388,645
Full Market Value	\$4,839,980	\$19,723,000	\$2,973,000	\$2,934,000
Market Value per SqFt	\$169.23	\$160.59	\$174.41	\$152.10
Distance from Condominium in miles		1.40	0.06	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01202-7501	1-01240-0052	1-01217-0025	1-01041-0029
Condominium Section	0692-R1			
Address	279 CENTRAL PARK WEST	2495 BROADWAY	115 WEST 86 STREET	831 8 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	36	146	81	295
Year Built	1988	2005	1931	1997
Gross SqFt	115,502	129,000	83,837	270,211
Estimated Gross Income	\$4,800,000	\$6,731,132	\$2,782,003	\$10,983,084
Gross Income per SqFt	\$41.56	\$52.18	\$33.18	\$40.65
Estimated Expense	\$1,100,000	\$1,855,185	\$945,881	\$1,642,482
Expense SqFt	\$9.52	\$14.38	\$11.28	\$6.08
Net Operating Income	\$3,700,000	\$4,875,947	\$1,836,122	\$9,340,602
Full Market Value	\$27,935,002	\$36,813,000	\$13,863,000	\$70,522,000
Market Value per SqFt	\$241.86	\$285.37	\$165.36	\$260.99
Distance from Condominium in miles		0.43	0.19	1.91

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01203-7501	1-01203-0055	1-01253-0064	
Condominium Section	1000-R1			
Address	30 WEST 90 STREET	48 WEST 90 STREET	311 WEST 95 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	47	29	32	
Year Built	1927	1930	1931	
Gross SqFt	39,942	19,290	31,360	
Estimated Gross Income	\$1,274,949	\$619,631	\$994,273	
Gross Income per SqFt	\$31.92	\$32.12	\$31.71	
Estimated Expense	\$441,759	\$230,986	\$318,167	
Expense SqFt	\$11.06	\$11.97	\$10.15	
Net Operating Income	\$833,190	\$388,645	\$676,106	
Full Market Value	\$5,602,284	\$2,934,000	\$5,105,000	
Market Value per SqFt	\$140.26	\$152.10	\$162.79	
Distance from Condominium in miles		0.00	0.57	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01203-7502	1-01203-0031	1-01203-0055	
Condominium Section	1008-R1			
Address	291 CENTRAL PARK WEST	293 CENTRAL PARK WEST	48 WEST 90 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	11	35	29	
Year Built	1960	1925	1930	
Gross SqFt	19,902	21,960	19,290	
Estimated Gross Income	\$696,371	\$831,405	\$619,631	
Gross Income per SqFt	\$34.99	\$37.86	\$32.12	
Estimated Expense	\$242,605	\$272,293	\$230,986	
Expense SqFt	\$12.19	\$12.40	\$11.97	
Net Operating Income	\$453,766	\$559,112	\$388,645	
Full Market Value	\$3,425,999	\$4,221,000	\$2,934,000	
Market Value per SqFt	\$172.14	\$192.21	\$152.10	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01206-7501	1-01195-0014	1-01169-0029	1-01203-0033
<b>Condominium Section</b>	1257-R1			
<b>Address</b>	327 CENTRAL PARK WEST	25 WEST 81 STREET	360 AMSTERDAM AVENUE	295 CENTRAL PARK WEST
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	85	64	134	136
<b>Year Built</b>	1929	1927	1929	1941
<b>Gross SqFt</b>	130,259	109,896	131,476	145,476
<b>Estimated Gross Income</b>	\$4,122,697	\$3,629,906	\$4,161,865	\$4,386,164
<b>Gross Income per SqFt</b>	\$31.65	\$33.03	\$31.65	\$30.15
<b>Estimated Expense</b>	\$1,026,441	\$1,234,168	\$1,331,797	\$1,567,371
<b>Expense SqFt</b>	\$7.88	\$11.23	\$10.13	\$10.77
<b>Net Operating Income</b>	\$3,096,256	\$2,395,738	\$2,830,068	\$2,818,793
<b>Full Market Value</b>	\$23,377,000	\$18,088,000	\$21,367,000	\$21,282,000
<b>Market Value per SqFt</b>	\$179.47	\$164.59	\$162.52	\$146.29
<b>Distance from Condominium in miles</b>		0.56	0.82	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01209-7501	1-01217-0025	1-01041-0019	1-01242-0010
<b>Condominium Section</b>	0839-R1			
<b>Address</b>	353 CENTRAL PARK WEST	115 WEST 86 STREET	311 WEST 50 STREET	2521 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	18	81	104	60
<b>Year Built</b>	1991	1931	2001	2001
<b>Gross SqFt</b>	53,656	83,837	81,050	69,000
<b>Estimated Gross Income</b>	\$1,950,000	\$2,782,003	\$3,712,022	\$2,064,548
<b>Gross Income per SqFt</b>	\$36.34	\$33.18	\$45.80	\$29.92
<b>Estimated Expense</b>	\$510,000	\$945,881	\$743,410	\$701,946
<b>Expense SqFt</b>	\$9.50	\$11.28	\$9.17	\$10.17
<b>Net Operating Income</b>	\$1,440,000	\$1,836,122	\$2,968,612	\$1,362,602
<b>Full Market Value</b>	\$11,265,845	\$13,863,000	\$22,413,000	\$10,288,000
<b>Market Value per SqFt</b>	\$209.96	\$165.36	\$276.53	\$149.10
<b>Distance from Condominium in miles</b>		0.48	2.26	0.39

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-7501	1-01228-0061	1-01220-0001	1-01218-0001
Condominium Section	0204-R1			
Address	402 COLUMBUS AVENUE	424 WEST END AVENUE	601 AMSTERDAM AVENUE	567 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	147	235	271	272
Year Built	1986	1982	1997	1975
Gross SqFt	215,942	288,631	237,045	288,418
Estimated Gross Income	\$8,901,129	\$12,887,037	\$9,770,819	\$9,388,994
Gross Income per SqFt	\$41.22	\$44.65	\$41.22	\$32.55
Estimated Expense	\$2,671,203	\$3,210,085	\$2,931,246	\$3,004,478
Expense SqFt	\$12.37	\$11.12	\$12.37	\$10.42
Net Operating Income	\$6,229,926	\$9,676,952	\$6,839,573	\$6,384,516
Full Market Value	\$47,036,015	\$73,061,000	\$51,639,000	\$48,203,000
Market Value per SqFt	\$217.82	\$253.13	\$217.84	\$167.13
Distance from Condominium in miles		0.23	0.51	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-7502	1-01126-0038	1-01122-0022	
Condominium Section	0669-R1			
Address	186 WEST 80 STREET	8 WEST 74 STREET	19 WEST 69 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	91	86	83	
Year Built	1920	1941	1916	
Gross SqFt	60,653	71,890	42,642	
Estimated Gross Income	\$2,711,796	\$3,241,697	\$1,890,363	
Gross Income per SqFt	\$44.71	\$45.09	\$44.33	
Estimated Expense	\$757,556	\$840,671	\$566,442	
Expense SqFt	\$12.49	\$11.69	\$13.28	
Net Operating Income	\$1,954,240	\$2,401,026	\$1,323,921	
Full Market Value	\$14,755,000	\$18,128,000	\$9,996,000	
Market Value per SqFt	\$243.27	\$252.16	\$234.42	
Distance from Condominium in miles		0.36	0.54	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01212-7501	1-01200-0019	1-01203-0033	1-01169-0029
<b>Condominium Section</b>	0036-R1			
<b>Address</b>	101 WEST 81 STREET	21 WEST 86 STREET	295 CENTRAL PARK WEST	360 AMSTERDAM AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	134	157	136	134
<b>Year Built</b>	1900	1927	1941	1929
<b>Gross SqFt</b>	148,751	141,498	145,476	131,476
<b>Estimated Gross Income</b>	\$4,707,969	\$4,664,874	\$4,386,164	\$4,161,865
<b>Gross Income per SqFt</b>	\$31.65	\$32.97	\$30.15	\$31.65
<b>Estimated Expense</b>	\$1,172,158	\$1,492,760	\$1,567,371	\$1,331,797
<b>Expense SqFt</b>	\$7.88	\$10.55	\$10.77	\$10.13
<b>Net Operating Income</b>	\$3,535,811	\$3,172,114	\$2,818,793	\$2,830,068
<b>Full Market Value</b>	\$27,299,000	\$23,950,000	\$21,282,000	\$21,367,000
<b>Market Value per SqFt</b>	\$183.52	\$169.26	\$146.29	\$162.52
<b>Distance from Condominium in miles</b>		0.31	0.44	0.24

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01213-7503	1-01129-0047	1-01244-0081	
<b>Condominium Section</b>	0512-R1			
<b>Address</b>	125 WEST 82 STREET	22 WEST 77 STREET	308 WEST 82 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	36	42	49	
<b>Year Built</b>	1912	1921	1906	
<b>Gross SqFt</b>	35,516	26,910	29,100	
<b>Estimated Gross Income</b>	\$1,084,303	\$874,403	\$831,476	
<b>Gross Income per SqFt</b>	\$30.53	\$32.49	\$28.57	
<b>Estimated Expense</b>	\$310,055	\$208,230	\$282,702	
<b>Expense SqFt</b>	\$8.73	\$7.74	\$9.71	
<b>Net Operating Income</b>	\$774,248	\$666,173	\$548,774	
<b>Full Market Value</b>	\$5,846,000	\$5,030,000	\$3,825,000	
<b>Market Value per SqFt</b>	\$164.60	\$186.92	\$131.44	
<b>Distance from Condominium in miles</b>		0.35	0.30	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01213-7504	1-01122-0022	1-01201-0058	
Condominium Section	0722-R1			
Address	107 WEST 82 STREET	19 WEST 69 STREET	66 WEST 88 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	59	83	49	
Year Built	1900	1916	1941	
Gross SqFt	48,846	42,642	48,555	
Estimated Gross Income	\$1,571,864	\$1,890,363	\$972,413	
Gross Income per SqFt	\$32.18	\$44.33	\$20.03	
Estimated Expense	\$529,979	\$566,442	\$408,641	
Expense SqFt	\$10.85	\$13.28	\$8.42	
Net Operating Income	\$1,041,885	\$1,323,921	\$563,772	
Full Market Value	\$8,057,000	\$9,996,000	\$5,545,000	
Market Value per SqFt	\$164.95	\$234.42	\$114.20	
Distance from Condominium in miles		0.69	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01213-7506	1-01211-0028	1-01214-0003	1-01128-0006
Condominium Section	1455-R1			
Address	164 WEST 83 STREET	103 WEST 80 STREET	485 AMSTERDAM AVENUE	53 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	10	18	14	13
Year Built	1955	1900	1900	1910
Gross SqFt	8,563	14,370	8,617	8,242
Estimated Gross Income	\$287,717	\$416,508	\$323,376	\$276,904
Gross Income per SqFt	\$33.60	\$28.98	\$37.53	\$33.60
Estimated Expense	\$77,067	\$84,443	\$124,230	\$74,187
Expense SqFt	\$9.00	\$5.88	\$14.42	\$9.00
Net Operating Income	\$210,650	\$332,065	\$199,146	\$202,717
Full Market Value	\$1,589,997	\$2,507,000	\$1,504,000	\$1,531,000
Market Value per SqFt	\$185.68	\$174.46	\$174.54	\$185.76
Distance from Condominium in miles		0.10	0.05	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01216-7501	1-01041-0019	1-01217-0025	1-01196-0003
<b>Condominium Section</b>	0391-R1			
<b>Address</b>	176 WEST 86 STREET	311 WEST 50 STREET	115 WEST 86 STREET	465 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	47	104	81	21
<b>Year Built</b>	1986	2001	1931	1988
<b>Gross SqFt</b>	27,600	81,050	83,837	19,303
<b>Estimated Gross Income</b>	\$980,000	\$3,712,022	\$2,782,003	\$803,058
<b>Gross Income per SqFt</b>	\$35.51	\$45.80	\$33.18	\$41.60
<b>Estimated Expense</b>	\$320,000	\$743,410	\$945,881	\$193,777
<b>Expense SqFt</b>	\$11.59	\$9.17	\$11.28	\$10.04
<b>Net Operating Income</b>	\$660,000	\$2,968,612	\$1,836,122	\$609,281
<b>Full Market Value</b>	\$5,153,997	\$22,413,000	\$13,863,000	\$4,600,000
<b>Market Value per SqFt</b>	\$186.74	\$276.53	\$165.36	\$238.30
<b>Distance from Condominium in miles</b>		1.76	0.06	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01216-7502	1-01216-0051	1-01216-0060	1-01249-0057
<b>Condominium Section</b>	0757-R1			
<b>Address</b>	110 WEST 86 STREET	144 WEST 86 STREET	168 WEST 86 STREET	155 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	79	66	50	64
<b>Year Built</b>	1929	1929	1923	1930
<b>Gross SqFt</b>	88,916	96,546	100,042	87,129
<b>Estimated Gross Income</b>	\$2,483,424	\$2,696,392	\$2,798,918	\$2,433,924
<b>Gross Income per SqFt</b>	\$27.93	\$27.93	\$27.98	\$27.93
<b>Estimated Expense</b>	\$844,702	\$994,320	\$951,632	\$827,534
<b>Expense SqFt</b>	\$9.50	\$10.30	\$9.51	\$9.50
<b>Net Operating Income</b>	\$1,638,722	\$1,702,072	\$1,847,286	\$1,606,390
<b>Full Market Value</b>	\$12,371,997	\$12,851,000	\$13,947,000	\$12,128,000
<b>Market Value per SqFt</b>	\$139.14	\$133.11	\$139.41	\$139.20
<b>Distance from Condominium in miles</b>		0.00	0.00	0.35

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01216-7503	1-01240-0052	1-01242-0010	
Condominium Section	1031-R1			
Address	160 WEST 86 STREET	2495 BROADWAY	2521 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	38	146	60	
Year Built	1998	2005	2001	
Gross SqFt	70,430	129,000	69,000	
Estimated Gross Income	\$2,550,000	\$6,731,132	\$2,064,548	
Gross Income per SqFt	\$36.21	\$52.18	\$29.92	
Estimated Expense	\$950,000	\$1,855,185	\$701,946	
Expense SqFt	\$13.49	\$14.38	\$10.17	
Net Operating Income	\$1,600,000	\$4,875,947	\$1,362,602	
Full Market Value	\$12,495,003	\$36,813,000	\$10,288,000	
Market Value per SqFt	\$177.41	\$285.37	\$149.10	
Distance from Condominium in miles		0.42	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01219-7501	1-01240-0052	1-01220-0029	1-01046-0047
Condominium Section	0242-R1			
Address	100 WEST 89 STREET	2495 BROADWAY	60218 COLUMBUS AVENUE	330 WEST 56 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	108	146	170	275
Year Built	1985	2005	1986	1974
Gross SqFt	145,070	129,000	175,436	229,973
Estimated Gross Income	\$5,370,000	\$6,731,132	\$9,187,816	\$7,079,570
Gross Income per SqFt	\$37.02	\$52.18	\$52.37	\$30.78
Estimated Expense	\$1,950,000	\$1,855,185	\$1,944,621	\$2,299,807
Expense SqFt	\$13.44	\$14.38	\$11.08	\$10.00
Net Operating Income	\$3,420,000	\$4,875,947	\$7,243,195	\$4,779,763
Full Market Value	\$26,707,997	\$36,813,000	\$54,686,000	\$36,087,000
Market Value per SqFt	\$184.10	\$285.37	\$311.71	\$156.92
Distance from Condominium in miles		0.29	0.05	1.68

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01220-7501	1-01217-0113	1-01203-0055	1-01253-0064
<b>Condominium Section</b>	0252-R1			
<b>Address</b>	127 WEST 89 STREET	147 WEST 86 STREET	48 WEST 90 STREET	311 WEST 95 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	47	15	29	32
<b>Year Built</b>	1900	1910	1930	1931
<b>Gross SqFt</b>	33,570	8,965	19,290	31,360
<b>Estimated Gross Income</b>	\$1,078,268	\$298,460	\$619,631	\$994,273
<b>Gross Income per SqFt</b>	\$32.12	\$33.29	\$32.12	\$31.71
<b>Estimated Expense</b>	\$401,833	\$101,476	\$230,986	\$318,167
<b>Expense SqFt</b>	\$11.97	\$11.32	\$11.97	\$10.15
<b>Net Operating Income</b>	\$676,435	\$196,984	\$388,645	\$676,106
<b>Full Market Value</b>	\$5,106,997	\$1,487,000	\$2,934,000	\$5,105,000
<b>Market Value per SqFt</b>	\$152.13	\$165.87	\$152.10	\$162.79
<b>Distance from Condominium in miles</b>		0.15	0.17	0.43

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01220-7502	1-01196-0003	1-01201-0023	
<b>Condominium Section</b>	0521-R1			
<b>Address</b>	103 WEST 89 STREET	465 COLUMBUS AVENUE	7 WEST 87 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	13	21	40	
<b>Year Built</b>	1989	1988	1950	
<b>Gross SqFt</b>	27,389	19,303	35,808	
<b>Estimated Gross Income</b>	\$898,085	\$803,058	\$858,441	
<b>Gross Income per SqFt</b>	\$32.79	\$41.60	\$23.97	
<b>Estimated Expense</b>	\$262,387	\$193,777	\$326,208	
<b>Expense SqFt</b>	\$9.58	\$10.04	\$9.11	
<b>Net Operating Income</b>	\$635,698	\$609,281	\$532,233	
<b>Full Market Value</b>	\$4,800,000	\$4,600,000	\$3,974,000	
<b>Market Value per SqFt</b>	\$175.25	\$238.30	\$110.98	
<b>Distance from Condominium in miles</b>		0.40	0.19	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01220-7503	1-01196-0003	1-01242-0010	
Condominium Section	0618-R1			
Address	107 WEST 89 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-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	26	21	60	
Year Built	1989	1988	2001	
Gross SqFt	54,778	19,303	69,000	
Estimated Gross Income	\$1,958,861	\$803,058	\$2,064,548	
Gross Income per SqFt	\$35.76	\$41.60	\$29.92	
Estimated Expense	\$553,806	\$193,777	\$701,946	
Expense SqFt	\$10.11	\$10.04	\$10.17	
Net Operating Income	\$1,405,055	\$609,281	\$1,362,602	
Full Market Value	\$10,608,001	\$4,600,000	\$10,288,000	
Market Value per SqFt	\$193.65	\$238.30	\$149.10	
Distance from Condominium in miles		0.40	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01220-7504	1-01251-0063	1-01242-0010	1-01212-0053
Condominium Section	0774-R1			
Address	110 WEST 90 STREET	302 WEST 92 STREET	2521 BROADWAY	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	59	100	60	60
Year Built	1990	1912	2001	1926
Gross SqFt	60,767	64,598	69,000	49,977
Estimated Gross Income	\$1,818,149	\$2,683,514	\$2,064,548	\$1,381,307
Gross Income per SqFt	\$29.92	\$41.54	\$29.92	\$27.64
Estimated Expense	\$618,000	\$773,367	\$701,946	\$352,745
Expense SqFt	\$10.17	\$11.97	\$10.17	\$7.06
Net Operating Income	\$1,200,149	\$1,910,147	\$1,362,602	\$1,028,562
Full Market Value	\$9,061,003	\$14,422,000	\$10,288,000	\$7,766,000
Market Value per SqFt	\$149.11	\$223.26	\$149.10	\$155.39
Distance from Condominium in miles		0.32	0.33	0.41

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7501	1-01217-0025	1-01200-0025	
Condominium Section	0357-R1			
Address	661 AMSTERDAM AVENUE	115 WEST 86 STREET	5 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	93	81	85	
Year Built	1930	1931	1937	
Gross SqFt	100,964	83,837	116,021	
Estimated Gross Income	\$3,121,807	\$2,782,003	\$3,324,384	
Gross Income per SqFt	\$30.92	\$33.18	\$28.65	
Estimated Expense	\$1,173,202	\$945,881	\$1,387,554	
Expense SqFt	\$11.62	\$11.28	\$11.96	
Net Operating Income	\$1,948,605	\$1,836,122	\$1,936,830	
Full Market Value	\$15,016,000	\$13,863,000	\$13,688,000	
Market Value per SqFt	\$148.73	\$165.36	\$117.98	
Distance from Condominium in miles		0.30	0.34	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7502	1-01253-0035	1-01200-0005	
Condominium Section	0550-R1			
Address	124 WEST 93 STREET	310 WEST 95 STREET	51 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	53	45	83	
Year Built	1925	1925	1927	
Gross SqFt	62,389	37,674	70,144	
Estimated Gross Income	\$2,213,562	\$1,550,000	\$2,091,762	
Gross Income per SqFt	\$35.48	\$41.14	\$29.82	
Estimated Expense	\$759,898	\$434,000	\$900,865	
Expense SqFt	\$12.18	\$11.52	\$12.84	
Net Operating Income	\$1,453,664	\$1,116,000	\$1,190,897	
Full Market Value	\$10,975,002	\$8,426,000	\$8,991,000	
Market Value per SqFt	\$175.91	\$223.66	\$128.18	
Distance from Condominium in miles		0.33	0.34	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7503	1-01852-0012	1-01206-0001	
Condominium Section	1645-R1			
Address	100 WEST 93 STREET	107 WEST 97 STREET	70 WEST 93 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	279	287	204	
Year Built	1973	1950	1970	
Gross SqFt	246,842	257,760	244,841	
Estimated Gross Income	\$3,942,067	\$5,124,998	\$2,949,381	
Gross Income per SqFt	\$15.97	\$19.88	\$12.05	
Estimated Expense	\$1,698,273	\$2,101,249	\$1,445,197	
Expense SqFt	\$6.88	\$8.15	\$5.90	
Net Operating Income	\$2,243,794	\$3,023,749	\$1,504,184	
Full Market Value	\$15,334,003	\$21,225,000	\$9,354,000	
Market Value per SqFt	\$62.12	\$82.34	\$38.20	
Distance from Condominium in miles		0.31	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7504	1-01251-0063	1-01226-0040	
Condominium Section	1984-R1			
Address	134 WEST 93 STREET	302 WEST 92 STREET	110 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	53	100	60	
Year Built	1925	1912	1926	
Gross SqFt	55,008	64,598	81,030	
Estimated Gross Income	\$1,759,706	\$2,683,514	\$1,817,992	
Gross Income per SqFt	\$31.99	\$41.54	\$22.44	
Estimated Expense	\$501,123	\$773,367	\$505,299	
Expense SqFt	\$9.11	\$11.97	\$6.24	
Net Operating Income	\$1,258,583	\$1,910,147	\$1,312,693	
Full Market Value	\$9,502,003	\$14,422,000	\$9,699,000	
Market Value per SqFt	\$172.74	\$223.26	\$119.70	
Distance from Condominium in miles		0.30	0.15	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01228-7501	1-01169-0029	1-01200-0019	1-01129-0059
<b>Condominium Section</b>	0508-R1			
<b>Address</b>	2250 BROADWAY	360 AMSTERDAM AVENUE	21 WEST 86 STREET	52 WEST 77 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	123	134	157	149
<b>Year Built</b>	1987	1929	1927	1903
<b>Gross SqFt</b>	132,774	131,476	141,498	113,309
<b>Estimated Gross Income</b>	\$4,377,559	\$4,161,865	\$4,664,874	\$5,066,322
<b>Gross Income per SqFt</b>	\$32.97	\$31.65	\$32.97	\$44.71
<b>Estimated Expense</b>	\$1,400,766	\$1,331,797	\$1,492,760	\$1,497,523
<b>Expense SqFt</b>	\$10.55	\$10.13	\$10.55	\$13.22
<b>Net Operating Income</b>	\$2,976,793	\$2,830,068	\$3,172,114	\$3,568,799
<b>Full Market Value</b>	\$22,474,996	\$21,367,000	\$23,950,000	\$26,945,000
<b>Market Value per SqFt</b>	\$169.27	\$162.52	\$169.26	\$237.80
<b>Distance from Condominium in miles</b>		0.16	0.43	0.37

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01228-7502	1-01244-0020	1-01200-0043	1-01212-0053
<b>Condominium Section</b>	0490-R1			
<b>Address</b>	219 WEST 80 STREET	306 WEST 80 STREET	20 WEST 87 STREET	150 WEST 82 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	28	30	16	60
<b>Year Built</b>	1910	1910	1910	1926
<b>Gross SqFt</b>	27,772	22,740	17,046	49,977
<b>Estimated Gross Income</b>	\$804,555	\$673,878	\$493,884	\$1,381,307
<b>Gross Income per SqFt</b>	\$28.97	\$29.63	\$28.97	\$27.64
<b>Estimated Expense</b>	\$163,022	\$199,609	\$100,099	\$352,745
<b>Expense SqFt</b>	\$5.87	\$8.78	\$5.87	\$7.06
<b>Net Operating Income</b>	\$641,533	\$474,269	\$393,785	\$1,028,562
<b>Full Market Value</b>	\$4,844,001	\$3,581,000	\$2,973,000	\$7,766,000
<b>Market Value per SqFt</b>	\$174.42	\$157.48	\$174.41	\$155.39
<b>Distance from Condominium in miles</b>		0.18	0.43	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01228-7503	1-01041-0019	1-01196-0003	1-01242-0010
<b>Condominium Section</b>	1487-R1			
<b>Address</b>	223 WEST 80 STREET	311 WEST 50 STREET	465 COLUMBUS AVENUE	2521 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	12	104	21	60
<b>Year Built</b>	2004	2001	1988	2001
<b>Gross SqFt</b>	21,807	81,050	19,303	69,000
<b>Estimated Gross Income</b>	\$770,000	\$3,712,022	\$803,058	\$2,064,548
<b>Gross Income per SqFt</b>	\$35.31	\$45.80	\$41.60	\$29.92
<b>Estimated Expense</b>	\$200,000	\$743,410	\$193,777	\$701,946
<b>Expense SqFt</b>	\$9.17	\$9.17	\$10.04	\$10.17
<b>Net Operating Income</b>	\$570,000	\$2,968,612	\$609,281	\$1,362,602
<b>Full Market Value</b>	\$4,450,999	\$22,413,000	\$4,600,000	\$10,288,000
<b>Market Value per SqFt</b>	\$204.11	\$276.53	\$238.30	\$149.10
<b>Distance from Condominium in miles</b>		1.54	0.31	0.71

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01229-7501	1-01228-0001	1-01216-0054	1-01249-0057
<b>Condominium Section</b>	0261-R1			
<b>Address</b>	203 WEST 81 STREET	420 WEST END AVENUE	156 WEST 86 STREET	155 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	55	38	38	64
<b>Year Built</b>	1920	1916	1916	1930
<b>Gross SqFt</b>	80,629	85,942	76,302	87,129
<b>Estimated Gross Income</b>	\$2,106,836	\$1,751,987	\$1,993,988	\$2,433,924
<b>Gross Income per SqFt</b>	\$26.13	\$20.39	\$26.13	\$27.93
<b>Estimated Expense</b>	\$645,838	\$802,091	\$757,715	\$827,534
<b>Expense SqFt</b>	\$8.01	\$9.33	\$9.93	\$9.50
<b>Net Operating Income</b>	\$1,460,998	\$949,896	\$1,236,273	\$1,606,390
<b>Full Market Value</b>	\$11,030,994	\$6,888,000	\$8,079,000	\$12,128,000
<b>Market Value per SqFt</b>	\$136.81	\$80.15	\$105.88	\$139.20
<b>Distance from Condominium in miles</b>		0.10	0.24	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-7502	1-01168-0010	1-01203-0033	1-01230-0043
Condominium Section	1872-R1			
Address	219 WEST 81 STREET	2161 BROADWAY	295 CENTRAL PARK WEST	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	117	83	136	125
Year Built	1912	1925	1941	1924
Gross SqFt	176,424	170,801	145,476	165,452
Estimated Gross Income	\$5,319,184	\$5,223,527	\$4,386,164	\$4,837,731
Gross Income per SqFt	\$30.15	\$30.58	\$30.15	\$29.24
Estimated Expense	\$1,900,086	\$1,775,999	\$1,567,371	\$1,644,829
Expense SqFt	\$10.77	\$10.40	\$10.77	\$9.94
Net Operating Income	\$3,419,098	\$3,447,528	\$2,818,793	\$3,192,902
Full Market Value	\$25,814,002	\$26,029,000	\$21,282,000	\$24,106,000
Market Value per SqFt	\$146.32	\$152.39	\$146.29	\$145.70
Distance from Condominium in miles		0.27	0.50	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-7503	1-01168-0004	1-01229-0042	
Condominium Section	2016-R1			
Address	442 AMSTERDAM AVENUE	346 WEST END AVENUE	214 WEST 82 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	20	20	
Year Built	1920	1920	1900	
Gross SqFt	8,594	12,972	12,015	
Estimated Gross Income	\$279,907	\$463,379	\$353,535	
Gross Income per SqFt	\$32.57	\$35.72	\$29.42	
Estimated Expense	\$75,026	\$134,380	\$85,310	
Expense SqFt	\$8.73	\$10.36	\$7.10	
Net Operating Income	\$204,881	\$328,999	\$268,225	
Full Market Value	\$1,586,000	\$2,484,000	\$2,025,000	
Market Value per SqFt	\$184.55	\$191.49	\$168.54	
Distance from Condominium in miles		0.27	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01230-7501	1-01203-0033	1-01200-0025	
Condominium Section	0590-R1			
Address	2280 BROADWAY	295 CENTRAL PARK WEST	5 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	97	136	85	
Year Built	1923	1941	1937	
Gross SqFt	155,319	145,476	116,021	
Estimated Gross Income	\$4,566,379	\$4,386,164	\$3,324,384	
Gross Income per SqFt	\$29.40	\$30.15	\$28.65	
Estimated Expense	\$1,765,977	\$1,567,371	\$1,387,554	
Expense SqFt	\$11.37	\$10.77	\$11.96	
Net Operating Income	\$2,800,402	\$2,818,793	\$1,936,830	
Full Market Value	\$21,475,000	\$21,282,000	\$13,688,000	
Market Value per SqFt	\$138.26	\$146.29	\$117.98	
Distance from Condominium in miles		0.47	0.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01231-7501	1-01171-0133	1-01220-0001	1-01242-9055
Condominium Section	0386-R1			
Address	225 WEST 83 STREET	140 RIVERSIDE BOULEVARD	601 AMSTERDAM AVENUE	2527 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	306	357	271	295
Year Built	1985	2002	1997	1999
Gross SqFt	369,189	367,786	237,045	307,500
Estimated Gross Income	\$15,217,971	\$15,716,927	\$9,770,819	\$10,504,539
Gross Income per SqFt	\$41.22	\$42.73	\$41.22	\$34.16
Estimated Expense	\$4,566,868	\$3,893,965	\$2,931,246	\$3,060,988
Expense SqFt	\$12.37	\$10.59	\$12.37	\$9.95
Net Operating Income	\$10,651,103	\$11,822,962	\$6,839,573	\$7,443,551
Full Market Value	\$80,415,997	\$89,264,000	\$51,639,000	\$56,199,000
Market Value per SqFt	\$217.82	\$242.71	\$217.84	\$182.76
Distance from Condominium in miles		1.01	0.34	0.56

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-7501	1-01168-0010	1-01230-0043	1-01240-0010
Condominium Section	0616-R1			
Address	255 WEST 84 STREET	2161 BROADWAY	2290 BROADWAY	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	76	83	125	91
Year Built	1915	1925	1924	1925
Gross SqFt	147,022	170,801	165,452	132,975
Estimated Gross Income	\$4,298,923	\$5,223,527	\$4,837,731	\$3,400,000
Gross Income per SqFt	\$29.24	\$30.58	\$29.24	\$25.57
Estimated Expense	\$1,461,399	\$1,775,999	\$1,644,829	\$1,156,000
Expense SqFt	\$9.94	\$10.40	\$9.94	\$8.69
Net Operating Income	\$2,837,524	\$3,447,528	\$3,192,902	\$2,244,000
Full Market Value	\$21,748,000	\$26,029,000	\$24,106,000	\$16,918,000
Market Value per SqFt	\$147.92	\$152.39	\$145.70	\$127.23
Distance from Condominium in miles		0.41	0.13	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-7502	1-01232-0055	1-01249-0036	
Condominium Section	1230-R1			
Address	500 WEST END AVENUE	2333 BROADWAY	575 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	89	128	54	
Year Built	1915	1922	1915	
Gross SqFt	141,562	111,811	104,942	
Estimated Gross Income	\$4,637,571	\$3,857,917	\$3,255,293	
Gross Income per SqFt	\$32.76	\$34.50	\$31.02	
Estimated Expense	\$1,603,897	\$1,157,375	\$1,290,498	
Expense SqFt	\$11.33	\$10.35	\$12.30	
Net Operating Income	\$3,033,674	\$2,700,542	\$1,964,795	
Full Market Value	\$22,903,996	\$20,389,000	\$14,834,000	
Market Value per SqFt	\$161.79	\$182.35	\$141.35	
Distance from Condominium in miles		0.00	0.19	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01233-7501	1-01216-0051	1-01216-0054	1-01228-0001
<b>Condominium Section</b>	0296-R1			
<b>Address</b>	530 WEST END AVENUE	144 WEST 86 STREET	156 WEST 86 STREET	420 WEST END AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	45	66	38	38
<b>Year Built</b>	1912	1929	1916	1916
<b>Gross SqFt</b>	79,554	96,546	76,302	85,942
<b>Estimated Gross Income</b>	\$2,078,746	\$2,696,392	\$1,993,988	\$1,751,987
<b>Gross Income per SqFt</b>	\$26.13	\$27.93	\$26.13	\$20.39
<b>Estimated Expense</b>	\$637,228	\$994,320	\$757,715	\$802,091
<b>Expense SqFt</b>	\$8.01	\$10.30	\$9.93	\$9.33
<b>Net Operating Income</b>	\$1,441,518	\$1,702,072	\$1,236,273	\$949,896
<b>Full Market Value</b>	\$10,369,708	\$12,851,000	\$8,079,000	\$6,888,000
<b>Market Value per SqFt</b>	\$130.35	\$133.11	\$105.88	\$80.15
<b>Distance from Condominium in miles</b>		0.22	0.22	0.25

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01233-7502	1-01240-0052	1-01242-0010	1-01041-0019
<b>Condominium Section</b>	0892-R1			
<b>Address</b>	255 WEST 85 STREET	2495 BROADWAY	2521 BROADWAY	311 WEST 50 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	57	146	60	104
<b>Year Built</b>	1986	2005	2001	2001
<b>Gross SqFt</b>	60,115	129,000	69,000	81,050
<b>Estimated Gross Income</b>	\$2,600,000	\$6,731,132	\$2,064,548	\$3,712,022
<b>Gross Income per SqFt</b>	\$43.25	\$52.18	\$29.92	\$45.80
<b>Estimated Expense</b>	\$571,093	\$1,855,185	\$701,946	\$743,410
<b>Expense SqFt</b>	\$9.50	\$14.38	\$10.17	\$9.17
<b>Net Operating Income</b>	\$2,028,907	\$4,875,947	\$1,362,602	\$2,968,612
<b>Full Market Value</b>	\$15,906,999	\$36,813,000	\$10,288,000	\$22,413,000
<b>Market Value per SqFt</b>	\$264.61	\$285.37	\$149.10	\$276.53
<b>Distance from Condominium in miles</b>		0.36	0.46	1.80

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01234-7501	1-01228-0061	1-01242-9055	
Condominium Section	0600-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-CONDOMINIUM	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	\$16,236,920	\$12,887,037	\$10,504,539	
Gross Income per SqFt	\$39.41	\$44.65	\$34.16	
Estimated Expense	\$4,342,480	\$3,210,085	\$3,060,988	
Expense SqFt	\$10.54	\$11.12	\$9.95	
Net Operating Income	\$11,894,440	\$9,676,952	\$7,443,551	
Full Market Value	\$93,107,000	\$73,061,000	\$56,199,000	
Market Value per SqFt	\$225.99	\$253.13	\$182.76	
Distance from Condominium in miles		0.30	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01235-7501	1-01247-0010	1-01252-0001	
Condominium Section	0074-R1			
Address	250 WEST 88 STREET	355 WEST 85 STREET	200 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	60	73	59	
Year Built	1920	1910	1906	
Gross SqFt	56,306	40,937	63,794	
Estimated Gross Income	\$1,655,396	\$1,286,506	\$1,746,041	
Gross Income per SqFt	\$29.40	\$31.43	\$27.37	
Estimated Expense	\$513,511	\$438,886	\$479,080	
Expense SqFt	\$9.12	\$10.72	\$7.51	
Net Operating Income	\$1,141,885	\$847,620	\$1,266,961	
Full Market Value	\$8,621,001	\$6,400,000	\$9,566,000	
Market Value per SqFt	\$153.11	\$156.34	\$149.95	
Distance from Condominium in miles		0.16	0.27	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01236-7501	1-01240-0052	1-01221-0029	1-01220-0029
<b>Condominium Section</b>	0428-R1			
<b>Address</b>	250 WEST 89 STREET	2495 BROADWAY	620 COLUMBUS AVENUE	60218 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	142	146	238	170
<b>Year Built</b>	1986	2005	1986	1986
<b>Gross SqFt</b>	134,054	129,000	239,598	175,436
<b>Estimated Gross Income</b>	\$4,900,000	\$6,731,132	\$7,830,911	\$9,187,816
<b>Gross Income per SqFt</b>	\$36.55	\$52.18	\$32.68	\$52.37
<b>Estimated Expense</b>	\$1,450,000	\$1,855,185	\$2,474,109	\$1,944,621
<b>Expense SqFt</b>	\$10.82	\$14.38	\$10.33	\$11.08
<b>Net Operating Income</b>	\$3,450,000	\$4,875,947	\$5,356,802	\$7,243,195
<b>Full Market Value</b>	\$26,943,000	\$36,813,000	\$40,444,000	\$54,686,000
<b>Market Value per SqFt</b>	\$200.99	\$285.37	\$168.80	\$311.71
<b>Distance from Condominium in miles</b>		0.20	0.24	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01236-7502	1-01168-0010	1-01203-0033	1-01230-0043
<b>Condominium Section</b>	1814-R1			
<b>Address</b>	215 WEST 88 STREET	2161 BROADWAY	295 CENTRAL PARK WEST	2290 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	94	83	136	125
<b>Year Built</b>	1915	1925	1941	1924
<b>Gross SqFt</b>	171,946	170,801	145,476	165,452
<b>Estimated Gross Income</b>	\$5,184,172	\$5,223,527	\$4,386,164	\$4,837,731
<b>Gross Income per SqFt</b>	\$30.15	\$30.58	\$30.15	\$29.24
<b>Estimated Expense</b>	\$1,851,858	\$1,775,999	\$1,567,371	\$1,644,829
<b>Expense SqFt</b>	\$10.77	\$10.40	\$10.77	\$9.94
<b>Net Operating Income</b>	\$3,332,314	\$3,447,528	\$2,818,793	\$3,192,902
<b>Full Market Value</b>	\$25,159,005	\$26,029,000	\$21,282,000	\$24,106,000
<b>Market Value per SqFt</b>	\$146.32	\$152.39	\$146.29	\$145.70
<b>Distance from Condominium in miles</b>		0.62	0.30	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01236-7503	1-01235-0041	1-01235-0039	1-01233-0024
<b>Condominium Section</b>	2075-R1			
<b>Address</b>	211 WEST 88 STREET	210 WEST 88 STREET	206 WEST 88 STREET	211 WEST 85 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	15	15	13
<b>Year Built</b>	1910	1905	1905	1910
<b>Gross SqFt</b>	10,789	9,675	9,675	13,015
<b>Estimated Gross Income</b>	\$324,317	\$290,872	\$305,519	\$382,316
<b>Gross Income per SqFt</b>	\$30.06	\$30.06	\$31.58	\$29.38
<b>Estimated Expense</b>	\$84,370	\$98,896	\$103,876	\$81,257
<b>Expense SqFt</b>	\$7.82	\$10.22	\$10.74	\$6.24
<b>Net Operating Income</b>	\$239,947	\$191,976	\$201,643	\$301,059
<b>Full Market Value</b>	\$1,812,002	\$1,449,000	\$1,522,000	\$2,273,000
<b>Market Value per SqFt</b>	\$167.95	\$149.77	\$157.31	\$174.64
<b>Distance from Condominium in miles</b>		0.05	0.05	0.16

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01237-7501	1-01249-0036	1-01203-0033	1-01200-0015
<b>Condominium Section</b>	0285-R1			
<b>Address</b>	2421 BROADWAY	575 WEST END AVENUE	295 CENTRAL PARK WEST	27 WEST 86 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	72	54	136	64
<b>Year Built</b>	1920	1915	1941	1926
<b>Gross SqFt</b>	147,994	104,942	145,476	126,045
<b>Estimated Gross Income</b>	\$4,462,019	\$3,255,293	\$4,386,164	\$3,583,167
<b>Gross Income per SqFt</b>	\$30.15	\$31.02	\$30.15	\$28.43
<b>Estimated Expense</b>	\$1,593,895	\$1,290,498	\$1,567,371	\$1,218,277
<b>Expense SqFt</b>	\$10.77	\$12.30	\$10.77	\$9.67
<b>Net Operating Income</b>	\$2,868,124	\$1,964,795	\$2,818,793	\$2,364,890
<b>Full Market Value</b>	\$21,653,996	\$14,834,000	\$21,282,000	\$17,855,000
<b>Market Value per SqFt</b>	\$146.32	\$141.35	\$146.29	\$141.66
<b>Distance from Condominium in miles</b>		0.16	0.38	0.41

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-7502	1-01240-0052	1-01220-0029	1-01221-0029
Condominium Section	0384-R1			
Address	250 WEST 90 STREET	2495 BROADWAY	60218 COLUMBUS AVENUE	620 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	157	146	170	238
Year Built	1985	2005	1986	1986
Gross SqFt	170,760	129,000	175,436	239,598
Estimated Gross Income	\$6,318,120	\$6,731,132	\$9,187,816	\$7,830,911
Gross Income per SqFt	\$37.00	\$52.18	\$52.37	\$32.68
Estimated Expense	\$2,000,000	\$1,855,185	\$1,944,621	\$2,474,109
Expense SqFt	\$11.71	\$14.38	\$11.08	\$10.33
Net Operating Income	\$4,318,120	\$4,875,947	\$7,243,195	\$5,356,802
Full Market Value	\$33,722,009	\$36,813,000	\$54,686,000	\$40,444,000
Market Value per SqFt	\$197.48	\$285.37	\$311.71	\$168.80
Distance from Condominium in miles		0.15	0.21	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01238-7501	1-01168-0010	1-01832-0016	
Condominium Section	1117-R1			
Address	215 WEST 90 STREET	2161 BROADWAY	27 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	MANHATTAN VALLEY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	93	83	92	
Year Built	1922	1925	1927	
Gross SqFt	166,559	170,801	133,915	
Estimated Gross Income	\$4,482,103	\$5,223,527	\$3,110,868	
Gross Income per SqFt	\$26.91	\$30.58	\$23.23	
Estimated Expense	\$1,602,298	\$1,775,999	\$1,182,130	
Expense SqFt	\$9.62	\$10.40	\$8.83	
Net Operating Income	\$2,879,805	\$3,447,528	\$1,928,738	
Full Market Value	\$21,742,997	\$26,029,000	\$14,329,000	
Market Value per SqFt	\$130.54	\$152.39	\$107.00	
Distance from Condominium in miles		0.72	0.43	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01238-7503	1-01249-0036	1-01200-0025	
<b>Condominium Section</b>	1265-R1			
<b>Address</b>	203 WEST 90 STREET	575 WEST END AVENUE	5 WEST 86 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	84	54	85	
<b>Year Built</b>	1920	1915	1937	
<b>Gross SqFt</b>	118,026	104,942	116,021	
<b>Estimated Gross Income</b>	\$3,521,896	\$3,255,293	\$3,324,384	
<b>Gross Income per SqFt</b>	\$29.84	\$31.02	\$28.65	
<b>Estimated Expense</b>	\$1,431,655	\$1,290,498	\$1,387,554	
<b>Expense SqFt</b>	\$12.13	\$12.30	\$11.96	
<b>Net Operating Income</b>	\$2,090,241	\$1,964,795	\$1,936,830	
<b>Full Market Value</b>	\$15,781,001	\$14,834,000	\$13,688,000	
<b>Market Value per SqFt</b>	\$133.71	\$141.35	\$117.98	
<b>Distance from Condominium in miles</b>		0.26	0.36	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01239-7501	1-01251-0063	1-01252-0001	1-01216-0054
<b>Condominium Section</b>	0732-R1			
<b>Address</b>	640 WEST END AVENUE	302 WEST 92 STREET	200 RIVERSIDE DRIVE	156 WEST 86 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	37	100	59	38
<b>Year Built</b>	1913	1912	1906	1916
<b>Gross SqFt</b>	59,951	64,598	63,794	76,302
<b>Estimated Gross Income</b>	\$1,640,859	\$2,683,514	\$1,746,041	\$1,993,988
<b>Gross Income per SqFt</b>	\$27.37	\$41.54	\$27.37	\$26.13
<b>Estimated Expense</b>	\$450,232	\$773,367	\$479,080	\$757,715
<b>Expense SqFt</b>	\$7.51	\$11.97	\$7.51	\$9.93
<b>Net Operating Income</b>	\$1,190,627	\$1,910,147	\$1,266,961	\$1,236,273
<b>Full Market Value</b>	\$8,989,000	\$14,422,000	\$9,566,000	\$8,079,000
<b>Market Value per SqFt</b>	\$149.94	\$223.26	\$149.95	\$105.88
<b>Distance from Condominium in miles</b>		0.09	0.10	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01239-7502	1-01251-0063	1-01217-0025	1-01249-0036
<b>Condominium Section</b>	1089-R1			
<b>Address</b>	650 WEST END AVENUE	302 WEST 92 STREET	115 WEST 86 STREET	575 WEST END AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	47	100	81	54
<b>Year Built</b>	1916	1912	1931	1915
<b>Gross SqFt</b>	92,402	64,598	83,837	104,942
<b>Estimated Gross Income</b>	\$3,065,898	\$2,683,514	\$2,782,003	\$3,255,293
<b>Gross Income per SqFt</b>	\$33.18	\$41.54	\$33.18	\$31.02
<b>Estimated Expense</b>	\$1,042,295	\$773,367	\$945,881	\$1,290,498
<b>Expense SqFt</b>	\$11.28	\$11.97	\$11.28	\$12.30
<b>Net Operating Income</b>	\$2,023,603	\$1,910,147	\$1,836,122	\$1,964,795
<b>Full Market Value</b>	\$15,278,009	\$14,422,000	\$13,863,000	\$14,834,000
<b>Market Value per SqFt</b>	\$165.34	\$223.26	\$165.36	\$141.35
<b>Distance from Condominium in miles</b>		0.09	0.33	0.23

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01240-7501	1-01217-0113	1-01253-0016	1-01252-0025
<b>Condominium Section</b>	0387-R1			
<b>Address</b>	255 WEST 92 STREET	147 WEST 86 STREET	311 WEST 94 STREET	310 WEST 93 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	15	15	24	36
<b>Year Built</b>	1900	1910	1930	1910
<b>Gross SqFt</b>	15,815	8,965	22,290	32,490
<b>Estimated Gross Income</b>	\$519,681	\$298,460	\$732,491	\$933,901
<b>Gross Income per SqFt</b>	\$32.86	\$33.29	\$32.86	\$28.74
<b>Estimated Expense</b>	\$126,046	\$101,476	\$177,650	\$317,526
<b>Expense SqFt</b>	\$7.97	\$11.32	\$7.97	\$9.77
<b>Net Operating Income</b>	\$393,635	\$196,984	\$554,841	\$616,375
<b>Full Market Value</b>	\$2,972,000	\$1,487,000	\$2,190,000	\$4,654,000
<b>Market Value per SqFt</b>	\$187.92	\$165.87	\$98.25	\$143.24
<b>Distance from Condominium in miles</b>		0.37	0.14	0.09

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01240-7502	1-01199-0045	1-01200-0025	
<b>Condominium Section</b>	1727-R1			
<b>Address</b>	220 WEST 93 STREET	20 WEST 86 STREET	5 WEST 86 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	58	64	85	
<b>Year Built</b>	1926	1929	1937	
<b>Gross SqFt</b>	116,997	103,112	116,021	
<b>Estimated Gross Income</b>	\$3,377,703	\$2,999,909	\$3,324,384	
<b>Gross Income per SqFt</b>	\$28.87	\$29.09	\$28.65	
<b>Estimated Expense</b>	\$1,302,177	\$1,062,163	\$1,387,554	
<b>Expense SqFt</b>	\$11.13	\$10.30	\$11.96	
<b>Net Operating Income</b>	\$2,075,526	\$1,937,746	\$1,936,830	
<b>Full Market Value</b>	\$15,669,997	\$14,630,000	\$13,688,000	
<b>Market Value per SqFt</b>	\$133.94	\$141.88	\$117.98	
<b>Distance from Condominium in miles</b>		0.46	0.42	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01241-7501	1-01253-0035	1-01253-0016	1-01203-0055
<b>Condominium Section</b>	0200-R1			
<b>Address</b>	257 WEST 93 STREET	310 WEST 95 STREET	311 WEST 94 STREET	48 WEST 90 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	15	45	24	29
<b>Year Built</b>	1930	1925	1930	1930
<b>Gross SqFt</b>	16,506	37,674	22,290	19,290
<b>Estimated Gross Income</b>	\$542,387	\$1,550,000	\$732,491	\$619,631
<b>Gross Income per SqFt</b>	\$32.86	\$41.14	\$32.86	\$32.12
<b>Estimated Expense</b>	\$131,553	\$434,000	\$177,650	\$230,986
<b>Expense SqFt</b>	\$7.97	\$11.52	\$7.97	\$11.97
<b>Net Operating Income</b>	\$410,834	\$1,116,000	\$554,841	\$388,645
<b>Full Market Value</b>	\$3,102,002	\$8,426,000	\$2,190,000	\$2,934,000
<b>Market Value per SqFt</b>	\$187.93	\$223.66	\$98.25	\$152.10
<b>Distance from Condominium in miles</b>		0.11	0.11	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01243-7501	1-01240-0052	1-01200-0019	1-01871-0052
<b>Condominium Section</b>	0415-R1			
<b>Address</b>	215 WEST 95 STREET	2495 BROADWAY	21 WEST 86 STREET	2637 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	212	146	157	192
<b>Year Built</b>	1986	2005	1927	1923
<b>Gross SqFt</b>	145,085	129,000	141,498	111,883
<b>Estimated Gross Income</b>	\$5,144,714	\$6,731,132	\$4,664,874	\$3,966,946
<b>Gross Income per SqFt</b>	\$35.46	\$52.18	\$32.97	\$35.46
<b>Estimated Expense</b>	\$2,006,526	\$1,855,185	\$1,492,760	\$1,547,109
<b>Expense SqFt</b>	\$13.83	\$14.38	\$10.55	\$13.83
<b>Net Operating Income</b>	\$3,138,188	\$4,875,947	\$3,172,114	\$2,419,837
<b>Full Market Value</b>	\$23,692,996	\$36,813,000	\$23,950,000	\$18,270,000
<b>Market Value per SqFt</b>	\$163.30	\$285.37	\$169.26	\$163.30
<b>Distance from Condominium in miles</b>		0.17	0.54	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01244-7501	1-01244-0022	1-01169-0042	
<b>Condominium Section</b>	0221-R1			
<b>Address</b>	303 WEST 80 STREET	310 WEST 80 STREET	226 WEST 78 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	24	36	42	
<b>Year Built</b>	1920	1910	1925	
<b>Gross SqFt</b>	20,118	22,728	27,100	
<b>Estimated Gross Income</b>	\$710,568	\$846,267	\$905,280	
<b>Gross Income per SqFt</b>	\$35.32	\$37.23	\$33.41	
<b>Estimated Expense</b>	\$205,606	\$206,268	\$307,795	
<b>Expense SqFt</b>	\$10.22	\$9.08	\$11.36	
<b>Net Operating Income</b>	\$504,962	\$639,999	\$597,485	
<b>Full Market Value</b>	\$3,812,001	\$4,832,000	\$4,511,000	
<b>Market Value per SqFt</b>	\$189.48	\$212.60	\$166.46	
<b>Distance from Condominium in miles</b>		0.05	0.23	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-7501	1-01167-0007	1-01169-0042	
Condominium Section	0029-R1			
Address	309 WEST 83 STREET	245 WEST 75 STREET	226 WEST 78 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	17	48	42	
Year Built	1920	1924	1925	
Gross SqFt	25,216	24,840	27,100	
Estimated Gross Income	\$888,108	\$919,485	\$905,280	
Gross Income per SqFt	\$35.22	\$37.02	\$33.41	
Estimated Expense	\$283,176	\$275,846	\$307,795	
Expense SqFt	\$11.23	\$11.10	\$11.36	
Net Operating Income	\$604,932	\$643,639	\$597,485	
Full Market Value	\$4,707,000	\$4,859,000	\$4,511,000	
Market Value per SqFt	\$186.67	\$195.61	\$166.46	
Distance from Condominium in miles		0.42	0.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-7501	1-01244-0022	1-01169-0042	
Condominium Section	0078-R1			
Address	342 WEST 85 STREET	310 WEST 80 STREET	226 WEST 78 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	22	36	42	
Year Built	1910	1910	1925	
Gross SqFt	28,436	22,728	27,100	
Estimated Gross Income	\$1,004,360	\$846,267	\$905,280	
Gross Income per SqFt	\$35.32	\$37.23	\$33.41	
Estimated Expense	\$290,616	\$206,268	\$307,795	
Expense SqFt	\$10.22	\$9.08	\$11.36	
Net Operating Income	\$713,744	\$639,999	\$597,485	
Full Market Value	\$5,389,002	\$4,832,000	\$4,511,000	
Market Value per SqFt	\$189.51	\$212.60	\$166.46	
Distance from Condominium in miles		0.25	0.41	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-7501	1-01232-0014	1-01217-0025	1-01249-0036
Condominium Section	0740-R1			
Address	340 WEST 86 STREET	2326 BROADWAY	115 WEST 86 STREET	575 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	129	81	54
Year Built	1950	1925	1931	1915
Gross SqFt	90,566	104,810	83,837	104,942
Estimated Gross Income	\$3,004,980	\$4,644,725	\$2,782,003	\$3,255,293
Gross Income per SqFt	\$33.18	\$44.32	\$33.18	\$31.02
Estimated Expense	\$1,021,584	\$1,308,085	\$945,881	\$1,290,498
Expense SqFt	\$11.28	\$12.48	\$11.28	\$12.30
Net Operating Income	\$1,983,396	\$3,336,640	\$1,836,122	\$1,964,795
Full Market Value	\$14,975,002	\$25,192,000	\$13,863,000	\$14,834,000
Market Value per SqFt	\$165.35	\$240.36	\$165.36	\$141.35
Distance from Condominium in miles		0.21	0.34	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-7502	1-01117-0001	1-01240-0052	
Condominium Section	2092-R1			
Address	535 WEST END AVENUE	1930 BROADWAY	2495 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	30	235	146	
Year Built	2008	2002	2005	
Gross SqFt	192,725	460,000	129,000	
Estimated Gross Income	\$10,000,000	\$26,583,615	\$6,731,132	
Gross Income per SqFt	\$51.89	\$57.79	\$52.18	
Estimated Expense	\$2,300,000	\$6,645,904	\$1,855,185	
Expense SqFt	\$11.93	\$14.45	\$14.38	
Net Operating Income	\$7,700,000	\$19,937,711	\$4,875,947	
Full Market Value	\$60,511,001	\$150,530,000	\$36,813,000	
Market Value per SqFt	\$313.98	\$327.24	\$285.37	
Distance from Condominium in miles		1.17	0.38	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01250-7503	1-01253-0035	1-01239-0058	
<b>Condominium Section</b>	1692-R1			
<b>Address</b>	317 WEST 89 STREET	310 WEST 95 STREET	292 WEST 92 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	24	45	24	
<b>Year Built</b>	1920	1925	1920	
<b>Gross SqFt</b>	60,480	37,674	25,056	
<b>Estimated Gross Income</b>	\$2,079,907	\$1,550,000	\$692,426	
<b>Gross Income per SqFt</b>	\$34.39	\$41.14	\$27.64	
<b>Estimated Expense</b>	\$681,005	\$434,000	\$275,394	
<b>Expense SqFt</b>	\$11.26	\$11.52	\$10.99	
<b>Net Operating Income</b>	\$1,398,902	\$1,116,000	\$417,032	
<b>Full Market Value</b>	\$10,562,003	\$8,426,000	\$3,149,000	
<b>Market Value per SqFt</b>	\$174.64	\$223.66	\$125.68	
<b>Distance from Condominium in miles</b>		0.25	0.14	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01250-7504	1-01253-0035	1-01235-0036	1-01249-0057
<b>Condominium Section</b>	1747-R1			
<b>Address</b>	595 WEST END AVENUE	310 WEST 95 STREET	574 AMSTERDAM AVENUE	155 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	54	45	21	64
<b>Year Built</b>	1923	1925	1920	1930
<b>Gross SqFt</b>	55,190	37,674	14,800	87,129
<b>Estimated Gross Income</b>	\$1,900,744	\$1,550,000	\$509,768	\$2,433,924
<b>Gross Income per SqFt</b>	\$34.44	\$41.14	\$34.44	\$27.93
<b>Estimated Expense</b>	\$570,113	\$434,000	\$152,930	\$827,534
<b>Expense SqFt</b>	\$10.33	\$11.52	\$10.33	\$9.50
<b>Net Operating Income</b>	\$1,330,631	\$1,116,000	\$356,838	\$1,606,390
<b>Full Market Value</b>	\$10,045,998	\$8,426,000	\$2,046,000	\$12,128,000
<b>Market Value per SqFt</b>	\$182.03	\$223.66	\$138.24	\$139.20
<b>Distance from Condominium in miles</b>		0.30	0.21	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-7501	1-01251-0063	1-01217-0025	
Condominium Section	1129-R1			
Address	190 RIVERSIDE DRIVE	302 WEST 92 STREET	115 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	51	100	81	
Year Built	1911	1912	1931	
Gross SqFt	78,380	64,598	83,837	
Estimated Gross Income	\$2,928,277	\$2,683,514	\$2,782,003	
Gross Income per SqFt	\$37.36	\$41.54	\$33.18	
Estimated Expense	\$911,559	\$773,367	\$945,881	
Expense SqFt	\$11.63	\$11.97	\$11.28	
Net Operating Income	\$2,016,718	\$1,910,147	\$1,836,122	
Full Market Value	\$15,226,001	\$14,422,000	\$13,863,000	
Market Value per SqFt	\$194.26	\$223.26	\$165.36	
Distance from Condominium in miles		0.00	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-7501	1-01253-0016	1-01253-0064	1-01239-0058
Condominium Section	0149-R1			
Address	314 WEST 94 STREET	311 WEST 94 STREET	311 WEST 95 STREET	292 WEST 92 STREET
Neighborhood	UPPER WEST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	24	32	24
Year Built	1920	1930	1931	1920
Gross SqFt	32,750	22,290	31,360	25,056
Estimated Gross Income	\$1,038,503	\$732,491	\$994,273	\$692,426
Gross Income per SqFt	\$31.71	\$32.86	\$31.71	\$27.64
Estimated Expense	\$332,413	\$177,650	\$318,167	\$275,394
Expense SqFt	\$10.15	\$7.97	\$10.15	\$10.99
Net Operating Income	\$706,090	\$554,841	\$676,106	\$417,032
Full Market Value	\$5,331,003	\$2,190,000	\$5,105,000	\$3,149,000
Market Value per SqFt	\$162.78	\$98.25	\$162.79	\$125.68
Distance from Condominium in miles		0.05	0.09	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01253-7501	1-01869-0006	1-01889-0046	1-01253-0007
<b>Condominium Section</b>	0533-R1			
<b>Address</b>	317 WEST 95 STREET	251 WEST 97 STREET	329 WEST 101 STREET	321 WEST 94 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	30	53	36	30
<b>Year Built</b>	1902	1910	1921	1930
<b>Gross SqFt</b>	32,905	35,886	23,244	30,960
<b>Estimated Gross Income</b>	\$908,836	\$1,033,827	\$641,934	\$751,316
<b>Gross Income per SqFt</b>	\$27.62	\$28.81	\$27.62	\$24.27
<b>Estimated Expense</b>	\$325,760	\$351,501	\$230,112	\$285,500
<b>Expense SqFt</b>	\$9.90	\$9.79	\$9.90	\$9.22
<b>Net Operating Income</b>	\$583,076	\$682,326	\$411,822	\$465,816
<b>Full Market Value</b>	\$4,402,000	\$5,152,000	\$3,109,000	\$3,484,000
<b>Market Value per SqFt</b>	\$133.78	\$143.57	\$133.75	\$112.53
<b>Distance from Condominium in miles</b>		0.15	0.31	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01253-7502	1-01240-0052	1-01220-0029	1-01221-0029
<b>Condominium Section</b>	0647-R1			
<b>Address</b>	222 RIVERSIDE DRIVE	2495 BROADWAY	60218 COLUMBUS AVENUE	620 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	104	146	170	238
<b>Year Built</b>	1989	2005	1986	1986
<b>Gross SqFt</b>	167,752	129,000	175,436	239,598
<b>Estimated Gross Income</b>	\$7,000,000	\$6,731,132	\$9,187,816	\$7,830,911
<b>Gross Income per SqFt</b>	\$41.73	\$52.18	\$52.37	\$32.68
<b>Estimated Expense</b>	\$1,790,000	\$1,855,185	\$1,944,621	\$2,474,109
<b>Expense SqFt</b>	\$10.67	\$14.38	\$11.08	\$10.33
<b>Net Operating Income</b>	\$5,210,000	\$4,875,947	\$7,243,195	\$5,356,802
<b>Full Market Value</b>	\$40,846,995	\$36,813,000	\$54,686,000	\$40,444,000
<b>Market Value per SqFt</b>	\$243.50	\$285.37	\$311.71	\$168.80
<b>Distance from Condominium in miles</b>		0.14	0.40	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01253-7503	1-01201-0034	1-01868-0061	
Condominium Section	1608-R1			
Address	230 RIVERSIDE DRIVE	275 CENTRAL PARK WEST	752 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	261	114	197	
Year Built	1931	1931	1931	
Gross SqFt	208,241	248,962	198,248	
Estimated Gross Income	\$6,588,745	\$8,297,029	\$5,936,259	
Gross Income per SqFt	\$31.64	\$33.33	\$29.94	
Estimated Expense	\$2,725,875	\$2,940,237	\$2,849,404	
Expense SqFt	\$13.09	\$11.81	\$14.37	
Net Operating Income	\$3,862,870	\$5,356,792	\$3,086,855	
Full Market Value	\$29,164,997	\$40,444,000	\$23,306,000	
Market Value per SqFt	\$140.05	\$162.45	\$117.56	
Distance from Condominium in miles		0.62	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01260-7502	1-00999-0054	1-00732-0058	1-00864-0028
Condominium Section	2085-R1			
Address	66 WEST 45 STREET	150 WEST 47 STREET	444 WEST 35 STREET	47 EAST 34 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	JAVITS CENTER	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	53	105	86	111
Year Built	2008	1979	1989	2007
Gross SqFt	70,916	66,182	64,449	106,153
Estimated Gross Income	\$2,477,096	\$2,311,635	\$2,367,740	\$4,800,000
Gross Income per SqFt	\$34.93	\$34.93	\$36.74	\$45.22
Estimated Expense	\$948,147	\$884,651	\$690,926	\$689,147
Expense SqFt	\$13.37	\$13.37	\$10.72	\$6.49
Net Operating Income	\$1,528,949	\$1,426,984	\$1,676,814	\$4,110,853
Full Market Value	\$11,544,001	\$10,774,000	\$12,660,000	\$31,037,000
Market Value per SqFt	\$162.78	\$162.79	\$196.43	\$292.38
Distance from Condominium in miles		0.20	0.85	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01263-7501	1-01318-0019	1-00881-0041	1-01062-0019
<b>Condominium Section</b>	1655-R1			
<b>Address</b>	16 WEST 48 STREET	245 EAST 44 STREET	344 3 AVENUE	410 WEST 53 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN EAST	GRAMERCY	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	152	182	185	220
<b>Year Built</b>	2005	1986	1997	1987
<b>Gross SqFt</b>	148,385	168,998	151,346	166,518
<b>Estimated Gross Income</b>	\$6,401,329	\$6,595,673	\$6,529,795	\$7,465,329
<b>Gross Income per SqFt</b>	\$43.14	\$39.03	\$43.14	\$44.83
<b>Estimated Expense</b>	\$995,663	\$2,109,109	\$1,015,977	\$2,399,398
<b>Expense SqFt</b>	\$6.71	\$12.48	\$6.71	\$14.41
<b>Net Operating Income</b>	\$5,405,666	\$4,486,564	\$5,513,818	\$5,065,931
<b>Full Market Value</b>	\$40,813,005	\$33,874,000	\$41,629,000	\$38,248,000
<b>Market Value per SqFt</b>	\$275.05	\$200.44	\$275.06	\$229.69
<b>Distance from Condominium in miles</b>		0.57	1.16	0.73

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01269-7501	1-01421-0021	1-01113-0001	1-01425-0005
<b>Condominium Section</b>	0090-R1			
<b>Address</b>	15 WEST 53 STREET	1261 2 AVENUE	45 WEST 60 STREET	211 EAST 70 STREET
<b>Neighborhood</b>	MIDTOWN WEST	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	248	339	325	273
<b>Year Built</b>	1982	1979	1981	1975
<b>Gross SqFt</b>	503,000	490,652	408,644	488,474
<b>Estimated Gross Income</b>	\$22,197,390	\$23,490,826	\$18,034,505	\$17,296,654
<b>Gross Income per SqFt</b>	\$44.13	\$47.88	\$44.13	\$35.41
<b>Estimated Expense</b>	\$5,588,330	\$7,136,235	\$4,541,672	\$5,298,630
<b>Expense SqFt</b>	\$11.11	\$14.54	\$11.11	\$10.85
<b>Net Operating Income</b>	\$16,609,060	\$16,354,591	\$13,492,833	\$11,998,024
<b>Full Market Value</b>	\$125,399,001	\$123,477,000	\$101,871,000	\$90,585,000
<b>Market Value per SqFt</b>	\$249.30	\$251.66	\$249.29	\$185.44
<b>Distance from Condominium in miles</b>		0.85	0.65	1.01

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01270-7501	1-01041-0038	1-01154-0206	1-01154-0202
<b>Condominium Section</b>	1599-R1			
<b>Address</b>	40 WEST 55 STREET	306 WEST 51 STREET	242 WEST 64 STREET	236 WEST 64 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	35	38	96	96
<b>Year Built</b>	1925	1945	1911	1911
<b>Gross SqFt</b>	44,350	25,482	42,102	42,102
<b>Estimated Gross Income</b>	\$1,450,245	\$872,776	\$1,360,500	\$1,376,900
<b>Gross Income per SqFt</b>	\$32.70	\$34.25	\$32.31	\$32.70
<b>Estimated Expense</b>	\$656,380	\$224,087	\$624,909	\$623,068
<b>Expense SqFt</b>	\$14.80	\$8.79	\$14.84	\$14.80
<b>Net Operating Income</b>	\$793,865	\$648,689	\$735,591	\$753,832
<b>Full Market Value</b>	\$5,993,999	\$4,898,000	\$5,554,000	\$5,691,000
<b>Market Value per SqFt</b>	\$135.15	\$192.21	\$131.92	\$135.17
<b>Distance from Condominium in miles</b>		0.55	0.94	0.94

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01271-7501	1-01338-0035	1-01036-0029	1-01344-0030
<b>Condominium Section</b>	0007-R2			
<b>Address</b>	1360 6 AVENUE	330 EAST 46 STREET	717 8 AVENUE	939 1 AVENUE
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	183	206	182	142
<b>Year Built</b>	1963	1961	1966	1962
<b>Gross SqFt</b>	141,738	133,828	126,778	146,072
<b>Estimated Gross Income</b>	\$5,332,184	\$5,130,420	\$4,769,073	\$4,557,169
<b>Gross Income per SqFt</b>	\$37.62	\$38.34	\$37.62	\$31.20
<b>Estimated Expense</b>	\$1,739,125	\$1,577,836	\$1,555,999	\$1,549,437
<b>Expense SqFt</b>	\$12.27	\$11.79	\$12.27	\$10.61
<b>Net Operating Income</b>	\$3,593,059	\$3,552,584	\$3,213,074	\$3,007,732
<b>Full Market Value</b>	\$27,127,997	\$26,822,000	\$24,259,000	\$22,708,000
<b>Market Value per SqFt</b>	\$191.40	\$200.42	\$191.35	\$155.46
<b>Distance from Condominium in miles</b>		0.84	0.72	0.71

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01272-7501	1-00999-0054	1-01007-0001	1-01076-0043
Condominium Section	2037-R1			
Address	33 WEST 56 STREET	150 WEST 47 STREET	841 7 AVENUE	520 WEST 48 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	47	105	59	109
Year Built	2008	1979	1923	2002
Gross SqFt	95,307	66,182	85,309	90,107
Estimated Gross Income	\$3,329,074	\$2,311,635	\$3,220,587	\$2,763,018
Gross Income per SqFt	\$34.93	\$34.93	\$37.75	\$30.66
Estimated Expense	\$1,274,255	\$884,651	\$933,970	\$939,426
Expense SqFt	\$13.37	\$13.37	\$10.95	\$10.43
Net Operating Income	\$2,054,819	\$1,426,984	\$2,286,617	\$1,823,592
Full Market Value	\$15,513,998	\$10,774,000	\$17,264,000	\$13,768,000
Market Value per SqFt	\$162.78	\$162.79	\$202.37	\$152.80
Distance from Condominium in miles		0.52	0.20	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01273-7501	1-01309-0050	1-01023-0061	1-01418-0045
Condominium Section	0141-R1			
Address	58 WEST 58 STREET	136 EAST 55 STREET	260 WEST 52 STREET	1081 3 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	168	200	217	116
Year Built	1969	1957	1987	1968
Gross SqFt	206,973	204,269	190,289	174,273
Estimated Gross Income	\$7,268,892	\$7,083,301	\$6,683,616	\$7,065,519
Gross Income per SqFt	\$35.12	\$34.68	\$35.12	\$40.54
Estimated Expense	\$2,109,055	\$2,004,200	\$1,938,249	\$2,125,127
Expense SqFt	\$10.19	\$9.81	\$10.19	\$12.19
Net Operating Income	\$5,159,837	\$5,079,101	\$4,745,367	\$4,940,392
Full Market Value	\$38,957,003	\$38,347,000	\$35,828,000	\$37,300,000
Market Value per SqFt	\$188.22	\$187.73	\$188.28	\$214.03
Distance from Condominium in miles		0.46	0.48	0.63

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01274-7502	1-01011-0025	1-01008-0026	1-01007-0001
Condominium Section	0702-R1			
Address	57 WEST 58 STREET	117 WEST 58 STREET	105 WEST 55 STREET	841 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	88	102	55	59
Year Built	1901	1900	1917	1923
Gross SqFt	68,219	66,173	54,838	85,309
Estimated Gross Income	\$2,480,443	\$2,406,142	\$1,932,719	\$3,220,587
Gross Income per SqFt	\$36.36	\$36.36	\$35.24	\$37.75
Estimated Expense	\$719,028	\$697,781	\$579,816	\$933,970
Expense SqFt	\$10.54	\$10.54	\$10.57	\$10.95
Net Operating Income	\$1,761,415	\$1,708,361	\$1,352,903	\$2,286,617
Full Market Value	\$13,299,002	\$12,898,000	\$10,214,000	\$17,264,000
Market Value per SqFt	\$194.95	\$194.91	\$186.26	\$202.37
Distance from Condominium in miles		0.16	0.22	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01274-7503	1-01010-0046	1-01439-0042	
Condominium Section	1150-R1			
Address	50 CENTRAL PARK SOUTH	134 WEST 58 STREET	320 EAST 65 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	11	121	71	
Year Built	1931	1930	1930	
Gross SqFt	84,843	61,791	58,325	
Estimated Gross Income	\$3,430,202	\$2,581,593	\$2,279,236	
Gross Income per SqFt	\$40.43	\$41.78	\$39.08	
Estimated Expense	\$852,672	\$722,846	\$489,859	
Expense SqFt	\$10.05	\$11.70	\$8.40	
Net Operating Income	\$2,577,530	\$1,858,747	\$1,789,377	
Full Market Value	\$19,459,999	\$10,960,000	\$13,510,000	
Market Value per SqFt	\$229.36	\$177.37	\$231.63	
Distance from Condominium in miles		0.17	0.77	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01274-7504	1-01152-0013	1-01465-0001	
Condominium Section	1508-R1			
Address	768 5 AVENUE	229 WEST 60 STREET	1306 1 AVENUE	
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	164	302	429	
Year Built	1907	2007	1979	
Gross SqFt	395,521	288,000	357,785	
Estimated Gross Income	\$17,731,206	\$13,161,562	\$15,724,048	
Gross Income per SqFt	\$44.83	\$45.70	\$43.95	
Estimated Expense	\$4,789,759	\$3,553,622	\$4,245,493	
Expense SqFt	\$12.11	\$12.34	\$11.87	
Net Operating Income	\$12,941,447	\$9,607,940	\$11,478,555	
Full Market Value	\$97,707,989	\$72,540,000	\$86,663,000	
Market Value per SqFt	\$247.04	\$251.88	\$242.22	
Distance from Condominium in miles		0.84	1.03	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01279-7501	1-00886-0041	1-00885-0066	
Condominium Section	1961-R1			
Address	5 EAST 44 STREET	155 EAST 30 STREET	151 LEXINGTON AVENUE	
Neighborhood	MIDTOWN CBD	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	23	24	53	
Year Built	2007	1925	1945	
Gross SqFt	26,026	13,000	28,240	
Estimated Gross Income	\$1,191,470	\$623,644	\$1,230,574	
Gross Income per SqFt	\$45.78	\$47.97	\$43.58	
Estimated Expense	\$336,256	\$168,384	\$363,729	
Expense SqFt	\$12.92	\$12.95	\$12.88	
Net Operating Income	\$855,214	\$455,260	\$866,845	
Full Market Value	\$6,457,001	\$3,437,000	\$6,545,000	
Market Value per SqFt	\$248.10	\$264.38	\$231.76	
Distance from Condominium in miles		0.75	0.79	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01287-7501	1-01467-0021	1-01533-0001	
Condominium Section	0013-R1			
Address	641 5 AVENUE	1365 YORK AVENUE	201 EAST 87 STREET	
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	226	499	419	
Year Built	1973	1977	1975	
Gross SqFt	477,801	492,654	510,307	
Estimated Gross Income	\$20,292,208	\$22,166,040	\$20,383,191	
Gross Income per SqFt	\$42.47	\$44.99	\$39.94	
Estimated Expense	\$5,848,284	\$6,545,145	\$5,707,293	
Expense SqFt	\$12.24	\$13.29	\$11.18	
Net Operating Income	\$14,443,924	\$15,620,895	\$14,675,898	
Full Market Value	\$109,051,991	\$117,938,000	\$110,803,000	
Market Value per SqFt	\$228.24	\$239.39	\$217.13	
Distance from Condominium in miles		1.25	1.86	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01290-7501	1-00864-0028	1-01460-0047	1-01311-0028
Condominium Section	1456-R1			
Address	60 EAST 55 STREET	47 EAST 34 STREET	400 EAST 66 STREET	141 EAST 56 STREET
Neighborhood	MIDTOWN CBD	MURRAY HILL	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	74	111	129	115
Year Built	2003	2007	1999	1940
Gross SqFt	115,852	106,153	138,500	107,485
Estimated Gross Income	\$4,440,607	\$4,800,000	\$5,767,488	\$4,120,417
Gross Income per SqFt	\$38.33	\$45.22	\$41.64	\$38.33
Estimated Expense	\$1,295,225	\$689,147	\$1,614,897	\$1,201,270
Expense SqFt	\$11.18	\$6.49	\$11.66	\$11.18
Net Operating Income	\$3,145,382	\$4,110,853	\$4,152,591	\$2,919,147
Full Market Value	\$23,748,007	\$31,037,000	\$31,352,000	\$22,040,000
Market Value per SqFt	\$204.99	\$292.38	\$226.37	\$205.05
Distance from Condominium in miles		0.98	0.81	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01292-7501	1-01484-0026	1-01139-0001	
Condominium Section	0086-R1			
Address	721 5 AVENUE	530 EAST 73 STREET	145 WEST 67 STREET	
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	244	414	453	
Year Built	1983	1986	1986	
Gross SqFt	499,668	583,731	568,001	
Estimated Gross Income	\$21,140,953	\$25,840,140	\$22,913,931	
Gross Income per SqFt	\$42.31	\$44.27	\$40.34	
Estimated Expense	\$5,566,302	\$6,976,838	\$5,859,359	
Expense SqFt	\$11.14	\$11.95	\$10.32	
Net Operating Income	\$15,574,651	\$18,863,302	\$17,054,572	
Full Market Value	\$117,588,972	\$142,418,000	\$128,762,000	
Market Value per SqFt	\$235.33	\$243.98	\$226.69	
Distance from Condominium in miles		1.15	1.03	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01294-7501	1-01418-0045	1-01318-0019	1-01023-0061
Condominium Section	0144-R1			
Address	500 PARK AVENUE	1081 3 AVENUE	245 EAST 44 STREET	260 WEST 52 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	56	116	182	217
Year Built	1982	1968	1986	1987
Gross SqFt	176,494	174,273	168,998	190,289
Estimated Gross Income	\$6,888,561	\$7,065,519	\$6,595,673	\$6,683,616
Gross Income per SqFt	\$39.03	\$40.54	\$39.03	\$35.12
Estimated Expense	\$2,202,645	\$2,125,127	\$2,109,109	\$1,938,249
Expense SqFt	\$12.48	\$12.19	\$12.48	\$10.19
Net Operating Income	\$4,685,916	\$4,940,392	\$4,486,564	\$4,745,367
Full Market Value	\$35,378,994	\$37,300,000	\$33,874,000	\$35,828,000
Market Value per SqFt	\$200.45	\$214.03	\$200.44	\$188.28
Distance from Condominium in miles		0.40	0.76	0.71

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01303-7501	1-01318-0019	1-01023-0061	1-00889-0039
Condominium Section	0305-R1			
Address	145 EAST 48 STREET	245 EAST 44 STREET	260 WEST 52 STREET	166 EAST 34 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN WEST	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	207	182	217	223
Year Built	1985	1986	1987	1975
Gross SqFt	185,540	168,998	190,289	182,767
Estimated Gross Income	\$7,241,626	\$6,595,673	\$6,683,616	\$7,791,808
Gross Income per SqFt	\$39.03	\$39.03	\$35.12	\$42.63
Estimated Expense	\$2,315,539	\$2,109,109	\$1,938,249	\$2,120,467
Expense SqFt	\$12.48	\$12.48	\$10.19	\$11.60
Net Operating Income	\$4,926,087	\$4,486,564	\$4,745,367	\$5,671,341
Full Market Value	\$37,192,003	\$33,874,000	\$35,828,000	\$42,819,000
Market Value per SqFt	\$200.45	\$200.44	\$188.28	\$234.28
Distance from Condominium in miles		0.23	0.82	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01309-7502	1-01338-0035	1-01343-0049	1-01311-0028
Condominium Section	0420-R1			
Address	135 EAST 54 STREET	330 EAST 46 STREET	956 2 AVENUE	141 EAST 56 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	145	206	121	115
Year Built	1951	1961	1959	1940
Gross SqFt	132,205	133,828	115,860	107,485
Estimated Gross Income	\$5,067,418	\$5,130,420	\$3,914,387	\$4,120,417
Gross Income per SqFt	\$38.33	\$38.34	\$33.79	\$38.33
Estimated Expense	\$1,478,052	\$1,577,836	\$1,396,513	\$1,201,270
Expense SqFt	\$11.18	\$11.79	\$12.05	\$11.18
Net Operating Income	\$3,589,366	\$3,552,584	\$2,517,874	\$2,919,147
Full Market Value	\$27,099,995	\$26,822,000	\$19,010,000	\$22,040,000
Market Value per SqFt	\$204.98	\$200.42	\$164.08	\$205.05
Distance from Condominium in miles		0.56	0.40	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01310-7501	1-01437-0041	1-01343-0005	1-01439-0046
Condominium Section	0030-R1			
Address	141 EAST 55 STREET	330 EAST 63 STREET	307 EAST 50 STREET	310 EAST 65 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	87	90	111	88
Year Built	1956	1949	1962	1965
Gross SqFt	70,773	70,992	71,137	76,500
Estimated Gross Income	\$2,285,892	\$2,280,464	\$2,254,523	\$2,256,583
Gross Income per SqFt	\$32.30	\$32.12	\$31.69	\$29.50
Estimated Expense	\$762,225	\$711,786	\$765,815	\$767,238
Expense SqFt	\$10.77	\$10.03	\$10.77	\$10.03
Net Operating Income	\$1,523,667	\$1,568,678	\$1,488,708	\$1,489,345
Full Market Value	\$11,504,002	\$11,844,000	\$11,240,000	\$11,245,000
Market Value per SqFt	\$162.55	\$166.84	\$158.00	\$146.99
Distance from Condominium in miles		0.44	0.35	0.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01310-7502	1-01338-0035	1-00866-0035	1-01344-0030
Condominium Section	0199-R1			
Address	667 LEXINGTON AVENUE	330 EAST 46 STREET	40 PARK AVENUE	939 1 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	156	206	160	142
Year Built	1956	1961	1950	1962
Gross SqFt	141,440	133,828	153,398	146,072
Estimated Gross Income	\$5,003,798	\$5,130,420	\$5,386,425	\$4,557,169
Gross Income per SqFt	\$35.38	\$38.34	\$35.11	\$31.20
Estimated Expense	\$1,575,642	\$1,577,836	\$1,708,857	\$1,549,437
Expense SqFt	\$11.14	\$11.79	\$11.14	\$10.61
Net Operating Income	\$3,428,156	\$3,552,584	\$3,677,568	\$3,007,732
Full Market Value	\$25,882,994	\$26,822,000	\$27,766,000	\$22,708,000
Market Value per SqFt	\$183.00	\$200.42	\$181.01	\$155.46
Distance from Condominium in miles		0.55	0.96	0.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01310-7503	1-01437-0041	1-01343-0005	1-01439-0046
<b>Condominium Section</b>	0289-R1			
<b>Address</b>	150 EAST 56 STREET	330 EAST 63 STREET	307 EAST 50 STREET	310 EAST 65 STREET
<b>Neighborhood</b>	MIDTOWN CBD	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	75	90	111	88
<b>Year Built</b>	1956	1949	1962	1965
<b>Gross SqFt</b>	65,658	70,992	71,137	76,500
<b>Estimated Gross Income</b>	\$2,080,702	\$2,280,464	\$2,254,523	\$2,256,583
<b>Gross Income per SqFt</b>	\$31.69	\$32.12	\$31.69	\$29.50
<b>Estimated Expense</b>	\$707,137	\$711,786	\$765,815	\$767,238
<b>Expense SqFt</b>	\$10.77	\$10.03	\$10.77	\$10.03
<b>Net Operating Income</b>	\$1,373,565	\$1,568,678	\$1,488,708	\$1,489,345
<b>Full Market Value</b>	\$10,369,999	\$11,844,000	\$11,240,000	\$11,245,000
<b>Market Value per SqFt</b>	\$157.94	\$166.84	\$158.00	\$146.99
<b>Distance from Condominium in miles</b>		0.44	0.35	0.52

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01312-7501	1-01044-0029	1-01332-0029	1-01298-0041
<b>Condominium Section</b>	0016-R1			
<b>Address</b>	117 EAST 57 STREET	891 8 AVENUE	240 EAST 59 STREET	150 EAST 44 STREET
<b>Neighborhood</b>	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN EAST	MIDTOWN CBD
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	236	272	167	362
<b>Year Built</b>	1975	1979	1983	2000
<b>Gross SqFt</b>	364,872	348,082	324,212	352,725
<b>Estimated Gross Income</b>	\$14,135,141	\$13,686,911	\$12,559,227	\$13,016,812
<b>Gross Income per SqFt</b>	\$38.74	\$39.32	\$38.74	\$36.90
<b>Estimated Expense</b>	\$4,097,513	\$3,832,335	\$3,642,176	\$3,559,303
<b>Expense SqFt</b>	\$11.23	\$11.01	\$11.23	\$10.09
<b>Net Operating Income</b>	\$10,037,628	\$9,854,576	\$8,917,051	\$9,457,509
<b>Full Market Value</b>	\$75,784,001	\$42,713,000	\$67,324,000	\$71,404,000
<b>Market Value per SqFt</b>	\$207.70	\$122.71	\$207.65	\$202.44
<b>Distance from Condominium in miles</b>		0.88	0.21	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01312-7502	1-01375-0037	1-01422-0048	1-01022-0061
Condominium Section	0756-R1			
Address	465 PARK AVENUE	530 PARK AVENUE	210 EAST 68 STREET	834 8 AVENUE
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	120	187	217	285
Year Built	1926	1941	1929	1925
Gross SqFt	221,819	190,227	243,802	215,099
Estimated Gross Income	\$8,699,741	\$5,724,200	\$10,340,975	\$8,436,298
Gross Income per SqFt	\$39.22	\$30.09	\$42.42	\$39.22
Estimated Expense	\$2,522,082	\$2,174,860	\$2,895,473	\$2,446,526
Expense SqFt	\$11.37	\$11.43	\$11.88	\$11.37
Net Operating Income	\$6,177,659	\$3,549,340	\$7,445,502	\$5,989,772
Full Market Value	\$48,365,000	\$26,798,000	\$56,214,000	\$22,869,000
Market Value per SqFt	\$218.04	\$140.87	\$230.57	\$106.32
Distance from Condominium in miles		0.18	0.53	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01313-7501	1-01465-0001	1-01416-0002	1-01332-0029
Condominium Section	1350-R1			
Address	151 EAST 58 STREET	1306 1 AVENUE	1033 3 AVENUE	240 EAST 59 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	105	429	133	167
Year Built	2001	1979	1967	1983
Gross SqFt	365,000	357,785	241,274	324,212
Estimated Gross Income	\$15,713,250	\$15,724,048	\$10,385,932	\$12,559,227
Gross Income per SqFt	\$43.05	\$43.95	\$43.05	\$38.74
Estimated Expense	\$4,562,500	\$4,245,493	\$3,014,906	\$3,642,176
Expense SqFt	\$12.50	\$11.87	\$12.50	\$11.23
Net Operating Income	\$11,150,750	\$11,478,555	\$7,371,026	\$8,917,051
Full Market Value	\$84,188,002	\$86,663,000	\$55,651,000	\$67,324,000
Market Value per SqFt	\$230.65	\$242.22	\$230.65	\$207.65
Distance from Condominium in miles		0.71	0.19	0.11

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01314-7501	1-01298-0041	1-00913-0001	1-00939-0001
Condominium Section	0319-R1			
Address	235 EAST 40 STREET	150 EAST 44 STREET	471 3 AVENUE	604 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MURRAY HILL	KIPS BAY
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	364	362	311	370
Year Built	1986	2000	1972	1974
Gross SqFt	351,161	352,725	351,560	366,200
Estimated Gross Income	\$12,957,841	\$13,016,812	\$12,585,043	\$15,261,498
Gross Income per SqFt	\$36.90	\$36.90	\$35.80	\$41.68
Estimated Expense	\$3,543,214	\$3,559,303	\$2,760,946	\$4,101,241
Expense SqFt	\$10.09	\$10.09	\$7.85	\$11.20
Net Operating Income	\$9,414,627	\$9,457,509	\$9,824,097	\$11,160,257
Full Market Value	\$71,080,998	\$71,404,000	\$74,172,000	\$84,260,000
Market Value per SqFt	\$202.42	\$202.44	\$210.98	\$230.09
Distance from Condominium in miles		0.19	0.39	0.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01319-7501	1-01343-0005	1-01343-0036	1-01320-0018
Condominium Section	0482-R1			
Address	240 EAST 46 STREET	307 EAST 50 STREET	340 EAST 51 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	100	111	116	63
Year Built	1970	1962	1965	1938
Gross SqFt	60,900	71,137	88,658	49,914
Estimated Gross Income	\$2,061,465	\$2,254,523	\$3,045,014	\$1,689,642
Gross Income per SqFt	\$33.85	\$31.69	\$34.35	\$33.85
Estimated Expense	\$800,226	\$765,815	\$857,012	\$655,676
Expense SqFt	\$13.14	\$10.77	\$9.67	\$13.14
Net Operating Income	\$1,261,239	\$1,488,708	\$2,188,002	\$1,033,966
Full Market Value	\$9,522,006	\$11,240,000	\$16,519,000	\$7,806,000
Market Value per SqFt	\$156.35	\$158.00	\$186.32	\$156.39
Distance from Condominium in miles		0.28	0.28	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01319-7502	1-00916-0035	1-01344-0020	1-00940-0017
<b>Condominium Section</b>	1614-R1			
<b>Address</b>	845 2 AVENUE	655 2 AVENUE	347 EAST 51 STREET	327 EAST 34 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	18	23	22	29
<b>Year Built</b>	2001	1982	1950	1920
<b>Gross SqFt</b>	11,861	14,463	11,130	21,000
<b>Estimated Gross Income</b>	\$452,260	\$602,315	\$424,412	\$739,532
<b>Gross Income per SqFt</b>	\$38.13	\$41.65	\$38.13	\$35.22
<b>Estimated Expense</b>	\$147,551	\$161,074	\$138,503	\$256,725
<b>Expense SqFt</b>	\$12.44	\$11.14	\$12.44	\$12.23
<b>Net Operating Income</b>	\$304,709	\$441,241	\$285,909	\$482,807
<b>Full Market Value</b>	\$2,301,001	\$2,722,000	\$2,159,000	\$3,645,000
<b>Market Value per SqFt</b>	\$194.00	\$188.20	\$193.98	\$173.57
<b>Distance from Condominium in miles</b>		0.49	0.33	0.56

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01320-7501	1-01298-0041	1-01044-0029	1-01332-0029
<b>Condominium Section</b>	0085-R1			
<b>Address</b>	238 EAST 47 STREET	150 EAST 44 STREET	891 8 AVENUE	240 EAST 59 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	231	362	272	167
<b>Year Built</b>	1982	2000	1979	1983
<b>Gross SqFt</b>	350,000	352,725	348,082	324,212
<b>Estimated Gross Income</b>	\$13,559,000	\$13,016,812	\$13,686,911	\$12,559,227
<b>Gross Income per SqFt</b>	\$38.74	\$36.90	\$39.32	\$38.74
<b>Estimated Expense</b>	\$3,930,500	\$3,559,303	\$3,832,335	\$3,642,176
<b>Expense SqFt</b>	\$11.23	\$10.09	\$11.01	\$11.23
<b>Net Operating Income</b>	\$9,628,500	\$9,457,509	\$9,854,576	\$8,917,051
<b>Full Market Value</b>	\$72,695,038	\$71,404,000	\$42,713,000	\$67,324,000
<b>Market Value per SqFt</b>	\$207.70	\$202.44	\$122.71	\$207.65
<b>Distance from Condominium in miles</b>		0.19	1.12	0.60

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7502	1-00911-0064	1-01343-0036	1-01320-0018
Condominium Section	0238-R1			
Address	216 EAST 47 STREET	443 3 AVENUE	340 EAST 51 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	48	73	116	63
Year Built	1985	1980	1965	1938
Gross SqFt	77,029	64,245	88,658	49,914
Estimated Gross Income	\$2,645,946	\$2,541,072	\$3,045,014	\$1,689,642
Gross Income per SqFt	\$34.35	\$39.55	\$34.35	\$33.85
Estimated Expense	\$744,870	\$602,280	\$857,012	\$655,676
Expense SqFt	\$9.67	\$9.37	\$9.67	\$13.14
Net Operating Income	\$1,901,076	\$1,938,792	\$2,188,002	\$1,033,966
Full Market Value	\$14,353,001	\$6,389,000	\$16,519,000	\$7,806,000
Market Value per SqFt	\$186.33	\$99.45	\$186.32	\$156.39
Distance from Condominium in miles		0.79	0.24	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7503	1-01343-0005	1-01321-0034	1-01320-0018
Condominium Section	0240-R1			
Address	210 EAST 47 STREET	307 EAST 50 STREET	230 EAST 48 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	92	111	68	63
Year Built	1957	1962	1928	1938
Gross SqFt	63,927	71,137	68,564	49,914
Estimated Gross Income	\$2,025,847	\$2,254,523	\$2,114,218	\$1,689,642
Gross Income per SqFt	\$31.69	\$31.69	\$30.84	\$33.85
Estimated Expense	\$688,494	\$765,815	\$830,978	\$655,676
Expense SqFt	\$10.77	\$10.77	\$12.12	\$13.14
Net Operating Income	\$1,337,353	\$1,488,708	\$1,283,240	\$1,033,966
Full Market Value	\$10,097,017	\$11,240,000	\$9,688,000	\$7,806,000
Market Value per SqFt	\$157.95	\$158.00	\$141.30	\$156.39
Distance from Condominium in miles		0.24	0.05	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7504	1-01343-0036	1-01319-0029	1-01343-0005
Condominium Section	0451-R1			
Address	225 EAST 46 STREET	340 EAST 51 STREET	847 2 AVENUE	307 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	129	116	92	111
Year Built	1956	1965	1939	1962
Gross SqFt	81,745	88,658	70,592	71,137
Estimated Gross Income	\$2,715,569	\$3,045,014	\$2,345,181	\$2,254,523
Gross Income per SqFt	\$33.22	\$34.35	\$33.22	\$31.69
Estimated Expense	\$923,719	\$857,012	\$797,362	\$765,815
Expense SqFt	\$11.30	\$9.67	\$11.30	\$10.77
Net Operating Income	\$1,791,850	\$2,188,002	\$1,547,819	\$1,488,708
Full Market Value	\$13,529,004	\$16,519,000	\$11,686,000	\$11,240,000
Market Value per SqFt	\$165.50	\$186.32	\$165.54	\$158.00
Distance from Condominium in miles		0.24	0.05	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7505	1-01418-0045	1-01318-0019	1-01342-0012
Condominium Section	0620-R1			
Address	236 EAST 47 STREET	1081 3 AVENUE	245 EAST 44 STREET	333 EAST 49 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	173	116	182	204
Year Built	1988	1968	1986	1965
Gross SqFt	164,753	174,273	168,998	177,380
Estimated Gross Income	\$6,430,310	\$7,065,519	\$6,595,673	\$6,154,133
Gross Income per SqFt	\$39.03	\$40.54	\$39.03	\$34.69
Estimated Expense	\$2,056,117	\$2,125,127	\$2,109,109	\$1,886,894
Expense SqFt	\$12.48	\$12.19	\$12.48	\$10.64
Net Operating Income	\$4,374,193	\$4,940,392	\$4,486,564	\$4,267,239
Full Market Value	\$33,025,005	\$37,300,000	\$33,874,000	\$32,218,000
Market Value per SqFt	\$200.45	\$214.03	\$200.44	\$181.63
Distance from Condominium in miles		0.84	0.10	0.20

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7506	1-01318-0022	1-01338-0040	1-01349-0014
Condominium Section	1828-R1			
Address	211 EAST 46 STREET	825 2 AVENUE	314 EAST 46 STREET	333 EAST 56 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	261	249	250	228
Year Built	1979	1964	1981	1982
Gross SqFt	207,246	210,810	253,256	239,874
Estimated Gross Income	\$8,921,940	\$9,074,812	\$10,906,643	\$10,257,897
Gross Income per SqFt	\$43.05	\$43.05	\$43.07	\$42.76
Estimated Expense	\$2,372,967	\$2,413,472	\$3,605,760	\$3,118,751
Expense SqFt	\$11.45	\$11.45	\$14.24	\$13.00
Net Operating Income	\$6,548,973	\$6,661,340	\$7,300,883	\$7,139,146
Full Market Value	\$49,445,003	\$50,293,000	\$55,122,000	\$53,901,000
Market Value per SqFt	\$238.58	\$238.57	\$217.65	\$224.71
Distance from Condominium in miles		0.10	0.15	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01322-7501	1-01342-0012	1-01312-0033	1-01349-0049
Condominium Section	0201-R1			
Address	249 EAST 48 STREET	333 EAST 49 STREET	157 EAST 57 STREET	1076 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	162	204	118	166
Year Built	1959	1965	1960	1948
Gross SqFt	170,631	177,380	173,168	180,000
Estimated Gross Income	\$5,919,189	\$6,154,133	\$5,074,038	\$6,417,229
Gross Income per SqFt	\$34.69	\$34.69	\$29.30	\$35.65
Estimated Expense	\$1,815,514	\$1,886,894	\$1,241,763	\$1,925,169
Expense SqFt	\$10.64	\$10.64	\$7.17	\$10.70
Net Operating Income	\$4,103,675	\$4,267,239	\$3,832,275	\$4,492,060
Full Market Value	\$30,983,003	\$32,218,000	\$28,934,000	\$33,915,000
Market Value per SqFt	\$181.58	\$181.63	\$167.09	\$188.42
Distance from Condominium in miles		0.15	0.46	0.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01322-7502	1-00887-0023	1-01460-0047	1-00864-0028
<b>Condominium Section</b>	2055-R1			
<b>Address</b>	250 EAST 49 STREET	184 LEXINGTON AVENUE	400 EAST 66 STREET	47 EAST 34 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MURRAY HILL	UPPER EAST SIDE (59-79)	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	77	100	129	111
<b>Year Built</b>	2006	1984	1999	2007
<b>Gross SqFt</b>	105,668	97,414	138,500	106,153
<b>Estimated Gross Income</b>	\$4,400,016	\$4,161,240	\$5,767,488	\$4,800,000
<b>Gross Income per SqFt</b>	\$41.64	\$42.72	\$41.64	\$45.22
<b>Estimated Expense</b>	\$1,232,089	\$1,165,147	\$1,614,897	\$689,147
<b>Expense SqFt</b>	\$11.66	\$11.96	\$11.66	\$6.49
<b>Net Operating Income</b>	\$3,167,927	\$2,996,093	\$4,152,591	\$4,110,853
<b>Full Market Value</b>	\$23,917,991	\$22,621,000	\$31,352,000	\$31,037,000
<b>Market Value per SqFt</b>	\$226.35	\$232.22	\$226.37	\$292.38
<b>Distance from Condominium in miles</b>		0.87	0.89	0.76

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01323-7501	1-01318-0019	1-01023-0061	1-01342-0012
<b>Condominium Section</b>	0185-R1			
<b>Address</b>	255 EAST 49 STREET	245 EAST 44 STREET	260 WEST 52 STREET	333 EAST 49 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	174	182	217	204
<b>Year Built</b>	1985	1986	1987	1965
<b>Gross SqFt</b>	193,134	168,998	190,289	177,380
<b>Estimated Gross Income</b>	\$6,782,866	\$6,595,673	\$6,683,616	\$6,154,133
<b>Gross Income per SqFt</b>	\$35.12	\$39.03	\$35.12	\$34.69
<b>Estimated Expense</b>	\$1,968,035	\$2,109,109	\$1,938,249	\$1,886,894
<b>Expense SqFt</b>	\$10.19	\$12.48	\$10.19	\$10.64
<b>Net Operating Income</b>	\$4,814,831	\$4,486,564	\$4,745,367	\$4,267,239
<b>Full Market Value</b>	\$36,352,013	\$33,874,000	\$35,828,000	\$32,218,000
<b>Market Value per SqFt</b>	\$188.22	\$200.44	\$188.28	\$181.63
<b>Distance from Condominium in miles</b>		0.25	0.93	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-7501	1-01344-0020	1-01324-0014	1-01342-0045
Condominium Section	0518-R1			
Address	245 EAST 50 STREET	347 EAST 51 STREET	231 EAST 50 STREET	320 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	16	22	22	36
Year Built	1980	1950	1950	1960
Gross SqFt	19,082	11,130	14,579	23,442
Estimated Gross Income	\$688,669	\$424,412	\$526,134	\$753,433
Gross Income per SqFt	\$36.09	\$38.13	\$36.09	\$32.14
Estimated Expense	\$199,789	\$138,503	\$152,579	\$195,886
Expense SqFt	\$10.47	\$12.44	\$10.47	\$8.36
Net Operating Income	\$488,880	\$285,909	\$373,555	\$557,547
Full Market Value	\$3,690,999	\$2,159,000	\$2,820,000	\$4,209,000
Market Value per SqFt	\$193.43	\$193.98	\$193.43	\$179.55
Distance from Condominium in miles		0.15	0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7501	1-01324-0042	1-01439-0023	1-01344-0033
Condominium Section	0227-R1			
Address	226 EAST 52 STREET	214 EAST 51 STREET	1185 1 AVENUE	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	25	65	61	67
Year Built	1984	1927	1996	1941
Gross SqFt	46,800	28,458	50,225	51,338
Estimated Gross Income	\$1,763,892	\$1,211,345	\$1,892,758	\$1,627,413
Gross Income per SqFt	\$37.69	\$42.57	\$37.69	\$31.70
Estimated Expense	\$409,032	\$350,718	\$438,805	\$492,389
Expense SqFt	\$8.74	\$12.32	\$8.74	\$9.59
Net Operating Income	\$1,354,860	\$860,627	\$1,453,953	\$1,135,024
Full Market Value	\$10,229,000	\$6,498,000	\$10,977,000	\$8,569,000
Market Value per SqFt	\$218.57	\$228.34	\$218.56	\$166.91
Distance from Condominium in miles		0.05	0.66	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7502	1-01382-0045	1-01344-0036	1-01347-0034
Condominium Section	0424-R1			
Address	230 EAST 52 STREET	40 EAST 68 STREET	330 EAST 52 STREET	342 EAST 55 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	27	22	41	26
Year Built	1901	1910	1927	1930
Gross SqFt	15,410	16,039	28,570	13,000
Estimated Gross Income	\$523,786	\$556,191	\$971,010	\$437,527
Gross Income per SqFt	\$33.99	\$34.68	\$33.99	\$33.66
Estimated Expense	\$130,369	\$195,548	\$241,811	\$148,759
Expense SqFt	\$8.46	\$12.19	\$8.46	\$11.44
Net Operating Income	\$393,417	\$360,643	\$729,199	\$288,768
Full Market Value	\$2,969,996	\$2,723,000	\$5,505,000	\$1,980,000
Market Value per SqFt	\$192.73	\$169.77	\$192.68	\$152.31
Distance from Condominium in miles		0.85	0.14	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7503	1-01343-0005	1-01344-0041	1-01437-0041
Condominium Section	1931-R1			
Address	209 EAST 51 STREET	307 EAST 50 STREET	320 EAST 52 STREET	330 EAST 63 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	73	111	87	90
Year Built	1958	1962	1960	1949
Gross SqFt	65,985	71,137	88,300	70,992
Estimated Gross Income	\$2,091,065	\$2,254,523	\$2,408,012	\$2,280,464
Gross Income per SqFt	\$31.69	\$31.69	\$27.27	\$32.12
Estimated Expense	\$710,658	\$765,815	\$915,045	\$711,786
Expense SqFt	\$10.77	\$10.77	\$10.36	\$10.03
Net Operating Income	\$1,380,407	\$1,488,708	\$1,492,967	\$1,568,678
Full Market Value	\$10,421,997	\$11,240,000	\$11,272,000	\$11,844,000
Market Value per SqFt	\$157.94	\$158.00	\$127.66	\$166.84
Distance from Condominium in miles		0.15	0.14	0.57

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7504	1-01344-0020	1-01390-0009	1-01344-0036
Condominium Section	2240-R1			
Address	214 EAST 52 STREET	347 EAST 51 STREET	7 EAST 75 STREET	330 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	22	20	41
Year Built	1900	1950	1910	1927
Gross SqFt	17,216	11,130	13,580	28,570
Estimated Gross Income	\$617,538	\$424,412	\$487,168	\$971,010
Gross Income per SqFt	\$35.87	\$38.13	\$35.87	\$33.99
Estimated Expense	\$179,046	\$138,503	\$141,279	\$241,811
Expense SqFt	\$10.40	\$12.44	\$10.40	\$8.46
Net Operating Income	\$438,492	\$285,909	\$345,889	\$729,199
Full Market Value	\$3,311,001	\$2,159,000	\$2,611,000	\$5,505,000
Market Value per SqFt	\$192.32	\$193.98	\$192.27	\$192.68
Distance from Condominium in miles		0.14	1.26	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01326-7501	1-01418-0045	1-01318-0019	
Condominium Section	1840-R1			
Address	250 EAST 53 STREET	1081 3 AVENUE	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	135	116	182	
Year Built	2006	1968	1986	
Gross SqFt	197,233	174,273	168,998	
Estimated Gross Income	\$7,847,901	\$7,065,519	\$6,595,673	
Gross Income per SqFt	\$39.79	\$40.54	\$39.03	
Estimated Expense	\$2,433,855	\$2,125,127	\$2,109,109	
Expense SqFt	\$12.34	\$12.19	\$12.48	
Net Operating Income	\$5,414,046	\$4,940,392	\$4,486,564	
Full Market Value	\$40,876,001	\$37,300,000	\$33,874,000	
Market Value per SqFt	\$207.25	\$214.03	\$200.44	
Distance from Condominium in miles		0.54	0.40	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01327-7501	1-01343-0049	1-01338-0035	1-01343-0036
Condominium Section	0795-R1			
Address	211 EAST 53 STREET	956 2 AVENUE	330 EAST 46 STREET	340 EAST 51 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	146	121	206	116
Year Built	1957	1959	1961	1965
Gross SqFt	126,021	115,860	133,828	88,658
Estimated Gross Income	\$4,328,821	\$3,914,387	\$5,130,420	\$3,045,014
Gross Income per SqFt	\$34.35	\$33.79	\$38.34	\$34.35
Estimated Expense	\$1,218,623	\$1,396,513	\$1,577,836	\$857,012
Expense SqFt	\$9.67	\$12.05	\$11.79	\$9.67
Net Operating Income	\$3,110,198	\$2,517,874	\$3,552,584	\$2,188,002
Full Market Value	\$24,161,000	\$19,010,000	\$26,822,000	\$16,519,000
Market Value per SqFt	\$191.72	\$164.08	\$200.42	\$186.32
Distance from Condominium in miles		0.20	0.42	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01327-7502	1-01349-0014	1-01338-0040	1-01416-0002
Condominium Section	0896-R1			
Address	250 EAST 54 STREET	333 EAST 56 STREET	314 EAST 46 STREET	1033 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	175	228	250	133
Year Built	1990	1982	1981	1967
Gross SqFt	237,531	239,874	253,256	241,274
Estimated Gross Income	\$10,225,710	\$10,257,897	\$10,906,643	\$10,385,932
Gross Income per SqFt	\$43.05	\$42.76	\$43.07	\$43.05
Estimated Expense	\$2,969,138	\$3,118,751	\$3,605,760	\$3,014,906
Expense SqFt	\$12.50	\$13.00	\$14.24	\$12.50
Net Operating Income	\$7,256,572	\$7,139,146	\$7,300,883	\$7,371,026
Full Market Value	\$54,787,003	\$53,901,000	\$55,122,000	\$55,651,000
Market Value per SqFt	\$230.65	\$224.71	\$217.65	\$230.65
Distance from Condominium in miles		0.20	0.42	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01329-7501	1-01439-0023	1-01439-0042	1-01437-0045
Condominium Section	2007-R1			
Address	231 EAST 55 STREET	1185 1 AVENUE	320 EAST 65 STREET	316 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	40	61	71	44
Year Built	2000	1996	1930	1999
Gross SqFt	54,638	50,225	58,325	34,137
Estimated Gross Income	\$2,059,306	\$1,892,758	\$2,279,236	\$1,088,032
Gross Income per SqFt	\$37.69	\$37.69	\$39.08	\$31.87
Estimated Expense	\$477,536	\$438,805	\$489,859	\$348,170
Expense SqFt	\$8.74	\$8.74	\$8.40	\$10.20
Net Operating Income	\$1,581,770	\$1,453,953	\$1,789,377	\$739,862
Full Market Value	\$11,942,004	\$10,977,000	\$13,510,000	\$5,586,000
Market Value per SqFt	\$218.57	\$218.56	\$231.63	\$163.63
Distance from Condominium in miles		0.47	0.47	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-7501	1-01439-0023	1-01439-0042	1-01437-0022
Condominium Section	1563-R1			
Address	212 EAST 57 STREET	1185 1 AVENUE	320 EAST 65 STREET	359 EAST 62 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	61	71	54
Year Built	2004	1996	1930	1930
Gross SqFt	70,308	50,225	58,325	46,856
Estimated Gross Income	\$2,649,909	\$1,892,758	\$2,279,236	\$1,333,340
Gross Income per SqFt	\$37.69	\$37.69	\$39.08	\$28.46
Estimated Expense	\$614,492	\$438,805	\$489,859	\$325,646
Expense SqFt	\$8.74	\$8.74	\$8.40	\$6.95
Net Operating Income	\$2,035,417	\$1,453,953	\$1,789,377	\$1,007,694
Full Market Value	\$15,367,006	\$10,977,000	\$13,510,000	\$7,608,000
Market Value per SqFt	\$218.57	\$218.56	\$231.63	\$162.37
Distance from Condominium in miles		0.42	0.42	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-7501	1-01343-0049	1-01343-0036	1-01344-0030
Condominium Section	0541-R1			
Address	200 EAST 58 STREET	956 2 AVENUE	340 EAST 51 STREET	939 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	115	121	116	142
Year Built	1963	1959	1965	1962
Gross SqFt	128,436	115,860	88,658	146,072
Estimated Gross Income	\$4,339,852	\$3,914,387	\$3,045,014	\$4,557,169
Gross Income per SqFt	\$33.79	\$33.79	\$34.35	\$31.20
Estimated Expense	\$1,547,654	\$1,396,513	\$857,012	\$1,549,437
Expense SqFt	\$12.05	\$12.05	\$9.67	\$10.61
Net Operating Income	\$2,792,198	\$2,517,874	\$2,188,002	\$3,007,732
Full Market Value	\$21,081,002	\$19,010,000	\$16,519,000	\$22,708,000
Market Value per SqFt	\$164.14	\$164.08	\$186.32	\$155.46
Distance from Condominium in miles		0.38	0.38	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-7502	1-01332-0029	1-01364-0034	1-01349-0014
Condominium Section	0563-R1			
Address	225 EAST 57 STREET	240 EAST 59 STREET	422 EAST 53 STREET	333 EAST 56 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	260	167	295	228
Year Built	1964	1983	1974	1982
Gross SqFt	305,093	324,212	312,417	239,874
Estimated Gross Income	\$11,819,303	\$12,559,227	\$10,361,717	\$10,257,897
Gross Income per SqFt	\$38.74	\$38.74	\$33.17	\$42.76
Estimated Expense	\$3,426,194	\$3,642,176	\$3,315,749	\$3,118,751
Expense SqFt	\$11.23	\$11.23	\$10.61	\$13.00
Net Operating Income	\$8,393,109	\$8,917,051	\$7,045,968	\$7,139,146
Full Market Value	\$65,664,000	\$67,324,000	\$53,197,000	\$53,901,000
Market Value per SqFt	\$215.23	\$207.65	\$170.28	\$224.71
Distance from Condominium in miles		0.05	0.38	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-7503	1-01460-0047	1-00864-0028	
Condominium Section	1538-R1			
Address	207 EAST 57 STREET	400 EAST 66 STREET	47 EAST 34 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	67	129	111	
Year Built	2005	1999	2007	
Gross SqFt	104,916	138,500	106,153	
Estimated Gross Income	\$4,195,591	\$5,767,488	\$4,800,000	
Gross Income per SqFt	\$39.99	\$41.64	\$45.22	
Estimated Expense	\$1,198,141	\$1,614,897	\$689,147	
Expense SqFt	\$11.42	\$11.66	\$6.49	
Net Operating Income	\$2,997,450	\$4,152,591	\$4,110,853	
Full Market Value	\$22,630,999	\$31,352,000	\$31,037,000	
Market Value per SqFt	\$215.71	\$226.37	\$292.38	
Distance from Condominium in miles		0.48	1.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01336-7501	1-01318-0019	1-01338-0035	1-00909-0028
Condominium Section	0168-R1			
Address	806 2 AVENUE	245 EAST 44 STREET	330 EAST 46 STREET	501 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	79	182	206	130
Year Built	1983	1986	1961	1978
Gross SqFt	127,399	168,998	133,828	108,614
Estimated Gross Income	\$4,884,478	\$6,595,673	\$5,130,420	\$4,532,624
Gross Income per SqFt	\$38.34	\$39.03	\$38.34	\$41.73
Estimated Expense	\$1,502,034	\$2,109,109	\$1,577,836	\$1,278,398
Expense SqFt	\$11.79	\$12.48	\$11.79	\$11.77
Net Operating Income	\$3,382,444	\$4,486,564	\$3,552,584	\$3,254,226
Full Market Value	\$25,537,986	\$33,874,000	\$26,822,000	\$24,569,000
Market Value per SqFt	\$200.46	\$200.44	\$200.42	\$226.20
Distance from Condominium in miles		0.15	0.10	0.75

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-7501	1-00888-0031	1-01343-0036	1-01343-0005
Condominium Section	0247-R1			
Address	846 2 AVENUE	153 EAST 32 STREET	340 EAST 51 STREET	307 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	113	71	116	111
Year Built	1980	1920	1965	1962
Gross SqFt	86,845	62,188	88,658	71,137
Estimated Gross Income	\$2,983,126	\$2,198,778	\$3,045,014	\$2,254,523
Gross Income per SqFt	\$34.35	\$35.36	\$34.35	\$31.69
Estimated Expense	\$839,791	\$637,646	\$857,012	\$765,815
Expense SqFt	\$9.67	\$10.25	\$9.67	\$10.77
Net Operating Income	\$2,143,335	\$1,561,132	\$2,188,002	\$1,488,708
Full Market Value	\$16,181,997	\$11,787,000	\$16,519,000	\$11,240,000
Market Value per SqFt	\$186.33	\$189.54	\$186.32	\$158.00
Distance from Condominium in miles		0.70	0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-7502	1-01318-0019	1-01338-0035	1-00884-0048
Condominium Section	0614-R1			
Address	325 EAST 45 STREET	245 EAST 44 STREET	330 EAST 46 STREET	402 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	166	182	206	150
Year Built	1977	1986	1961	1974
Gross SqFt	122,021	168,998	133,828	137,628
Estimated Gross Income	\$4,678,285	\$6,595,673	\$5,130,420	\$4,745,054
Gross Income per SqFt	\$38.34	\$39.03	\$38.34	\$34.48
Estimated Expense	\$1,438,628	\$2,109,109	\$1,577,836	\$1,259,535
Expense SqFt	\$11.79	\$12.48	\$11.79	\$9.15
Net Operating Income	\$3,239,657	\$4,486,564	\$3,552,584	\$3,485,519
Full Market Value	\$24,459,000	\$33,874,000	\$26,822,000	\$26,316,000
Market Value per SqFt	\$200.45	\$200.44	\$200.42	\$191.21
Distance from Condominium in miles		0.15	0.00	0.88

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01340-7501	1-00757-0022	1-01484-0026	1-00919-0014
Condominium Section	1165-R1			
Address	845 UNITED NATIONS PLAZA	315 WEST 33 STREET	530 EAST 73 STREET	240 EAST 39 STREET
Neighborhood	MIDTOWN EAST	FASHION	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	366	346	414	470
Year Built	2000	2000	1986	1997
Gross SqFt	825,532	582,270	583,731	624,519
Estimated Gross Income	\$36,546,302	\$26,675,198	\$25,840,140	\$24,519,187
Gross Income per SqFt	\$44.27	\$45.81	\$44.27	\$39.26
Estimated Expense	\$9,865,107	\$7,469,055	\$6,976,838	\$6,058,772
Expense SqFt	\$11.95	\$12.83	\$11.95	\$9.70
Net Operating Income	\$26,681,195	\$19,206,143	\$18,863,302	\$18,460,415
Full Market Value	\$201,443,998	\$145,007,000	\$142,418,000	\$139,376,000
Market Value per SqFt	\$244.02	\$249.04	\$243.98	\$223.17
Distance from Condominium in miles		1.40	1.27	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7501	1-01343-0036	1-01342-0045	1-01343-0005
Condominium Section	0176-R1			
Address	330 EAST 49 STREET	340 EAST 51 STREET	320 EAST 50 STREET	307 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	141	116	36	111
Year Built	1962	1965	1960	1962
Gross SqFt	89,872	88,658	23,442	71,137
Estimated Gross Income	\$2,888,486	\$3,045,014	\$753,433	\$2,254,523
Gross Income per SqFt	\$32.14	\$34.35	\$32.14	\$31.69
Estimated Expense	\$751,330	\$857,012	\$195,886	\$765,815
Expense SqFt	\$8.36	\$9.67	\$8.36	\$10.77
Net Operating Income	\$2,137,156	\$2,188,002	\$557,547	\$1,488,708
Full Market Value	\$16,136,003	\$16,519,000	\$4,209,000	\$11,240,000
Market Value per SqFt	\$179.54	\$186.32	\$179.55	\$158.00
Distance from Condominium in miles		0.10	0.05	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7502	1-01343-0036	1-01342-0045	1-01343-0005
Condominium Section	0259-R1			
Address	317 EAST 48 STREET	340 EAST 51 STREET	320 EAST 50 STREET	307 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	126	116	36	111
Year Built	1962	1965	1960	1962
Gross SqFt	82,112	88,658	23,442	71,137
Estimated Gross Income	\$2,639,080	\$3,045,014	\$753,433	\$2,254,523
Gross Income per SqFt	\$32.14	\$34.35	\$32.14	\$31.69
Estimated Expense	\$686,456	\$857,012	\$195,886	\$765,815
Expense SqFt	\$8.36	\$9.67	\$8.36	\$10.77
Net Operating Income	\$1,952,624	\$2,188,002	\$557,547	\$1,488,708
Full Market Value	\$14,742,015	\$16,519,000	\$4,209,000	\$11,240,000
Market Value per SqFt	\$179.54	\$186.32	\$179.55	\$158.00
Distance from Condominium in miles		0.10	0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7503	1-01426-0044	1-00944-0010	
Condominium Section	0336-R1			
Address	100 UNITED NATIONS PLAZA	206 EAST 72 STREET	330 EAST 39 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	237	442	511	
Year Built	1984	1979	1980	
Gross SqFt	438,326	377,297	438,635	
Estimated Gross Income	\$19,036,498	\$17,980,660	\$17,193,966	
Gross Income per SqFt	\$43.43	\$47.66	\$39.20	
Estimated Expense	\$5,593,040	\$5,176,319	\$5,171,431	
Expense SqFt	\$12.76	\$13.72	\$11.79	
Net Operating Income	\$13,443,458	\$12,804,341	\$12,022,535	
Full Market Value	\$101,497,991	\$96,673,000	\$90,770,000	
Market Value per SqFt	\$231.56	\$256.23	\$206.94	
Distance from Condominium in miles		1.14	0.50	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7504	1-01341-0032	1-01347-0034	1-01347-0033
Condominium Section	0931-R1			
Address	346 EAST 49 STREET	344 EAST 49 STREET	342 EAST 55 STREET	344 EAST 55 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	16	27	26	20
Year Built	1900	1901	1930	1940
Gross SqFt	8,214	17,900	13,000	10,200
Estimated Gross Income	\$276,483	\$687,493	\$437,527	\$342,279
Gross Income per SqFt	\$33.66	\$38.41	\$33.66	\$33.56
Estimated Expense	\$93,968	\$199,373	\$148,759	\$119,021
Expense SqFt	\$11.44	\$11.14	\$11.44	\$11.67
Net Operating Income	\$182,515	\$488,120	\$288,768	\$223,258
Full Market Value	\$892,100	\$3,685,000	\$1,980,000	\$1,686,000
Market Value per SqFt	\$108.61	\$205.87	\$152.31	\$165.29
Distance from Condominium in miles		0.00	0.29	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7505	1-01321-0034	1-01320-0018	1-01344-0033
Condominium Section	1792-R1			
Address	865 1 AVENUE	230 EAST 48 STREET	235 EAST 46 STREET	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	81	68	63	67
Year Built	1930	1928	1938	1941
Gross SqFt	78,000	68,564	49,914	51,338
Estimated Gross Income	\$2,472,600	\$2,114,218	\$1,689,642	\$1,627,413
Gross Income per SqFt	\$31.70	\$30.84	\$33.85	\$31.70
Estimated Expense	\$811,200	\$830,978	\$655,676	\$492,389
Expense SqFt	\$10.40	\$12.12	\$13.14	\$9.59
Net Operating Income	\$1,661,400	\$1,283,240	\$1,033,966	\$1,135,024
Full Market Value	\$12,544,001	\$9,688,000	\$7,806,000	\$8,569,000
Market Value per SqFt	\$160.82	\$141.30	\$156.39	\$166.91
Distance from Condominium in miles		0.15	0.17	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-7501	1-01338-0035	1-01343-0036	1-01343-0049
Condominium Section	0061-R1			
Address	309 EAST 49 STREET	330 EAST 46 STREET	340 EAST 51 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	85	206	116	121
Year Built	1982	1961	1965	1959
Gross SqFt	119,419	133,828	88,658	115,860
Estimated Gross Income	\$4,102,043	\$5,130,420	\$3,045,014	\$3,914,387
Gross Income per SqFt	\$34.35	\$38.34	\$34.35	\$33.79
Estimated Expense	\$1,154,782	\$1,577,836	\$857,012	\$1,396,513
Expense SqFt	\$9.67	\$11.79	\$9.67	\$12.05
Net Operating Income	\$2,947,261	\$3,552,584	\$2,188,002	\$2,517,874
Full Market Value	\$22,252,009	\$26,822,000	\$16,519,000	\$19,010,000
Market Value per SqFt	\$186.34	\$200.42	\$186.32	\$164.08
Distance from Condominium in miles		0.20	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-7502	1-01344-0036	1-01347-0014	1-01342-0045
Condominium Section	0105-R1			
Address	301 EAST 49 STREET	330 EAST 52 STREET	333 EAST 54 STREET	320 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	41	49	36
Year Built	1982	1927	1950	1960
Gross SqFt	33,376	28,570	26,810	23,442
Estimated Gross Income	\$1,118,764	\$971,010	\$898,697	\$753,433
Gross Income per SqFt	\$33.52	\$33.99	\$33.52	\$32.14
Estimated Expense	\$267,008	\$241,811	\$214,583	\$195,886
Expense SqFt	\$8.00	\$8.46	\$8.00	\$8.36
Net Operating Income	\$851,756	\$729,199	\$684,114	\$557,547
Full Market Value	\$6,431,000	\$5,505,000	\$5,165,000	\$4,209,000
Market Value per SqFt	\$192.68	\$192.68	\$192.65	\$179.55
Distance from Condominium in miles		0.10	0.25	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-7503	1-01342-0003	1-01325-0036	1-01337-0005
Condominium Section	1357-R1			
Address	344 EAST 50 STREET	928 2 AVENUE	234 EAST 52 STREET	305 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	15	17	28	16
Year Built	1920	1901	1913	1910
Gross SqFt	10,550	10,375	14,256	7,076
Estimated Gross Income	\$393,093	\$390,323	\$531,216	\$208,801
Gross Income per SqFt	\$37.26	\$37.62	\$37.26	\$29.51
Estimated Expense	\$134,829	\$96,379	\$182,161	\$61,957
Expense SqFt	\$12.78	\$9.29	\$12.78	\$8.76
Net Operating Income	\$258,264	\$293,944	\$349,055	\$146,844
Full Market Value	\$1,949,999	\$2,219,000	\$2,635,000	\$1,109,000
Market Value per SqFt	\$184.83	\$213.88	\$184.83	\$156.73
Distance from Condominium in miles		0.00	0.17	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01343-7501	1-01311-0028	1-00916-0001	
Condominium Section	0060-R1			
Address	317 EAST 50 STREET	141 EAST 56 STREET	525 3 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	115	115	93	
Year Built	1931	1940	1928	
Gross SqFt	93,015	107,485	76,024	
Estimated Gross Income	\$3,232,271	\$4,120,417	\$2,369,024	
Gross Income per SqFt	\$34.75	\$38.33	\$31.16	
Estimated Expense	\$837,135	\$1,201,270	\$517,732	
Expense SqFt	\$9.00	\$11.18	\$6.81	
Net Operating Income	\$2,395,136	\$2,919,147	\$1,851,292	
Full Market Value	\$18,083,000	\$22,040,000	\$13,977,000	
Market Value per SqFt	\$194.41	\$205.05	\$183.85	
Distance from Condominium in miles		0.39	0.75	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01343-7504	1-01344-0036	1-01320-0018	1-00914-0011
Condominium Section	1809-R1			
Address	343 EAST 50 STREET	330 EAST 52 STREET	235 EAST 46 STREET	221 EAST 33 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	23	41	63	45
Year Built	1900	1927	1938	1900
Gross SqFt	35,615	28,570	49,914	35,508
Estimated Gross Income	\$1,205,568	\$971,010	\$1,689,642	\$1,158,527
Gross Income per SqFt	\$33.85	\$33.99	\$33.85	\$32.63
Estimated Expense	\$467,981	\$241,811	\$655,676	\$294,708
Expense SqFt	\$13.14	\$8.46	\$13.14	\$8.30
Net Operating Income	\$737,587	\$729,199	\$1,033,966	\$863,819
Full Market Value	\$5,569,000	\$5,505,000	\$7,806,000	\$6,522,000
Market Value per SqFt	\$156.37	\$192.68	\$156.39	\$183.68
Distance from Condominium in miles		0.05	0.24	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01344-7501	1-01347-0014	1-01343-0005	1-01344-0041
Condominium Section	0145-R1			
Address	335 EAST 51 STREET	333 EAST 54 STREET	307 EAST 50 STREET	320 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	97	49	111	87
Year Built	1963	1950	1962	1960
Gross SqFt	67,540	26,810	71,137	88,300
Estimated Gross Income	\$2,140,343	\$898,697	\$2,254,523	\$2,408,012
Gross Income per SqFt	\$31.69	\$33.52	\$31.69	\$27.27
Estimated Expense	\$727,406	\$214,583	\$765,815	\$915,045
Expense SqFt	\$10.77	\$8.00	\$10.77	\$10.36
Net Operating Income	\$1,412,937	\$684,114	\$1,488,708	\$1,492,967
Full Market Value	\$10,668,001	\$5,165,000	\$11,240,000	\$11,272,000
Market Value per SqFt	\$157.95	\$192.65	\$158.00	\$127.66
Distance from Condominium in miles		0.15	0.05	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01344-7502	1-01460-0047	1-01318-0019	
Condominium Section	1212-R1			
Address	351 EAST 51 STREET	400 EAST 66 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	64	129	182	
Year Built	2000	1999	1986	
Gross SqFt	158,085	138,500	168,998	
Estimated Gross Income	\$6,377,149	\$5,767,488	\$6,595,673	
Gross Income per SqFt	\$40.34	\$41.64	\$39.03	
Estimated Expense	\$1,908,086	\$1,614,897	\$2,109,109	
Expense SqFt	\$12.07	\$11.66	\$12.48	
Net Operating Income	\$4,469,063	\$4,152,591	\$4,486,564	
Full Market Value	\$33,742,001	\$31,352,000	\$33,874,000	
Market Value per SqFt	\$213.44	\$226.37	\$200.44	
Distance from Condominium in miles		0.71	0.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-7501	1-01438-0006	1-01460-0047	1-01318-0019
Condominium Section	1594-R1			
Address	310 EAST 53 STREET	305 EAST 63 STREET	400 EAST 66 STREET	245 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	85	111	129	182
Year Built	2006	1931	1999	1986
Gross SqFt	166,692	164,567	138,500	168,998
Estimated Gross Income	\$6,941,055	\$6,852,219	\$5,767,488	\$6,595,673
Gross Income per SqFt	\$41.64	\$41.64	\$41.64	\$39.03
Estimated Expense	\$2,035,309	\$2,008,920	\$1,614,897	\$2,109,109
Expense SqFt	\$12.21	\$12.21	\$11.66	\$12.48
Net Operating Income	\$4,905,746	\$4,843,299	\$4,152,591	\$4,486,564
Full Market Value	\$37,038,010	\$36,567,000	\$31,352,000	\$33,874,000
Market Value per SqFt	\$222.19	\$222.20	\$226.37	\$200.44
Distance from Condominium in miles		0.54	0.66	0.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-7501	1-01343-0005	1-01344-0041	1-01437-0041
Condominium Section	0323-R1			
Address	320 EAST 54 STREET	307 EAST 50 STREET	320 EAST 52 STREET	330 EAST 63 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	90	111	87	90
Year Built	1959	1962	1960	1949
Gross SqFt	65,000	71,137	88,300	70,992
Estimated Gross Income	\$2,059,850	\$2,254,523	\$2,408,012	\$2,280,464
Gross Income per SqFt	\$31.69	\$31.69	\$27.27	\$32.12
Estimated Expense	\$700,050	\$765,815	\$915,045	\$711,786
Expense SqFt	\$10.77	\$10.77	\$10.36	\$10.03
Net Operating Income	\$1,359,800	\$1,488,708	\$1,492,967	\$1,568,678
Full Market Value	\$10,266,990	\$11,240,000	\$11,272,000	\$11,844,000
Market Value per SqFt	\$157.95	\$158.00	\$127.66	\$166.84
Distance from Condominium in miles		0.15	0.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-7503	1-01347-0033	1-01344-0033	1-01440-0033
Condominium Section	0475-R1			
Address	975 1 AVENUE	344 EAST 55 STREET	340 EAST 52 STREET	340 EAST 66 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	59	20	67	60
Year Built	1941	1940	1941	1940
Gross SqFt	53,435	10,200	51,338	53,446
Estimated Gross Income	\$1,693,890	\$342,279	\$1,627,413	\$1,451,423
Gross Income per SqFt	\$31.70	\$33.56	\$31.70	\$27.16
Estimated Expense	\$555,724	\$119,021	\$492,389	\$478,806
Expense SqFt	\$10.40	\$11.67	\$9.59	\$8.96
Net Operating Income	\$1,138,166	\$223,258	\$1,135,024	\$972,617
Full Market Value	\$8,593,005	\$1,686,000	\$8,569,000	\$7,343,000
Market Value per SqFt	\$160.81	\$165.29	\$166.91	\$137.39
Distance from Condominium in miles		0.05	0.10	0.60

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-7501	1-01349-0014	1-01416-0002	1-01318-0019
Condominium Section	1396-R1			
Address	300 EAST 55 STREET	333 EAST 56 STREET	1033 3 AVENUE	245 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	118	228	133	182
Year Built	2003	1982	1967	1986
Gross SqFt	219,278	239,874	241,274	168,998
Estimated Gross Income	\$9,376,327	\$10,257,897	\$10,385,932	\$6,595,673
Gross Income per SqFt	\$42.76	\$42.76	\$43.05	\$39.03
Estimated Expense	\$2,850,614	\$3,118,751	\$3,014,906	\$2,109,109
Expense SqFt	\$13.00	\$13.00	\$12.50	\$12.48
Net Operating Income	\$6,525,713	\$7,139,146	\$7,371,026	\$4,486,564
Full Market Value	\$49,269,017	\$53,901,000	\$55,651,000	\$33,874,000
Market Value per SqFt	\$224.69	\$224.71	\$230.65	\$200.44
Distance from Condominium in miles		0.10	0.37	0.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-7501	1-01349-0049	1-01309-0050	1-01312-0033
Condominium Section	0510-R1			
Address	345 EAST 56 STREET	1076 2 AVENUE	136 EAST 55 STREET	157 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN CBD
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	174	166	200	118
Year Built	1960	1948	1957	1960
Gross SqFt	198,115	180,000	204,269	173,168
Estimated Gross Income	\$6,870,628	\$6,417,229	\$7,083,301	\$5,074,038
Gross Income per SqFt	\$34.68	\$35.65	\$34.68	\$29.30
Estimated Expense	\$1,943,508	\$1,925,169	\$2,004,200	\$1,241,763
Expense SqFt	\$9.81	\$10.70	\$9.81	\$7.17
Net Operating Income	\$4,927,120	\$4,492,060	\$5,079,101	\$3,832,275
Full Market Value	\$38,302,000	\$33,915,000	\$38,347,000	\$28,934,000
Market Value per SqFt	\$193.33	\$188.42	\$187.73	\$167.09
Distance from Condominium in miles		0.00	0.28	0.26

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-7502	1-01309-0008	1-01471-0013	1-01439-0023
Condominium Section	1632-R1			
Address	330 EAST 57 STREET	125 EAST 54 STREET	425 EAST 76 STREET	1185 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	66	66	61
Year Built	2005	1977	1981	1996
Gross SqFt	41,406	56,073	35,573	50,225
Estimated Gross Income	\$1,854,161	\$2,712,412	\$1,592,935	\$1,892,758
Gross Income per SqFt	\$44.78	\$48.37	\$44.78	\$37.69
Estimated Expense	\$382,591	\$703,460	\$328,794	\$438,805
Expense SqFt	\$9.24	\$12.55	\$9.24	\$8.74
Net Operating Income	\$1,471,570	\$2,008,952	\$1,264,141	\$1,453,953
Full Market Value	\$11,110,000	\$15,168,000	\$9,544,000	\$10,977,000
Market Value per SqFt	\$268.32	\$270.50	\$268.29	\$218.56
Distance from Condominium in miles		0.36	1.01	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-7503	1-01439-0042	1-01437-0022	1-01439-0046
Condominium Section	1838-R1			
Address	360 EAST 57 STREET	320 EAST 65 STREET	359 EAST 62 STREET	310 EAST 65 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	71	54	88
Year Built	1981	1930	1930	1965
Gross SqFt	76,035	58,325	46,856	76,500
Estimated Gross Income	\$2,243,033	\$2,279,236	\$1,333,340	\$2,256,583
Gross Income per SqFt	\$29.50	\$39.08	\$28.46	\$29.50
Estimated Expense	\$762,631	\$489,859	\$325,646	\$767,238
Expense SqFt	\$10.03	\$8.40	\$6.95	\$10.03
Net Operating Income	\$1,480,402	\$1,789,377	\$1,007,694	\$1,489,345
Full Market Value	\$11,353,000	\$13,510,000	\$7,608,000	\$11,245,000
Market Value per SqFt	\$149.31	\$231.63	\$162.37	\$146.99
Distance from Condominium in miles		0.40	0.30	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-7501	1-01343-0036	1-01343-0005	1-01362-0012
Condominium Section	0178-R1			
Address	351 EAST 57 STREET	340 EAST 51 STREET	307 EAST 50 STREET	20 BEEKMAN PLACE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	115	116	111	78
Year Built	1958	1965	1962	1957
Gross SqFt	95,347	88,658	71,137	98,808
Estimated Gross Income	\$3,021,546	\$3,045,014	\$2,254,523	\$2,571,253
Gross Income per SqFt	\$31.69	\$34.35	\$31.69	\$26.02
Estimated Expense	\$1,026,887	\$857,012	\$765,815	\$874,226
Expense SqFt	\$10.77	\$9.67	\$10.77	\$8.85
Net Operating Income	\$1,994,659	\$2,188,002	\$1,488,708	\$1,697,027
Full Market Value	\$15,402,000	\$16,519,000	\$11,240,000	\$12,797,000
Market Value per SqFt	\$161.54	\$186.32	\$158.00	\$129.51
Distance from Condominium in miles		0.35	0.35	0.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01362-7502	1-01460-0047	1-01418-0045	1-01318-0019
Condominium Section	1279-R1			
Address	400 EAST 51 STREET	400 EAST 66 STREET	1081 3 AVENUE	245 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	87	129	116	182
Year Built	2002	1999	1968	1986
Gross SqFt	171,958	138,500	174,273	168,998
Estimated Gross Income	\$6,971,177	\$5,767,488	\$7,065,519	\$6,595,673
Gross Income per SqFt	\$40.54	\$41.64	\$40.54	\$39.03
Estimated Expense	\$2,096,168	\$1,614,897	\$2,125,127	\$2,109,109
Expense SqFt	\$12.19	\$11.66	\$12.19	\$12.48
Net Operating Income	\$4,875,009	\$4,152,591	\$4,940,392	\$4,486,564
Full Market Value	\$36,806,002	\$31,352,000	\$37,300,000	\$33,874,000
Market Value per SqFt	\$214.04	\$226.37	\$214.03	\$200.44
Distance from Condominium in miles		0.75	0.69	0.39

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01365-7501	1-01349-0049	1-01342-0012	1-01309-0050
Condominium Section	0283-R1			
Address	966 1 AVENUE	1076 2 AVENUE	333 EAST 49 STREET	136 EAST 55 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	189	166	204	200
Year Built	1958	1948	1965	1957
Gross SqFt	196,802	180,000	177,380	204,269
Estimated Gross Income	\$6,827,061	\$6,417,229	\$6,154,133	\$7,083,301
Gross Income per SqFt	\$34.69	\$35.65	\$34.69	\$34.68
Estimated Expense	\$2,093,973	\$1,925,169	\$1,886,894	\$2,004,200
Expense SqFt	\$10.64	\$10.70	\$10.64	\$9.81
Net Operating Income	\$4,733,088	\$4,492,060	\$4,267,239	\$5,079,101
Full Market Value	\$35,735,014	\$33,915,000	\$32,218,000	\$38,347,000
Market Value per SqFt	\$181.58	\$188.42	\$181.63	\$187.73
Distance from Condominium in miles		0.20	0.24	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01365-7502	1-01349-0014	1-01439-0030	1-01581-0049
Condominium Section	0575-R1			
Address	400 EAST 54 STREET	333 EAST 56 STREET	1199 1 AVENUE	1596 YORK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	228	228	166	234
Year Built	1972	1982	1962	1968
Gross SqFt	242,825	239,874	195,019	241,983
Estimated Gross Income	\$8,875,254	\$10,257,897	\$7,128,467	\$8,080,919
Gross Income per SqFt	\$36.55	\$42.76	\$36.55	\$33.39
Estimated Expense	\$3,001,317	\$3,118,751	\$2,409,938	\$2,733,098
Expense SqFt	\$12.36	\$13.00	\$12.36	\$11.29
Net Operating Income	\$5,873,937	\$7,139,146	\$4,718,529	\$5,347,821
Full Market Value	\$44,348,001	\$53,901,000	\$35,625,000	\$40,376,000
Market Value per SqFt	\$182.63	\$224.71	\$182.67	\$166.85
Distance from Condominium in miles		0.20	0.56	1.55

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01366-7501	1-01318-0019	1-01418-0045	1-01312-0033
<b>Condominium Section</b>	0059-R1			
<b>Address</b>	415 EAST 54 STREET	245 EAST 44 STREET	1081 3 AVENUE	157 EAST 57 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	106	182	116	118
<b>Year Built</b>	1983	1986	1968	1960
<b>Gross SqFt</b>	174,032	168,998	174,273	173,168
<b>Estimated Gross Income</b>	\$6,792,469	\$6,595,673	\$7,065,519	\$5,074,038
<b>Gross Income per SqFt</b>	\$39.03	\$39.03	\$40.54	\$29.30
<b>Estimated Expense</b>	\$2,171,919	\$2,109,109	\$2,125,127	\$1,241,763
<b>Expense SqFt</b>	\$12.48	\$12.48	\$12.19	\$7.17
<b>Net Operating Income</b>	\$4,620,550	\$4,486,564	\$4,940,392	\$3,832,275
<b>Full Market Value</b>	\$34,884,977	\$33,874,000	\$37,300,000	\$28,934,000
<b>Market Value per SqFt</b>	\$200.45	\$200.44	\$214.03	\$167.09
<b>Distance from Condominium in miles</b>		0.57	0.52	0.42

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01368-7501	1-01349-0035	1-01426-0029	1-01321-0034
<b>Condominium Section</b>	0091-R1			
<b>Address</b>	444 EAST 57 STREET	340 EAST 57 STREET	242 EAST 72 STREET	230 EAST 48 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	60	59	75	68
<b>Year Built</b>	1929	1931	1930	1928
<b>Gross SqFt</b>	97,636	73,000	98,150	68,564
<b>Estimated Gross Income</b>	\$3,011,094	\$1,964,156	\$3,031,249	\$2,114,218
<b>Gross Income per SqFt</b>	\$30.84	\$26.91	\$30.88	\$30.84
<b>Estimated Expense</b>	\$1,183,348	\$667,813	\$1,030,625	\$830,978
<b>Expense SqFt</b>	\$12.12	\$9.15	\$10.50	\$12.12
<b>Net Operating Income</b>	\$1,827,746	\$1,296,343	\$2,000,624	\$1,283,240
<b>Full Market Value</b>	\$13,799,999	\$8,603,000	\$15,105,000	\$9,688,000
<b>Market Value per SqFt</b>	\$141.34	\$117.85	\$153.90	\$141.30
<b>Distance from Condominium in miles</b>		0.14	0.79	0.52

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-7501	1-01343-0036	1-01453-0021	
Condominium Section	0278-R1			
Address	420 EAST 58 STREET	340 EAST 51 STREET	353 EAST 78 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	75	116	67	
Year Built	1986	1965	1986	
Gross SqFt	85,992	88,658	54,698	
Estimated Gross Income	\$2,866,973	\$3,045,014	\$1,767,793	
Gross Income per SqFt	\$33.34	\$34.35	\$32.32	
Estimated Expense	\$712,014	\$857,012	\$376,578	
Expense SqFt	\$8.28	\$9.67	\$6.88	
Net Operating Income	\$2,154,959	\$2,188,002	\$1,391,215	
Full Market Value	\$16,270,004	\$16,519,000	\$10,504,000	
Market Value per SqFt	\$189.20	\$186.32	\$192.04	
Distance from Condominium in miles		0.38	1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-7501	1-01439-0042	1-01453-0021	
Condominium Section	0037-R1			
Address	40 SUTTON PLACE	320 EAST 65 STREET	353 EAST 78 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	75	71	67	
Year Built	1981	1930	1986	
Gross SqFt	61,175	58,325	54,698	
Estimated Gross Income	\$2,183,948	\$2,279,236	\$1,767,793	
Gross Income per SqFt	\$35.70	\$39.08	\$32.32	
Estimated Expense	\$467,377	\$489,859	\$376,578	
Expense SqFt	\$7.64	\$8.40	\$6.88	
Net Operating Income	\$1,716,571	\$1,789,377	\$1,391,215	
Full Market Value	\$12,960,002	\$13,510,000	\$10,504,000	
Market Value per SqFt	\$211.85	\$231.63	\$192.04	
Distance from Condominium in miles		0.32	1.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7501	1-01426-9035	1-01460-0047	
Condominium Section	1518-R1			
Address	455 MAIN STREET	218 EAST 72 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	230	148	129	
Year Built	2004	1975	1999	
Gross SqFt	184,076	156,200	138,500	
Estimated Gross Income	\$7,718,307	\$6,594,311	\$5,767,488	
Gross Income per SqFt	\$41.93	\$42.22	\$41.64	
Estimated Expense	\$2,429,803	\$2,300,707	\$1,614,897	
Expense SqFt	\$13.20	\$14.73	\$11.66	
Net Operating Income	\$5,288,504	\$4,293,604	\$4,152,591	
Full Market Value	\$39,928,002	\$19,239,000	\$31,352,000	
Market Value per SqFt	\$216.91	\$123.17	\$226.37	
Distance from Condominium in miles		0.71	0.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7502	1-01426-9035	1-01460-0047	
Condominium Section	1714-R1			
Address	425 MAIN STREET	218 EAST 72 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	216	148	129	
Year Built	2006	1975	1999	
Gross SqFt	185,948	156,200	138,500	
Estimated Gross Income	\$7,796,800	\$6,594,311	\$5,767,488	
Gross Income per SqFt	\$41.93	\$42.22	\$41.64	
Estimated Expense	\$2,454,514	\$2,300,707	\$1,614,897	
Expense SqFt	\$13.20	\$14.73	\$11.66	
Net Operating Income	\$5,342,286	\$4,293,604	\$4,152,591	
Full Market Value	\$40,334,000	\$19,239,000	\$31,352,000	
Market Value per SqFt	\$216.91	\$123.17	\$226.37	
Distance from Condominium in miles		0.71	0.43	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7503	1-01460-0047	1-01438-0006	1-01438-0049
Condominium Section	1980-R1			
Address	415 MAIN STREET	400 EAST 66 STREET	305 EAST 63 STREET	1218 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	123	129	111	105
Year Built	2007	1999	1931	1996
Gross SqFt	158,770	138,500	164,567	142,209
Estimated Gross Income	\$6,611,183	\$5,767,488	\$6,852,219	\$5,044,167
Gross Income per SqFt	\$41.64	\$41.64	\$41.64	\$35.47
Estimated Expense	\$1,851,258	\$1,614,897	\$2,008,920	\$2,084,940
Expense SqFt	\$11.66	\$11.66	\$12.21	\$14.66
Net Operating Income	\$4,759,925	\$4,152,591	\$4,843,299	\$2,959,227
Full Market Value	\$35,938,009	\$31,352,000	\$36,567,000	\$32,189,000
Market Value per SqFt	\$226.35	\$226.37	\$222.20	\$226.35
Distance from Condominium in miles		0.43	0.59	0.59

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7504	1-01488-0013	1-01416-0002	
Condominium Section	2053-R1			
Address	405 MAIN STREET	519 EAST 76 STREET	1033 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	242	210	133	
Year Built	2007	1964	1967	
Gross SqFt	237,122	258,394	241,274	
Estimated Gross Income	\$10,599,353	\$11,973,100	\$10,385,932	
Gross Income per SqFt	\$44.70	\$46.34	\$43.05	
Estimated Expense	\$3,177,435	\$3,692,950	\$3,014,906	
Expense SqFt	\$13.40	\$14.29	\$12.50	
Net Operating Income	\$7,421,918	\$8,280,150	\$7,371,026	
Full Market Value	\$58,284,000	\$62,515,000	\$55,651,000	
Market Value per SqFt	\$245.80	\$241.94	\$230.65	
Distance from Condominium in miles		0.50	0.76	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-7502	1-01348-0049	1-01338-0040	
Condominium Section	1304-R1			
Address	502 PARK AVENUE	1044 2 AVENUE	314 EAST 46 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	126	460	250	
Year Built	2002	1975	1981	
Gross SqFt	220,037	580,480	253,256	
Estimated Gross Income	\$10,700,000	\$31,593,633	\$10,906,643	
Gross Income per SqFt	\$48.63	\$54.43	\$43.07	
Estimated Expense	\$3,100,000	\$8,742,857	\$3,605,760	
Expense SqFt	\$14.09	\$15.06	\$14.24	
Net Operating Income	\$7,600,000	\$22,850,776	\$7,300,883	
Full Market Value	\$59,725,000	\$172,524,000	\$55,122,000	
Market Value per SqFt	\$271.43	\$297.21	\$217.65	
Distance from Condominium in miles		0.49	0.83	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01375-7501	1-01379-0030	1-01437-0029	
Condominium Section	0098-R1			
Address	40 EAST 61 STREET	47 EAST 64 STREET	1147 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	36	40	77	
Year Built	1928	1929	1900	
Gross SqFt	78,349	41,692	67,880	
Estimated Gross Income	\$2,890,295	\$1,707,843	\$2,227,428	
Gross Income per SqFt	\$36.89	\$40.96	\$32.81	
Estimated Expense	\$898,663	\$518,855	\$712,777	
Expense SqFt	\$11.47	\$12.44	\$10.50	
Net Operating Income	\$1,991,632	\$1,188,988	\$1,514,651	
Full Market Value	\$15,036,997	\$8,977,000	\$11,436,000	
Market Value per SqFt	\$191.92	\$215.32	\$168.47	
Distance from Condominium in miles		0.19	0.46	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-7501	1-01382-0007	1-01388-0030	
Condominium Section	0244-R1			
Address	4 EAST 62 STREET	5 EAST 67 STREET	51 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D1-ELEVATOR	
Total Units	13	22	20	
Year Built	1910	1910	1910	
Gross SqFt	33,255	11,472	12,321	
Estimated Gross Income	\$1,256,706	\$443,626	\$454,750	
Gross Income per SqFt	\$37.79	\$38.67	\$36.91	
Estimated Expense	\$371,791	\$126,335	\$139,661	
Expense SqFt	\$11.18	\$11.01	\$11.34	
Net Operating Income	\$884,915	\$317,291	\$315,089	
Full Market Value	\$6,681,000	\$2,396,000	\$2,379,000	
Market Value per SqFt	\$200.90	\$208.86	\$193.08	
Distance from Condominium in miles		0.29	0.61	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-7502	1-01448-0037	1-01382-0007	1-01388-0030
Condominium Section	0978-R1			
Address	40 EAST 62 STREET	334 EAST 74 STREET	5 EAST 67 STREET	51 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	10	35	22	20
Year Built	1912	1914	1910	1910
Gross SqFt	22,612	20,890	11,472	12,321
Estimated Gross Income	\$874,406	\$859,153	\$443,626	\$454,750
Gross Income per SqFt	\$38.67	\$41.13	\$38.67	\$36.91
Estimated Expense	\$248,958	\$240,563	\$126,335	\$139,661
Expense SqFt	\$11.01	\$11.52	\$11.01	\$11.34
Net Operating Income	\$625,448	\$618,590	\$317,291	\$315,089
Full Market Value	\$4,721,999	\$4,670,000	\$2,396,000	\$2,379,000
Market Value per SqFt	\$208.83	\$223.55	\$208.86	\$193.08
Distance from Condominium in miles		0.75	0.31	0.60

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-7501	1-01424-0029	1-01379-0030	1-01379-0066
Condominium Section	0014-R1			
Address	817 5 AVENUE	226 EAST 70 STREET	47 EAST 64 STREET	4 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	50	40	20
Year Built	1925	1921	1929	1915
Gross SqFt	58,566	41,898	41,692	22,344
Estimated Gross Income	\$2,398,863	\$1,718,953	\$1,707,843	\$827,588
Gross Income per SqFt	\$40.96	\$41.03	\$40.96	\$37.04
Estimated Expense	\$728,561	\$495,077	\$518,855	\$208,765
Expense SqFt	\$12.44	\$11.82	\$12.44	\$9.34
Net Operating Income	\$1,670,302	\$1,223,876	\$1,188,988	\$618,823
Full Market Value	\$12,611,000	\$9,240,000	\$8,977,000	\$4,672,000
Market Value per SqFt	\$215.33	\$220.54	\$215.32	\$209.09
Distance from Condominium in miles		0.53	0.14	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-7502	1-01424-0029	1-01437-0029	
Condominium Section	0111-R1			
Address	26 EAST 63 STREET	226 EAST 70 STREET	1147 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	68	50	77	
Year Built	1901	1921	1900	
Gross SqFt	85,219	41,898	67,880	
Estimated Gross Income	\$3,146,285	\$1,718,953	\$2,227,428	
Gross Income per SqFt	\$36.92	\$41.03	\$32.81	
Estimated Expense	\$951,044	\$495,077	\$712,777	
Expense SqFt	\$11.16	\$11.82	\$10.50	
Net Operating Income	\$2,195,241	\$1,223,876	\$1,514,651	
Full Market Value	\$16,574,004	\$9,240,000	\$11,436,000	
Market Value per SqFt	\$194.49	\$220.54	\$168.47	
Distance from Condominium in miles		0.46	0.45	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-7503	1-01382-0007	1-01388-0030	
Condominium Section	0379-R1			
Address	1 EAST 62 STREET	5 EAST 67 STREET	51 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D1-ELEVATOR	
Total Units	15	22	20	
Year Built	1910	1910	1910	
Gross SqFt	24,508	11,472	12,321	
Estimated Gross Income	\$926,157	\$443,626	\$454,750	
Gross Income per SqFt	\$37.79	\$38.67	\$36.91	
Estimated Expense	\$273,999	\$126,335	\$139,661	
Expense SqFt	\$11.18	\$11.01	\$11.34	
Net Operating Income	\$652,158	\$317,291	\$315,089	
Full Market Value	\$4,923,999	\$2,396,000	\$2,379,000	
Market Value per SqFt	\$200.91	\$208.86	\$193.08	
Distance from Condominium in miles		0.24	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-7502	1-01438-0006	1-01426-9035	1-01418-0045
Condominium Section	1015-R1			
Address	610 PARK AVENUE	305 EAST 63 STREET	218 EAST 72 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	65	111	148	116
Year Built	1925	1931	1975	1968
Gross SqFt	185,696	164,567	156,200	174,273
Estimated Gross Income	\$7,732,381	\$6,852,219	\$6,594,311	\$7,065,519
Gross Income per SqFt	\$41.64	\$41.64	\$42.22	\$40.54
Estimated Expense	\$2,267,348	\$2,008,920	\$2,300,707	\$2,125,127
Expense SqFt	\$12.21	\$12.21	\$14.73	\$12.19
Net Operating Income	\$5,465,033	\$4,843,299	\$4,293,604	\$4,940,392
Full Market Value	\$41,261,003	\$36,567,000	\$19,239,000	\$37,300,000
Market Value per SqFt	\$222.20	\$222.20	\$123.17	\$214.03
Distance from Condominium in miles		0.45	0.46	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01379-7504	1-01425-0017	1-01491-0004	1-01411-0031
<b>Condominium Section</b>	1160-R1			
<b>Address</b>	838 5 AVENUE	225 EAST 70 STREET	985 5 AVENUE	191 EAST 76 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	18	91	48	41
<b>Year Built</b>	1951	1961	1969	1960
<b>Gross SqFt</b>	56,729	83,220	102,053	24,206
<b>Estimated Gross Income</b>	\$2,970,000	\$2,872,242	\$7,003,938	\$991,770
<b>Gross Income per SqFt</b>	\$52.35	\$34.51	\$68.63	\$40.97
<b>Estimated Expense</b>	\$775,000	\$919,117	\$2,669,173	\$268,751
<b>Expense SqFt</b>	\$13.66	\$11.04	\$26.15	\$11.10
<b>Net Operating Income</b>	\$2,195,000	\$1,953,125	\$4,334,765	\$723,019
<b>Full Market Value</b>	\$17,250,000	\$14,746,000	\$32,728,000	\$5,459,000
<b>Market Value per SqFt</b>	\$304.08	\$177.19	\$320.70	\$225.52
<b>Distance from Condominium in miles</b>		0.50	0.76	0.67

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01380-7501	1-01439-0042	1-01490-0122	
<b>Condominium Section</b>	1966-R1			
<b>Address</b>	40 EAST 66 STREET	320 EAST 65 STREET	555 EAST 78 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	33	71	87	
<b>Year Built</b>	1929	1930	1940	
<b>Gross SqFt</b>	95,425	58,325	75,854	
<b>Estimated Gross Income</b>	\$3,479,196	\$2,279,236	\$2,566,958	
<b>Gross Income per SqFt</b>	\$36.46	\$39.08	\$33.84	
<b>Estimated Expense</b>	\$950,433	\$489,859	\$872,766	
<b>Expense SqFt</b>	\$9.96	\$8.40	\$11.51	
<b>Net Operating Income</b>	\$2,528,763	\$1,789,377	\$1,694,192	
<b>Full Market Value</b>	\$19,101,589	\$13,510,000	\$12,791,000	
<b>Market Value per SqFt</b>	\$200.17	\$231.63	\$168.63	
<b>Distance from Condominium in miles</b>		0.45	0.99	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01381-7501	1-01412-0012	1-01382-0007	1-01428-0007
<b>Condominium Section</b>	0400-R1			
<b>Address</b>	3 EAST 66 STREET	117 EAST 77 STREET	5 EAST 67 STREET	211 EAST 73 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	27	40	22	24
<b>Year Built</b>	1934	1929	1910	1930
<b>Gross SqFt</b>	25,652	29,500	11,472	14,185
<b>Estimated Gross Income</b>	\$991,963	\$1,263,098	\$443,626	\$542,408
<b>Gross Income per SqFt</b>	\$38.67	\$42.82	\$38.67	\$38.24
<b>Estimated Expense</b>	\$282,429	\$304,468	\$126,335	\$206,115
<b>Expense SqFt</b>	\$11.01	\$10.32	\$11.01	\$14.53
<b>Net Operating Income</b>	\$709,534	\$958,630	\$317,291	\$336,293
<b>Full Market Value</b>	\$5,357,000	\$7,238,000	\$2,396,000	\$2,539,000
<b>Market Value per SqFt</b>	\$208.83	\$245.36	\$208.86	\$178.99
<b>Distance from Condominium in miles</b>		0.59	0.05	0.54

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01381-7502	1-01424-0029	1-01409-0021	
<b>Condominium Section</b>	0582-R1			
<b>Address</b>	45 EAST 66 STREET	226 EAST 70 STREET	1033 LEXINGTON AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	35	50	35	
<b>Year Built</b>	1941	1921	1923	
<b>Gross SqFt</b>	77,739	41,898	71,189	
<b>Estimated Gross Income</b>	\$2,968,852	\$1,718,953	\$2,516,105	
<b>Gross Income per SqFt</b>	\$38.19	\$41.03	\$35.34	
<b>Estimated Expense</b>	\$975,624	\$495,077	\$945,245	
<b>Expense SqFt</b>	\$12.55	\$11.82	\$13.28	
<b>Net Operating Income</b>	\$1,993,228	\$1,223,876	\$1,570,860	
<b>Full Market Value</b>	\$15,584,000	\$9,240,000	\$11,860,000	
<b>Market Value per SqFt</b>	\$200.47	\$220.54	\$166.60	
<b>Distance from Condominium in miles</b>		0.43	0.50	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-7503	1-01439-0042	1-01445-0035	
Condominium Section	0598-R1			
Address	44 EAST 67 STREET	320 EAST 65 STREET	330 EAST 71 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	46	71	59	
Year Built	1941	1930	1940	
Gross SqFt	62,196	58,325	53,768	
Estimated Gross Income	\$2,123,371	\$2,279,236	\$1,569,833	
Gross Income per SqFt	\$34.14	\$39.08	\$29.20	
Estimated Expense	\$570,337	\$489,859	\$533,743	
Expense SqFt	\$9.17	\$8.40	\$9.93	
Net Operating Income	\$1,553,034	\$1,789,377	\$1,036,090	
Full Market Value	\$11,725,003	\$13,510,000	\$7,822,000	
Market Value per SqFt	\$188.52	\$231.63	\$145.48	
Distance from Condominium in miles		0.55	0.58	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-7504	1-01424-0029	1-01382-0007	1-01381-0010
Condominium Section	0653-R1			
Address	21 EAST 66 STREET	226 EAST 70 STREET	5 EAST 67 STREET	11 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR
Total Units	19	50	22	18
Year Built	1941	1921	1910	1920
Gross SqFt	43,682	41,898	11,472	11,250
Estimated Gross Income	\$1,689,183	\$1,718,953	\$443,626	\$363,306
Gross Income per SqFt	\$38.67	\$41.03	\$38.67	\$32.29
Estimated Expense	\$480,939	\$495,077	\$126,335	\$107,985
Expense SqFt	\$11.01	\$11.82	\$11.01	\$9.60
Net Operating Income	\$1,208,244	\$1,223,876	\$317,291	\$255,321
Full Market Value	\$9,122,000	\$9,240,000	\$2,396,000	\$1,928,000
Market Value per SqFt	\$208.83	\$220.54	\$208.86	\$171.38
Distance from Condominium in miles		0.43	0.05	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01382-7501	1-01311-0028	1-01425-0017	1-01437-0041
<b>Condominium Section</b>	0805-R1			
<b>Address</b>	20 EAST 68 STREET	141 EAST 56 STREET	225 EAST 70 STREET	330 EAST 63 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	115	91	90
<b>Year Built</b>	1955	1940	1961	1949
<b>Gross SqFt</b>	96,152	107,485	83,220	70,992
<b>Estimated Gross Income</b>	\$3,318,206	\$4,120,417	\$2,872,242	\$2,280,464
<b>Gross Income per SqFt</b>	\$34.51	\$38.33	\$34.51	\$32.12
<b>Estimated Expense</b>	\$1,061,518	\$1,201,270	\$919,117	\$711,786
<b>Expense SqFt</b>	\$11.04	\$11.18	\$11.04	\$10.03
<b>Net Operating Income</b>	\$2,256,688	\$2,919,147	\$1,953,125	\$1,568,678
<b>Full Market Value</b>	\$17,536,000	\$22,040,000	\$14,746,000	\$11,844,000
<b>Market Value per SqFt</b>	\$182.38	\$205.05	\$177.19	\$166.84
<b>Distance from Condominium in miles</b>		0.61	0.43	0.59

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01384-7501	1-01428-0008	1-01424-0029	1-01439-0042
<b>Condominium Section</b>	0897-R1			
<b>Address</b>	839 MADISON AVENUE	213 EAST 73 STREET	226 EAST 70 STREET	320 EAST 65 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	12	24	50	71
<b>Year Built</b>	1927	1910	1921	1930
<b>Gross SqFt</b>	56,415	12,000	41,898	58,325
<b>Estimated Gross Income</b>	\$2,314,707	\$548,596	\$1,718,953	\$2,279,236
<b>Gross Income per SqFt</b>	\$41.03	\$45.72	\$41.03	\$39.08
<b>Estimated Expense</b>	\$666,825	\$73,146	\$495,077	\$489,859
<b>Expense SqFt</b>	\$11.82	\$6.10	\$11.82	\$8.40
<b>Net Operating Income</b>	\$1,647,882	\$475,450	\$1,223,876	\$1,789,377
<b>Full Market Value</b>	\$12,442,001	\$3,590,000	\$9,240,000	\$13,510,000
<b>Market Value per SqFt</b>	\$220.54	\$299.17	\$220.54	\$231.63
<b>Distance from Condominium in miles</b>		0.37	0.31	0.51

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-7502	1-01438-0006	1-01517-0001	
Condominium Section	1095-R1			
Address	15 EAST 69 STREET	305 EAST 63 STREET	1085 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	48	111	46	
Year Built	1926	1931	1926	
Gross SqFt	123,994	164,567	127,395	
Estimated Gross Income	\$5,790,000	\$6,852,219	\$6,333,809	
Gross Income per SqFt	\$46.70	\$41.64	\$49.72	
Estimated Expense	\$1,600,000	\$2,008,920	\$1,708,704	
Expense SqFt	\$12.90	\$12.21	\$13.41	
Net Operating Income	\$4,190,000	\$4,843,299	\$4,625,105	
Full Market Value	\$32,927,004	\$36,567,000	\$34,920,000	
Market Value per SqFt	\$265.55	\$222.20	\$274.11	
Distance from Condominium in miles		0.61	0.99	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01385-7502	1-01438-0006	1-01422-0048	1-01424-0001
Condominium Section	1510-R1			
Address	33 EAST 70 STREET	305 EAST 63 STREET	210 EAST 68 STREET	201 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	111	217	309
Year Built	1928	1931	1929	1927
Gross SqFt	273,875	164,567	243,802	316,500
Estimated Gross Income	\$11,600,000	\$6,852,219	\$10,340,975	\$15,239,516
Gross Income per SqFt	\$42.36	\$41.64	\$42.42	\$48.15
Estimated Expense	\$3,439,870	\$2,008,920	\$2,895,473	\$3,081,391
Expense SqFt	\$12.56	\$12.21	\$11.88	\$9.74
Net Operating Income	\$8,160,130	\$4,843,299	\$7,445,502	\$12,158,125
Full Market Value	\$64,076,000	\$36,567,000	\$56,214,000	\$91,794,000
Market Value per SqFt	\$233.96	\$222.20	\$230.57	\$290.03
Distance from Condominium in miles		0.56	0.34	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01386-7501	1-01409-0021	1-01431-0016	
<b>Condominium Section</b>	0193-R1			
<b>Address</b>	50 EAST 72 STREET	1033 LEXINGTON AVENUE	231 EAST 76 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	48	35	90	
<b>Year Built</b>	1928	1923	1938	
<b>Gross SqFt</b>	92,781	71,189	82,065	
<b>Estimated Gross Income</b>	\$2,933,735	\$2,516,105	\$2,289,613	
<b>Gross Income per SqFt</b>	\$31.62	\$35.34	\$27.90	
<b>Estimated Expense</b>	\$1,056,776	\$945,245	\$778,468	
<b>Expense SqFt</b>	\$11.39	\$13.28	\$9.49	
<b>Net Operating Income</b>	\$1,876,959	\$1,570,860	\$1,511,145	
<b>Full Market Value</b>	\$14,171,002	\$11,860,000	\$11,409,000	
<b>Market Value per SqFt</b>	\$152.74	\$166.60	\$139.02	
<b>Distance from Condominium in miles</b>		0.25	0.40	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01386-7502	1-01424-0004	1-01513-0059	1-01530-0009
<b>Condominium Section</b>	0375-R1			
<b>Address</b>	52 EAST 72 STREET	203 EAST 69 STREET	128 EAST 85 STREET	219 EAST 84 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	16	16	35	54
<b>Year Built</b>	1986	1980	1985	1974
<b>Gross SqFt</b>	42,830	32,500	20,736	28,150
<b>Estimated Gross Income</b>	\$1,675,510	\$1,591,516	\$811,196	\$943,234
<b>Gross Income per SqFt</b>	\$39.12	\$48.97	\$39.12	\$33.51
<b>Estimated Expense</b>	\$382,472	\$274,996	\$185,167	\$301,835
<b>Expense SqFt</b>	\$8.93	\$8.46	\$8.93	\$10.72
<b>Net Operating Income</b>	\$1,293,038	\$1,316,520	\$626,029	\$641,399
<b>Full Market Value</b>	\$9,762,001	\$9,940,000	\$4,727,000	\$4,843,000
<b>Market Value per SqFt</b>	\$227.92	\$305.85	\$227.96	\$172.04
<b>Distance from Condominium in miles</b>		0.32	0.68	0.74

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-7501	1-01426-9035	1-01492-0036	
Condominium Section	0104-R1			
Address	923 5 AVENUE	218 EAST 72 STREET	920 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	97	148	72	
Year Built	1950	1975	1962	
Gross SqFt	153,046	156,200	155,544	
Estimated Gross Income	\$6,150,919	\$6,594,311	\$5,935,028	
Gross Income per SqFt	\$40.19	\$42.22	\$38.16	
Estimated Expense	\$2,053,877	\$2,300,707	\$1,882,298	
Expense SqFt	\$13.42	\$14.73	\$12.10	
Net Operating Income	\$4,097,042	\$4,293,604	\$4,052,730	
Full Market Value	\$30,933,006	\$19,239,000	\$30,598,000	
Market Value per SqFt	\$202.12	\$123.17	\$196.72	
Distance from Condominium in miles		0.41	0.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-7501	1-01409-0021	1-01511-0008	
Condominium Section	0050-R1			
Address	23 EAST 74 STREET	1033 LEXINGTON AVENUE	115 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	72	35	38	
Year Built	1912	1923	1919	
Gross SqFt	82,280	71,189	50,592	
Estimated Gross Income	\$2,697,961	\$2,516,105	\$1,529,730	
Gross Income per SqFt	\$32.79	\$35.34	\$30.24	
Estimated Expense	\$964,322	\$945,245	\$513,620	
Expense SqFt	\$11.72	\$13.28	\$10.15	
Net Operating Income	\$1,733,639	\$1,570,860	\$1,016,110	
Full Market Value	\$13,428,000	\$11,860,000	\$7,672,000	
Market Value per SqFt	\$163.20	\$166.60	\$151.64	
Distance from Condominium in miles		0.29	0.46	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-7501	1-01388-0030	1-01390-0043	1-01492-0010
Condominium Section	0050-R2			
Address	21 EAST 74 STREET	51 EAST 73 STREET	48 EAST 76 STREET	11 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	6	20	27	13
Year Built	1912	1910	1910	1925
Gross SqFt	6,345	12,321	14,336	8,512
Estimated Gross Income	\$206,910	\$454,750	\$376,083	\$277,606
Gross Income per SqFt	\$32.61	\$36.91	\$26.23	\$32.61
Estimated Expense	\$79,947	\$139,661	\$101,430	\$107,212
Expense SqFt	\$12.60	\$11.34	\$7.08	\$12.60
Net Operating Income	\$126,963	\$315,089	\$274,653	\$170,394
Full Market Value	\$1,124,001	\$2,379,000	\$2,074,000	\$1,286,000
Market Value per SqFt	\$177.15	\$193.08	\$144.67	\$151.08
Distance from Condominium in miles		0.10	0.11	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-7501	1-01412-0012	1-01448-0037	
Condominium Section	0023-R1			
Address	30 EAST 76 STREET	117 EAST 77 STREET	334 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	15	40	35	
Year Built	1928	1929	1914	
Gross SqFt	24,277	29,500	20,890	
Estimated Gross Income	\$1,019,148	\$1,263,098	\$859,153	
Gross Income per SqFt	\$41.98	\$42.82	\$41.13	
Estimated Expense	\$265,105	\$304,468	\$240,563	
Expense SqFt	\$10.92	\$10.32	\$11.52	
Net Operating Income	\$754,043	\$958,630	\$618,590	
Full Market Value	\$5,693,000	\$7,238,000	\$4,670,000	
Market Value per SqFt	\$234.50	\$245.36	\$223.55	
Distance from Condominium in miles		0.14	0.46	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01390-7502	1-01412-0012	1-01512-0030	
<b>Condominium Section</b>	0094-R1			
<b>Address</b>	32 EAST 76 STREET	117 EAST 77 STREET	16 EAST 83 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	30	40	40	
<b>Year Built</b>	1982	1929	1929	
<b>Gross SqFt</b>	42,054	29,500	22,990	
<b>Estimated Gross Income</b>	\$1,773,417	\$1,263,098	\$954,629	
<b>Gross Income per SqFt</b>	\$42.17	\$42.82	\$41.52	
<b>Estimated Expense</b>	\$439,464	\$304,468	\$243,198	
<b>Expense SqFt</b>	\$10.45	\$10.32	\$10.58	
<b>Net Operating Income</b>	\$1,333,953	\$958,630	\$711,431	
<b>Full Market Value</b>	\$10,070,998	\$7,238,000	\$5,371,000	
<b>Market Value per SqFt</b>	\$239.48	\$245.36	\$233.62	
<b>Distance from Condominium in miles</b>		0.14	0.45	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01391-7501	1-01382-0007	1-01388-0030	
<b>Condominium Section</b>	0946-R1			
<b>Address</b>	14 EAST 77 STREET	5 EAST 67 STREET	51 EAST 73 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D2-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	12	22	20	
<b>Year Built</b>	1910	1910	1910	
<b>Gross SqFt</b>	9,445	11,472	12,321	
<b>Estimated Gross Income</b>	\$356,927	\$443,626	\$454,750	
<b>Gross Income per SqFt</b>	\$37.79	\$38.67	\$36.91	
<b>Estimated Expense</b>	\$105,595	\$126,335	\$139,661	
<b>Expense SqFt</b>	\$11.18	\$11.01	\$11.34	
<b>Net Operating Income</b>	\$251,332	\$317,291	\$315,089	
<b>Full Market Value</b>	\$1,898,002	\$2,396,000	\$2,379,000	
<b>Market Value per SqFt</b>	\$200.95	\$208.86	\$193.08	
<b>Distance from Condominium in miles</b>		0.46	0.18	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-7501	1-01417-0035	1-01418-0045	
Condominium Section	0460-R1			
Address	1009 MADISON AVENUE	220 EAST 63 STREET	1081 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	111	195	116	
Year Built	1958	1963	1968	
Gross SqFt	176,897	177,143	174,273	
Estimated Gross Income	\$7,251,008	\$7,339,868	\$7,065,519	
Gross Income per SqFt	\$40.99	\$41.43	\$40.54	
Estimated Expense	\$2,126,302	\$2,097,305	\$2,125,127	
Expense SqFt	\$12.02	\$11.84	\$12.19	
Net Operating Income	\$5,124,706	\$5,242,563	\$4,940,392	
Full Market Value	\$38,692,002	\$39,581,000	\$37,300,000	
Market Value per SqFt	\$218.73	\$223.44	\$214.03	
Distance from Condominium in miles		0.81	0.76	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01393-7501	1-01382-0007	1-01428-0007	
Condominium Section	0637-R1			
Address	3 EAST 78 STREET	5 EAST 67 STREET	211 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D3-ELEVATOR	
Total Units	13	22	24	
Year Built	1910	1910	1930	
Gross SqFt	14,977	11,472	14,185	
Estimated Gross Income	\$576,015	\$443,626	\$542,408	
Gross Income per SqFt	\$38.46	\$38.67	\$38.24	
Estimated Expense	\$191,256	\$126,335	\$206,115	
Expense SqFt	\$12.77	\$11.01	\$14.53	
Net Operating Income	\$384,759	\$317,291	\$336,293	
Full Market Value	\$2,905,001	\$2,396,000	\$2,539,000	
Market Value per SqFt	\$193.96	\$208.86	\$178.99	
Distance from Condominium in miles		0.56	0.47	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01394-7501	1-01376-0001	1-01426-9035	1-01460-0047
Condominium Section	1101-R1			
Address	515 PARK AVENUE	800 5 AVENUE	218 EAST 72 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	44	229	148	129
Year Built	1998	1979	1975	1999
Gross SqFt	158,497	353,412	156,200	138,500
Estimated Gross Income	\$7,500,000	\$24,903,735	\$6,594,311	\$5,767,488
Gross Income per SqFt	\$47.32	\$70.47	\$42.22	\$41.64
Estimated Expense	\$2,175,000	\$6,028,487	\$2,300,707	\$1,614,897
Expense SqFt	\$13.72	\$17.06	\$14.73	\$11.66
Net Operating Income	\$5,325,000	\$18,875,248	\$4,293,604	\$4,152,591
Full Market Value	\$41,847,000	\$142,508,000	\$19,239,000	\$31,352,000
Market Value per SqFt	\$264.02	\$403.23	\$123.17	\$226.37
Distance from Condominium in miles		0.22	0.62	0.57

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-7501	1-01418-0011	1-01342-0012	
Condominium Section	0087-R1			
Address	1010 3 AVENUE	225 EAST 63 STREET	333 EAST 49 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	166	153	204	
Year Built	1963	1962	1965	
Gross SqFt	165,925	105,282	177,380	
Estimated Gross Income	\$6,957,235	\$5,176,400	\$6,154,133	
Gross Income per SqFt	\$41.93	\$49.17	\$34.69	
Estimated Expense	\$2,025,944	\$1,449,392	\$1,886,894	
Expense SqFt	\$12.21	\$13.77	\$10.64	
Net Operating Income	\$4,931,291	\$3,727,008	\$4,267,239	
Full Market Value	\$38,692,000	\$28,139,000	\$32,218,000	
Market Value per SqFt	\$233.19	\$267.27	\$181.63	
Distance from Condominium in miles		0.19	0.60	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-7502	1-01437-0017	1-01417-0045	
Condominium Section	0624-R1			
Address	521 PARK AVENUE	341 EAST 62 STREET	1065 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	27	17	39	
Year Built	1912	1910	1930	
Gross SqFt	50,302	11,900	26,940	
Estimated Gross Income	\$2,127,775	\$516,423	\$1,109,958	
Gross Income per SqFt	\$42.30	\$43.40	\$41.20	
Estimated Expense	\$658,956	\$174,299	\$310,788	
Expense SqFt	\$13.10	\$14.65	\$11.54	
Net Operating Income	\$1,468,819	\$342,124	\$799,170	
Full Market Value	\$11,089,999	\$2,583,000	\$6,034,000	
Market Value per SqFt	\$220.47	\$217.06	\$223.98	
Distance from Condominium in miles		0.36	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-7503	1-01311-0028	1-01437-0029	
Condominium Section	0667-R1			
Address	525 PARK AVENUE	141 EAST 56 STREET	1147 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	48	115	77	
Year Built	1915	1940	1900	
Gross SqFt	100,093	107,485	67,880	
Estimated Gross Income	\$3,560,308	\$4,120,417	\$2,227,428	
Gross Income per SqFt	\$35.57	\$38.33	\$32.81	
Estimated Expense	\$1,085,008	\$1,201,270	\$712,777	
Expense SqFt	\$10.84	\$11.18	\$10.50	
Net Operating Income	\$2,475,300	\$2,919,147	\$1,514,651	
Full Market Value	\$18,688,999	\$22,040,000	\$11,436,000	
Market Value per SqFt	\$186.72	\$205.05	\$168.47	
Distance from Condominium in miles		0.22	0.36	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-7502	1-01428-0007	1-01388-0030	1-01347-0034
Condominium Section	0230-R1			
Address	149 EAST 62 STREET	211 EAST 73 STREET	51 EAST 73 STREET	342 EAST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	12	24	20	26
Year Built	1915	1930	1910	1930
Gross SqFt	4,777	14,185	12,321	13,000
Estimated Gross Income	\$176,319	\$542,408	\$454,750	\$437,527
Gross Income per SqFt	\$36.91	\$38.24	\$36.91	\$33.66
Estimated Expense	\$54,171	\$206,115	\$139,661	\$148,759
Expense SqFt	\$11.34	\$14.53	\$11.34	\$11.44
Net Operating Income	\$122,148	\$336,293	\$315,089	\$288,768
Full Market Value	\$922,004	\$2,539,000	\$2,379,000	\$1,980,000
Market Value per SqFt	\$193.01	\$178.99	\$193.08	\$152.31
Distance from Condominium in miles		0.56	0.58	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-7503	1-01390-0067	1-01426-9035	
Condominium Section	0733-R1			
Address	166 EAST 63 STREET	945 5 AVENUE	218 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	157	110	148	
Year Built	1959	1949	1975	
Gross SqFt	204,524	188,810	156,200	
Estimated Gross Income	\$8,774,080	\$8,229,174	\$6,594,311	
Gross Income per SqFt	\$42.90	\$43.58	\$42.22	
Estimated Expense	\$2,754,938	\$2,304,169	\$2,300,707	
Expense SqFt	\$13.47	\$12.20	\$14.73	
Net Operating Income	\$6,019,142	\$5,925,005	\$4,293,604	
Full Market Value	\$45,444,997	\$44,734,000	\$19,239,000	
Market Value per SqFt	\$222.20	\$236.93	\$123.17	
Distance from Condominium in miles		0.71	0.45	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-7504	1-01439-0046	1-01425-0017	
Condominium Section	0770-R1			
Address	130 EAST 63 STREET	310 EAST 65 STREET	225 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	74	88	91	
Year Built	1960	1965	1961	
Gross SqFt	104,981	76,500	83,220	
Estimated Gross Income	\$3,360,442	\$2,256,583	\$2,872,242	
Gross Income per SqFt	\$32.01	\$29.50	\$34.51	
Estimated Expense	\$1,106,500	\$767,238	\$919,117	
Expense SqFt	\$10.54	\$10.03	\$11.04	
Net Operating Income	\$2,253,942	\$1,489,345	\$1,953,125	
Full Market Value	\$17,420,000	\$11,245,000	\$14,746,000	
Market Value per SqFt	\$165.93	\$146.99	\$177.19	
Distance from Condominium in miles		0.27	0.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-7505	1-01439-0042	1-01311-0028	
Condominium Section	1729-R1			
Address	140 EAST 63 STREET	320 EAST 65 STREET	141 EAST 56 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	86	71	115	
Year Built	1927	1930	1940	
Gross SqFt	128,842	58,325	107,485	
Estimated Gross Income	\$4,987,474	\$2,279,236	\$4,120,417	
Gross Income per SqFt	\$38.71	\$39.08	\$38.33	
Estimated Expense	\$1,261,363	\$489,859	\$1,201,270	
Expense SqFt	\$9.79	\$8.40	\$11.18	
Net Operating Income	\$3,726,111	\$1,789,377	\$2,919,147	
Full Market Value	\$28,132,001	\$13,510,000	\$22,040,000	
Market Value per SqFt	\$218.34	\$231.63	\$205.05	
Distance from Condominium in miles		0.27	0.30	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01398-7501	1-01338-0040	1-01426-0044	
<b>Condominium Section</b>	0345-R1			
<b>Address</b>	188 EAST 64 STREET	314 EAST 46 STREET	206 EAST 72 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	200	250	442	
<b>Year Built</b>	1987	1981	1979	
<b>Gross SqFt</b>	216,171	253,256	377,297	
<b>Estimated Gross Income</b>	\$10,500,000	\$10,906,643	\$17,980,660	
<b>Gross Income per SqFt</b>	\$48.57	\$43.07	\$47.66	
<b>Estimated Expense</b>	\$2,870,000	\$3,605,760	\$5,176,319	
<b>Expense SqFt</b>	\$13.28	\$14.24	\$13.72	
<b>Net Operating Income</b>	\$7,630,000	\$7,300,883	\$12,804,341	
<b>Full Market Value</b>	\$57,607,002	\$55,122,000	\$96,673,000	
<b>Market Value per SqFt</b>	\$266.49	\$217.65	\$256.23	
<b>Distance from Condominium in miles</b>		0.92	0.41	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01398-7502	1-01425-0017	1-01343-0005	
<b>Condominium Section</b>	0543-R1			
<b>Address</b>	139 EAST 63 STREET	225 EAST 70 STREET	307 EAST 50 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	52	91	111	
<b>Year Built</b>	1962	1961	1962	
<b>Gross SqFt</b>	90,629	83,220	71,137	
<b>Estimated Gross Income</b>	\$2,999,820	\$2,872,242	\$2,254,523	
<b>Gross Income per SqFt</b>	\$33.10	\$34.51	\$31.69	
<b>Estimated Expense</b>	\$988,762	\$919,117	\$765,815	
<b>Expense SqFt</b>	\$10.91	\$11.04	\$10.77	
<b>Net Operating Income</b>	\$2,011,058	\$1,953,125	\$1,488,708	
<b>Full Market Value</b>	\$15,588,000	\$14,746,000	\$11,240,000	
<b>Market Value per SqFt</b>	\$172.00	\$177.19	\$158.00	
<b>Distance from Condominium in miles</b>		0.36	0.69	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-7501	1-01426-9035	1-01460-0047	1-01376-0001
Condominium Section	1151-R1			
Address	181 EAST 65 STREET	218 EAST 72 STREET	400 EAST 66 STREET	800 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	93	148	129	229
Year Built	2000	1975	1999	1979
Gross SqFt	180,846	156,200	138,500	353,412
Estimated Gross Income	\$8,600,000	\$6,594,311	\$5,767,488	\$24,903,735
Gross Income per SqFt	\$47.55	\$42.22	\$41.64	\$70.47
Estimated Expense	\$2,300,000	\$2,300,707	\$1,614,897	\$6,028,487
Expense SqFt	\$12.72	\$14.73	\$11.66	\$17.06
Net Operating Income	\$6,300,000	\$4,293,604	\$4,152,591	\$18,875,248
Full Market Value	\$47,565,003	\$19,239,000	\$31,352,000	\$142,508,000
Market Value per SqFt	\$263.01	\$123.17	\$226.37	\$403.23
Distance from Condominium in miles		0.31	0.39	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-7501	1-01426-9035	1-01418-0045	
Condominium Section	0478-R1			
Address	1156 3 AVENUE	218 EAST 72 STREET	1081 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	164	148	116	
Year Built	1965	1975	1968	
Gross SqFt	129,320	156,200	174,273	
Estimated Gross Income	\$5,351,262	\$6,594,311	\$7,065,519	
Gross Income per SqFt	\$41.38	\$42.22	\$40.54	
Estimated Expense	\$1,740,647	\$2,300,707	\$2,125,127	
Expense SqFt	\$13.46	\$14.73	\$12.19	
Net Operating Income	\$3,610,615	\$4,293,604	\$4,940,392	
Full Market Value	\$28,307,000	\$19,239,000	\$37,300,000	
Market Value per SqFt	\$218.89	\$123.17	\$214.03	
Distance from Condominium in miles		0.23	0.23	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-7501	1-01426-9035	1-01532-0016	
Condominium Section	0151-R1			
Address	715 PARK AVENUE	218 EAST 72 STREET	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	76	148	111	
Year Built	1969	1975	1989	
Gross SqFt	106,669	156,200	104,440	
Estimated Gross Income	\$4,299,827	\$6,594,311	\$4,009,095	
Gross Income per SqFt	\$40.31	\$42.22	\$38.39	
Estimated Expense	\$1,233,094	\$2,300,707	\$875,808	
Expense SqFt	\$11.56	\$14.73	\$8.39	
Net Operating Income	\$3,066,733	\$4,293,604	\$3,133,287	
Full Market Value	\$23,153,985	\$19,239,000	\$23,656,000	
Market Value per SqFt	\$217.06	\$123.17	\$226.50	
Distance from Condominium in miles		0.23	0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-7503	1-01376-0001	1-01460-0047	1-01426-9035
Condominium Section	0332-R1			
Address	188 EAST 70 STREET	800 5 AVENUE	400 EAST 66 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	97	229	129	148
Year Built	1986	1979	1999	1975
Gross SqFt	165,624	353,412	138,500	156,200
Estimated Gross Income	\$7,785,000	\$24,903,735	\$5,767,488	\$6,594,311
Gross Income per SqFt	\$47.00	\$70.47	\$41.64	\$42.22
Estimated Expense	\$2,439,642	\$6,028,487	\$1,614,897	\$2,300,707
Expense SqFt	\$14.73	\$17.06	\$11.66	\$14.73
Net Operating Income	\$5,345,358	\$18,875,248	\$4,152,591	\$4,293,604
Full Market Value	\$42,007,000	\$142,508,000	\$31,352,000	\$19,239,000
Market Value per SqFt	\$253.63	\$403.23	\$226.37	\$123.17
Distance from Condominium in miles		0.49	0.43	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-7501	1-01471-0013	1-01451-0011	
Condominium Section	0103-R1			
Address	110 EAST 71 STREET	425 EAST 76 STREET	343 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	21	66	24	
Year Built	1982	1981	1920	
Gross SqFt	34,906	35,573	12,750	
Estimated Gross Income	\$1,503,750	\$1,592,935	\$527,561	
Gross Income per SqFt	\$43.08	\$44.78	\$41.38	
Estimated Expense	\$366,164	\$328,794	\$149,648	
Expense SqFt	\$10.49	\$9.24	\$11.74	
Net Operating Income	\$1,137,586	\$1,264,141	\$377,913	
Full Market Value	\$8,589,002	\$9,544,000	\$2,853,000	
Market Value per SqFt	\$246.06	\$268.29	\$223.76	
Distance from Condominium in miles		0.58	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-7501	1-01311-0028	1-01447-0005	
Condominium Section	0161-R1			
Address	157 EAST 72 STREET	141 EAST 56 STREET	311 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	138	115	131	
Year Built	1924	1940	1929	
Gross SqFt	108,820	107,485	121,234	
Estimated Gross Income	\$3,798,906	\$4,120,417	\$3,816,895	
Gross Income per SqFt	\$34.91	\$38.33	\$31.48	
Estimated Expense	\$1,190,491	\$1,201,270	\$1,297,744	
Expense SqFt	\$10.94	\$11.18	\$10.70	
Net Operating Income	\$2,608,415	\$2,919,147	\$2,519,151	
Full Market Value	\$19,694,003	\$22,040,000	\$19,020,000	
Market Value per SqFt	\$180.98	\$205.05	\$156.89	
Distance from Condominium in miles		0.80	0.25	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01409-7501	1-01411-0031	1-01513-0059	1-01520-0033
<b>Condominium Section</b>	0299-R1			
<b>Address</b>	157 EAST 74 STREET	191 EAST 76 STREET	128 EAST 85 STREET	169 EAST 91 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	19	41	35	53
<b>Year Built</b>	1986	1960	1985	1985
<b>Gross SqFt</b>	41,754	24,206	20,736	33,443
<b>Estimated Gross Income</b>	\$1,633,416	\$991,770	\$811,196	\$1,226,223
<b>Gross Income per SqFt</b>	\$39.12	\$40.97	\$39.12	\$36.67
<b>Estimated Expense</b>	\$372,863	\$268,751	\$185,167	\$291,059
<b>Expense SqFt</b>	\$8.93	\$11.10	\$8.93	\$8.70
<b>Net Operating Income</b>	\$1,260,553	\$723,019	\$626,029	\$935,164
<b>Full Market Value</b>	\$9,517,000	\$5,459,000	\$4,727,000	\$7,061,000
<b>Market Value per SqFt</b>	\$227.93	\$225.52	\$227.96	\$211.14
<b>Distance from Condominium in miles</b>		0.10	0.52	0.86

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01409-7502	1-01438-0006	1-01496-0021	1-01492-0015
<b>Condominium Section</b>	0573-R1			
<b>Address</b>	1040 LEXINGTON AVENUE	305 EAST 63 STREET	1125 MADISON AVENUE	1058 MADISON AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	55	111	41	72
<b>Year Built</b>	1929	1931	1922	1938
<b>Gross SqFt</b>	117,892	164,567	113,052	104,209
<b>Estimated Gross Income</b>	\$4,400,000	\$6,852,219	\$4,865,888	\$4,406,742
<b>Gross Income per SqFt</b>	\$37.32	\$41.64	\$43.04	\$42.29
<b>Estimated Expense</b>	\$1,565,606	\$2,008,920	\$1,441,812	\$1,392,830
<b>Expense SqFt</b>	\$13.28	\$12.21	\$12.75	\$13.37
<b>Net Operating Income</b>	\$2,834,394	\$4,843,299	\$3,424,076	\$3,013,912
<b>Full Market Value</b>	\$22,135,000	\$36,567,000	\$25,852,000	\$22,755,000
<b>Market Value per SqFt</b>	\$187.76	\$222.20	\$228.67	\$218.36
<b>Distance from Condominium in miles</b>		0.65	0.52	0.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-7503	1-01424-0029	1-01509-0064	
Condominium Section	0639-R1			
Address	1036 LEXINGTON AVENUE	226 EAST 70 STREET	108 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	32	50	20	
Year Built	1925	1921	1922	
Gross SqFt	53,255	41,898	32,383	
Estimated Gross Income	\$2,037,536	\$1,718,953	\$1,149,311	
Gross Income per SqFt	\$38.26	\$41.03	\$35.49	
Estimated Expense	\$604,444	\$495,077	\$352,135	
Expense SqFt	\$11.35	\$11.82	\$10.87	
Net Operating Income	\$1,433,092	\$1,223,876	\$797,176	
Full Market Value	\$11,206,000	\$9,240,000	\$6,019,000	
Market Value per SqFt	\$210.42	\$220.54	\$185.87	
Distance from Condominium in miles		0.33	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-7501	1-01426-9035	1-01492-0036	1-01473-0038
Condominium Section	0237-R1			
Address	1068 LEXINGTON AVENUE	218 EAST 72 STREET	920 PARK AVENUE	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	81	148	72	112
Year Built	1961	1975	1962	1959
Gross SqFt	123,370	156,200	155,544	113,820
Estimated Gross Income	\$4,764,353	\$6,594,311	\$5,935,028	\$3,479,020
Gross Income per SqFt	\$38.62	\$42.22	\$38.16	\$30.57
Estimated Expense	\$1,492,777	\$2,300,707	\$1,882,298	\$1,182,867
Expense SqFt	\$12.10	\$14.73	\$12.10	\$10.39
Net Operating Income	\$3,271,576	\$4,293,604	\$4,052,730	\$2,296,153
Full Market Value	\$25,579,000	\$19,239,000	\$30,598,000	\$17,336,000
Market Value per SqFt	\$207.34	\$123.17	\$196.72	\$152.31
Distance from Condominium in miles		0.29	0.28	0.51

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-7502	1-01424-0029	1-01428-0007	
Condominium Section	0721-R1			
Address	1065 LEXINGTON AVENUE	226 EAST 70 STREET	211 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	30	50	24	
Year Built	1925	1921	1930	
Gross SqFt	45,621	41,898	14,185	
Estimated Gross Income	\$1,808,416	\$1,718,953	\$542,408	
Gross Income per SqFt	\$39.64	\$41.03	\$38.24	
Estimated Expense	\$601,285	\$495,077	\$206,115	
Expense SqFt	\$13.18	\$11.82	\$14.53	
Net Operating Income	\$1,207,131	\$1,223,876	\$336,293	
Full Market Value	\$9,454,000	\$9,240,000	\$2,539,000	
Market Value per SqFt	\$207.23	\$220.54	\$178.99	
Distance from Condominium in miles		0.33	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-7503	1-01426-9035	1-01460-0047	1-01438-0049
Condominium Section	0968-R1			
Address	188 EAST 76 STREET	218 EAST 72 STREET	400 EAST 66 STREET	1218 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	73	148	129	105
Year Built	1996	1975	1999	1996
Gross SqFt	155,731	156,200	138,500	142,209
Estimated Gross Income	\$6,484,639	\$6,594,311	\$5,767,488	\$5,044,167
Gross Income per SqFt	\$41.64	\$42.22	\$41.64	\$35.47
Estimated Expense	\$1,815,823	\$2,300,707	\$1,614,897	\$2,084,940
Expense SqFt	\$11.66	\$14.73	\$11.66	\$14.66
Net Operating Income	\$4,668,816	\$4,293,604	\$4,152,591	\$2,959,227
Full Market Value	\$30,640,995	\$19,239,000	\$31,352,000	\$32,189,000
Market Value per SqFt	\$196.76	\$123.17	\$226.37	\$226.35
Distance from Condominium in miles		0.24	0.63	0.65

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-7504	1-01424-0029	1-01472-0034	
Condominium Section	1782-R1			
Address	823 PARK AVENUE	226 EAST 70 STREET	440 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	38	50	47	
Year Built	1920	1921	1936	
Gross SqFt	55,758	41,898	44,856	
Estimated Gross Income	\$2,038,512	\$1,718,953	\$1,439,046	
Gross Income per SqFt	\$36.56	\$41.03	\$32.08	
Estimated Expense	\$538,622	\$495,077	\$335,762	
Expense SqFt	\$9.66	\$11.82	\$7.49	
Net Operating Income	\$1,499,890	\$1,223,876	\$1,103,284	
Full Market Value	\$11,324,000	\$9,240,000	\$8,330,000	
Market Value per SqFt	\$203.09	\$220.54	\$185.71	
Distance from Condominium in miles		0.37	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-7501	1-01531-0035	1-01513-0059	1-01439-0023
Condominium Section	1077-R1			
Address	145 EAST 76 STREET	228 EAST 86 STREET	128 EAST 85 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	111	35	61
Year Built	1999	1986	1985	1996
Gross SqFt	68,979	81,100	20,736	50,225
Estimated Gross Income	\$2,698,458	\$3,365,457	\$811,196	\$1,892,758
Gross Income per SqFt	\$39.12	\$41.50	\$39.12	\$37.69
Estimated Expense	\$615,982	\$784,179	\$185,167	\$438,805
Expense SqFt	\$8.93	\$9.67	\$8.93	\$8.74
Net Operating Income	\$2,082,476	\$2,581,278	\$626,029	\$1,453,953
Full Market Value	\$15,722,999	\$19,489,000	\$4,727,000	\$10,977,000
Market Value per SqFt	\$227.94	\$240.31	\$227.96	\$218.56
Distance from Condominium in miles		0.47	0.42	0.65

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-7502	1-01439-0042	1-01563-0020	
Condominium Section	1760-R1			
Address	170 EAST 77 STREET	320 EAST 65 STREET	449 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	54	71	70	
Year Built	1942	1930	1985	
Gross SqFt	79,883	58,325	54,482	
Estimated Gross Income	\$2,988,423	\$2,279,236	\$1,946,852	
Gross Income per SqFt	\$37.41	\$39.08	\$35.73	
Estimated Expense	\$749,303	\$489,859	\$564,587	
Expense SqFt	\$9.38	\$8.40	\$10.36	
Net Operating Income	\$2,239,120	\$1,789,377	\$1,382,265	
Full Market Value	\$16,905,001	\$13,510,000	\$10,436,000	
Market Value per SqFt	\$211.62	\$231.63	\$191.55	
Distance from Condominium in miles		0.65	0.53	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-7501	1-01445-0035	1-01429-0041	
Condominium Section	0712-R1			
Address	170 EAST 78 STREET	330 EAST 71 STREET	210 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	34	59	42	
Year Built	1927	1940	1932	
Gross SqFt	54,967	53,768	25,758	
Estimated Gross Income	\$1,635,818	\$1,569,833	\$780,930	
Gross Income per SqFt	\$29.76	\$29.20	\$30.32	
Estimated Expense	\$553,518	\$533,743	\$262,659	
Expense SqFt	\$10.07	\$9.93	\$10.20	
Net Operating Income	\$1,082,300	\$1,036,090	\$518,271	
Full Market Value	\$8,309,000	\$7,822,000	\$3,913,000	
Market Value per SqFt	\$151.16	\$145.48	\$151.91	
Distance from Condominium in miles		0.44	0.19	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01412-7502	1-01311-0045	1-01426-9035	
<b>Condominium Section</b>	1158-R1			
<b>Address</b>	188 EAST 78 STREET	150 EAST 57 STREET	218 EAST 72 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	71	145	148	
<b>Year Built</b>	2000	1997	1975	
<b>Gross SqFt</b>	165,787	158,063	156,200	
<b>Estimated Gross Income</b>	\$7,700,000	\$7,852,731	\$6,594,311	
<b>Gross Income per SqFt</b>	\$46.45	\$49.68	\$42.22	
<b>Estimated Expense</b>	\$2,321,018	\$2,515,866	\$2,300,707	
<b>Expense SqFt</b>	\$14.00	\$15.92	\$14.73	
<b>Net Operating Income</b>	\$5,378,982	\$5,336,865	\$4,293,604	
<b>Full Market Value</b>	\$42,271,004	\$40,293,000	\$19,239,000	
<b>Market Value per SqFt</b>	\$254.97	\$254.92	\$123.17	
<b>Distance from Condominium in miles</b>		1.05	0.33	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01412-7503	1-01509-0006	1-01490-0122	1-01448-0045
<b>Condominium Section</b>	1407-R1			
<b>Address</b>	177 EAST 77 STREET	107 EAST 80 STREET	555 EAST 78 STREET	310 EAST 74 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	57	33	87	60
<b>Year Built</b>	1942	1925	1940	1938
<b>Gross SqFt</b>	87,546	52,272	75,854	46,932
<b>Estimated Gross Income</b>	\$2,900,000	\$2,415,379	\$2,566,958	\$1,311,412
<b>Gross Income per SqFt</b>	\$33.13	\$46.21	\$33.84	\$27.94
<b>Estimated Expense</b>	\$1,100,000	\$776,518	\$872,766	\$432,183
<b>Expense SqFt</b>	\$12.56	\$14.86	\$11.51	\$9.21
<b>Net Operating Income</b>	\$1,800,000	\$1,638,861	\$1,694,192	\$879,229
<b>Full Market Value</b>	\$13,589,996	\$12,373,000	\$12,791,000	\$6,638,000
<b>Market Value per SqFt</b>	\$155.23	\$236.70	\$168.63	\$141.44
<b>Distance from Condominium in miles</b>		0.18	0.54	0.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01413-7501	1-01426-9035	1-01460-0047	1-01532-0016
<b>Condominium Section</b>	0257-R1			
<b>Address</b>	124 EAST 79 STREET	218 EAST 72 STREET	400 EAST 66 STREET	241 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	66	148	129	111
<b>Year Built</b>	1985	1975	1999	1989
<b>Gross SqFt</b>	97,000	156,200	138,500	104,440
<b>Estimated Gross Income</b>	\$3,850,000	\$6,594,311	\$5,767,488	\$4,009,095
<b>Gross Income per SqFt</b>	\$39.69	\$42.22	\$41.64	\$38.39
<b>Estimated Expense</b>	\$1,100,000	\$2,300,707	\$1,614,897	\$875,808
<b>Expense SqFt</b>	\$11.34	\$14.73	\$11.66	\$8.39
<b>Net Operating Income</b>	\$2,750,000	\$4,293,604	\$4,152,591	\$3,133,287
<b>Full Market Value</b>	\$21,476,000	\$19,239,000	\$31,352,000	\$23,656,000
<b>Market Value per SqFt</b>	\$221.40	\$123.17	\$226.37	\$226.50
<b>Distance from Condominium in miles</b>		0.41	0.80	0.47

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01413-7502	1-01428-0007	1-01388-0030	1-01519-0028
<b>Condominium Section</b>	1366-R1			
<b>Address</b>	179 EAST 78 STREET	211 EAST 73 STREET	51 EAST 73 STREET	165 EAST 90 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
<b>Total Units</b>	14	24	20	15
<b>Year Built</b>	1900	1930	1910	1910
<b>Gross SqFt</b>	9,285	14,185	12,321	10,001
<b>Estimated Gross Income</b>	\$342,709	\$542,408	\$454,750	\$307,347
<b>Gross Income per SqFt</b>	\$36.91	\$38.24	\$36.91	\$30.73
<b>Estimated Expense</b>	\$105,292	\$206,115	\$139,661	\$86,956
<b>Expense SqFt</b>	\$11.34	\$14.53	\$11.34	\$8.69
<b>Net Operating Income</b>	\$237,417	\$336,293	\$315,089	\$220,391
<b>Full Market Value</b>	\$1,792,999	\$2,539,000	\$2,379,000	\$1,664,000
<b>Market Value per SqFt</b>	\$193.11	\$178.99	\$193.08	\$166.38
<b>Distance from Condominium in miles</b>		0.28	0.32	0.61

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01414-7501	1-01491-0004	1-01425-0017	1-01418-0011
Condominium Section	0139-R1			
Address	220 EAST 60 STREET	985 5 AVENUE	225 EAST 70 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	137	48	91	153
Year Built	1965	1969	1961	1962
Gross SqFt	102,271	102,053	83,220	105,282
Estimated Gross Income	\$4,124,000	\$7,003,938	\$2,872,242	\$5,176,400
Gross Income per SqFt	\$40.32	\$68.63	\$34.51	\$49.17
Estimated Expense	\$1,300,000	\$2,669,173	\$919,117	\$1,449,392
Expense SqFt	\$12.71	\$26.15	\$11.04	\$13.77
Net Operating Income	\$2,824,000	\$4,334,765	\$1,953,125	\$3,727,008
Full Market Value	\$22,140,006	\$32,728,000	\$14,746,000	\$28,139,000
Market Value per SqFt	\$216.48	\$320.70	\$177.19	\$267.27
Distance from Condominium in miles		1.07	0.53	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01414-7502	1-01439-0042	1-01439-0023	
Condominium Section	1465-R1			
Address	205 EAST 59 STREET	320 EAST 65 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	62	71	61	
Year Built	2003	1930	1996	
Gross SqFt	82,086	58,325	50,225	
Estimated Gross Income	\$3,151,282	\$2,279,236	\$1,892,758	
Gross Income per SqFt	\$38.39	\$39.08	\$37.69	
Estimated Expense	\$703,477	\$489,859	\$438,805	
Expense SqFt	\$8.57	\$8.40	\$8.74	
Net Operating Income	\$2,447,805	\$1,789,377	\$1,453,953	
Full Market Value	\$18,481,001	\$13,510,000	\$10,977,000	
Market Value per SqFt	\$225.14	\$231.63	\$218.56	
Distance from Condominium in miles		0.28	0.28	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01414-7503	1-01416-0012	1-01350-0035	1-01347-0042
<b>Condominium Section</b>	1938-R1			
<b>Address</b>	250 EAST 60 STREET	223 EAST 61 STREET	330 EAST 58 STREET	316 EAST 55 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
<b>Building Classification</b>	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	48	34	41
<b>Year Built</b>	2006	1942	1939	1958
<b>Gross SqFt</b>	37,492	39,510	30,225	25,040
<b>Estimated Gross Income</b>	\$979,291	\$1,085,920	\$789,452	\$486,861
<b>Gross Income per SqFt</b>	\$26.12	\$27.48	\$26.12	\$19.44
<b>Estimated Expense</b>	\$372,296	\$307,971	\$299,992	\$199,613
<b>Expense SqFt</b>	\$9.93	\$7.79	\$9.93	\$7.97
<b>Net Operating Income</b>	\$606,995	\$777,949	\$489,460	\$287,248
<b>Full Market Value</b>	\$4,590,000	\$5,874,000	\$3,692,000	\$2,062,000
<b>Market Value per SqFt</b>	\$122.43	\$148.67	\$122.15	\$82.35
<b>Distance from Condominium in miles</b>		0.10	0.18	0.29

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01415-7501	1-01527-0045	1-01488-0013	1-01349-0014
<b>Condominium Section</b>	0307-R1			
<b>Address</b>	200 EAST 61 STREET	200 EAST 82 STREET	519 EAST 76 STREET	333 EAST 56 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	219	246	210	228
<b>Year Built</b>	1986	1980	1964	1982
<b>Gross SqFt</b>	254,167	205,261	258,394	239,874
<b>Estimated Gross Income</b>	\$11,778,099	\$9,731,007	\$11,973,100	\$10,257,897
<b>Gross Income per SqFt</b>	\$46.34	\$47.41	\$46.34	\$42.76
<b>Estimated Expense</b>	\$3,632,046	\$2,738,130	\$3,692,950	\$3,118,751
<b>Expense SqFt</b>	\$14.29	\$13.34	\$14.29	\$13.00
<b>Net Operating Income</b>	\$8,146,053	\$6,992,877	\$8,280,150	\$7,139,146
<b>Full Market Value</b>	\$61,502,999	\$52,796,000	\$62,515,000	\$53,901,000
<b>Market Value per SqFt</b>	\$241.98	\$257.21	\$241.94	\$224.71
<b>Distance from Condominium in miles</b>		1.05	0.91	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01419-7501	1-01426-9035	1-01437-0041	
Condominium Section	0197-R1			
Address	1225 2 AVENUE	218 EAST 72 STREET	330 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	88	148	90	
Year Built	1963	1975	1949	
Gross SqFt	124,765	156,200	70,992	
Estimated Gross Income	\$4,637,515	\$6,594,311	\$2,280,464	
Gross Income per SqFt	\$37.17	\$42.22	\$32.12	
Estimated Expense	\$1,544,591	\$2,300,707	\$711,786	
Expense SqFt	\$12.38	\$14.73	\$10.03	
Net Operating Income	\$3,092,924	\$4,293,604	\$1,568,678	
Full Market Value	\$23,352,001	\$19,239,000	\$11,844,000	
Market Value per SqFt	\$187.17	\$123.17	\$166.84	
Distance from Condominium in miles		0.34	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01419-7502	1-01568-0021	1-01152-0013	1-01349-0014
Condominium Section	0529-R1			
Address	200 EAST 65 STREET	1673 YORK AVENUE	229 WEST 60 STREET	333 EAST 56 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	295	385	302	228
Year Built	1987	1974	2007	1982
Gross SqFt	318,183	315,710	288,000	239,874
Estimated Gross Income	\$14,540,963	\$14,988,597	\$13,161,562	\$10,257,897
Gross Income per SqFt	\$45.70	\$47.48	\$45.70	\$42.76
Estimated Expense	\$3,926,378	\$4,551,559	\$3,553,622	\$3,118,751
Expense SqFt	\$12.34	\$14.42	\$12.34	\$13.00
Net Operating Income	\$10,614,585	\$10,437,038	\$9,607,940	\$7,139,146
Full Market Value	\$80,139,996	\$78,800,000	\$72,540,000	\$53,901,000
Market Value per SqFt	\$251.87	\$249.60	\$251.88	\$224.71
Distance from Condominium in miles		1.25	1.42	0.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01419-7503	1-01488-0013	1-01560-0001	
<b>Condominium Section</b>	0833-R1			
<b>Address</b>	220 EAST 65 STREET	519 EAST 76 STREET	1540 1 AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	287	210	316	
<b>Year Built</b>	1978	1964	1980	
<b>Gross SqFt</b>	307,730	258,394	302,049	
<b>Estimated Gross Income</b>	\$13,850,927	\$11,973,100	\$13,194,490	
<b>Gross Income per SqFt</b>	\$45.01	\$46.34	\$43.68	
<b>Estimated Expense</b>	\$4,332,838	\$3,692,950	\$4,187,180	
<b>Expense SqFt</b>	\$14.08	\$14.29	\$13.86	
<b>Net Operating Income</b>	\$9,518,089	\$8,280,150	\$9,007,310	
<b>Full Market Value</b>	\$71,861,998	\$62,515,000	\$68,005,000	
<b>Market Value per SqFt</b>	\$233.52	\$241.94	\$225.15	
<b>Distance from Condominium in miles</b>		0.75	0.85	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01420-7501	1-01418-0021	1-01423-0010	1-01373-0030
<b>Condominium Section</b>	1951-R1			
<b>Address</b>	200 EAST 66 STREET	1201 2 AVENUE	1299 2 AVENUE	510 MAIN STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	561	547	624	1,017
<b>Year Built</b>	1951	1963	1916	1969
<b>Gross SqFt</b>	925,645	566,083	938,324	804,200
<b>Estimated Gross Income</b>	\$29,870,564	\$21,193,812	\$30,276,670	\$25,624,124
<b>Gross Income per SqFt</b>	\$32.27	\$37.44	\$32.27	\$31.86
<b>Estimated Expense</b>	\$10,154,326	\$6,358,144	\$10,294,068	\$8,199,720
<b>Expense SqFt</b>	\$10.97	\$11.23	\$10.97	\$10.20
<b>Net Operating Income</b>	\$19,716,238	\$14,835,668	\$19,982,602	\$17,424,404
<b>Full Market Value</b>	\$149,519,537	\$112,010,000	\$150,869,000	\$129,825,000
<b>Market Value per SqFt</b>	\$161.53	\$197.87	\$160.79	\$161.43
<b>Distance from Condominium in miles</b>		0.09	0.15	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01423-7501	1-01365-0009	1-01421-0021	
Condominium Section	0765-R1			
Address	200 EAST 69 STREET	415 EAST 53 STREET	1261 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	283	324	339	
Year Built	1991	1982	1979	
Gross SqFt	408,657	413,233	490,652	
Estimated Gross Income	\$20,326,599	\$21,316,794	\$23,490,826	
Gross Income per SqFt	\$49.74	\$51.59	\$47.88	
Estimated Expense	\$5,606,774	\$5,329,199	\$7,136,235	
Expense SqFt	\$13.72	\$12.90	\$14.54	
Net Operating Income	\$14,719,825	\$15,987,595	\$16,354,591	
Full Market Value	\$111,135,000	\$120,707,000	\$123,477,000	
Market Value per SqFt	\$271.95	\$292.10	\$251.66	
Distance from Condominium in miles		0.79	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-7501	1-01463-0021	1-01439-0030	1-01410-0033
Condominium Section	0466-R1			
Address	233 EAST 69 STREET	1273 YORK AVENUE	1199 1 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	204	213	166	114
Year Built	1957	1957	1962	1962
Gross SqFt	206,511	182,345	195,019	191,549
Estimated Gross Income	\$7,163,867	\$6,247,229	\$7,128,467	\$6,643,968
Gross Income per SqFt	\$34.69	\$34.26	\$36.55	\$34.69
Estimated Expense	\$2,455,416	\$1,302,259	\$2,409,938	\$2,277,437
Expense SqFt	\$11.89	\$7.14	\$12.36	\$11.89
Net Operating Income	\$4,708,451	\$4,944,970	\$4,718,529	\$4,366,531
Full Market Value	\$36,602,000	\$37,335,000	\$35,625,000	\$32,967,000
Market Value per SqFt	\$177.24	\$204.75	\$182.67	\$172.11
Distance from Condominium in miles		0.28	0.28	0.33

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-7503	1-01448-0010	1-01448-0039	1-01424-0043
Condominium Section	1797-R1			
Address	212 EAST 70 STREET	313 EAST 73 STREET	332 EAST 74 STREET	206 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	16	17	11	16
Year Built	1900	1910	1910	1920
Gross SqFt	9,237	6,016	7,786	8,405
Estimated Gross Income	\$411,139	\$294,894	\$346,580	\$245,853
Gross Income per SqFt	\$44.51	\$49.02	\$44.51	\$29.25
Estimated Expense	\$120,450	\$70,096	\$101,518	\$83,590
Expense SqFt	\$13.04	\$11.65	\$13.04	\$9.95
Net Operating Income	\$290,689	\$224,798	\$245,062	\$162,263
Full Market Value	\$2,195,002	\$1,697,000	\$1,850,000	\$1,225,000
Market Value per SqFt	\$237.63	\$282.08	\$237.61	\$145.75
Distance from Condominium in miles		0.25	0.25	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01425-7501	1-01437-0041	1-01441-0031	
Condominium Section	0465-R1			
Address	1329 2 AVENUE	330 EAST 63 STREET	342 EAST 67 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	88	90	60	
Year Built	1957	1949	1964	
Gross SqFt	89,223	70,992	59,020	
Estimated Gross Income	\$2,688,289	\$2,280,464	\$1,660,785	
Gross Income per SqFt	\$30.13	\$32.12	\$28.14	
Estimated Expense	\$874,385	\$711,786	\$564,667	
Expense SqFt	\$9.80	\$10.03	\$9.57	
Net Operating Income	\$1,813,904	\$1,568,678	\$1,096,118	
Full Market Value	\$13,940,000	\$11,844,000	\$8,276,000	
Market Value per SqFt	\$156.24	\$166.84	\$140.22	
Distance from Condominium in miles		0.41	0.24	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01429-7502	1-01410-0033	1-01426-9035	1-01532-0004
<b>Condominium Section</b>	1960-R1			
<b>Address</b>	255 EAST 74 STREET	1308 3 AVENUE	218 EAST 72 STREET	1533 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	77	114	148	179
<b>Year Built</b>	2007	1962	1975	1991
<b>Gross SqFt</b>	208,325	191,549	156,200	222,000
<b>Estimated Gross Income</b>	\$10,000,000	\$6,643,968	\$6,594,311	\$7,563,292
<b>Gross Income per SqFt</b>	\$48.00	\$34.69	\$42.22	\$34.07
<b>Estimated Expense</b>	\$2,650,000	\$2,277,437	\$2,300,707	\$2,001,078
<b>Expense SqFt</b>	\$12.72	\$11.89	\$14.73	\$9.01
<b>Net Operating Income</b>	\$7,350,000	\$4,366,531	\$4,293,604	\$5,562,214
<b>Full Market Value</b>	\$57,760,001	\$32,967,000	\$19,239,000	\$41,995,000
<b>Market Value per SqFt</b>	\$277.26	\$172.11	\$123.17	\$189.17
<b>Distance from Condominium in miles</b>		0.13	0.16	0.62

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01430-7501	1-01425-0001	1-01559-0019	
<b>Condominium Section</b>	0784-R1			
<b>Address</b>	240 EAST 76 STREET	1213 3 AVENUE	1493 YORK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	295	201	250	
<b>Year Built</b>	1957	1961	1956	
<b>Gross SqFt</b>	239,536	265,980	277,073	
<b>Estimated Gross Income</b>	\$9,183,810	\$10,673,394	\$10,127,836	
<b>Gross Income per SqFt</b>	\$38.34	\$40.13	\$36.55	
<b>Estimated Expense</b>	\$2,910,362	\$3,054,874	\$3,550,130	
<b>Expense SqFt</b>	\$12.15	\$11.49	\$12.81	
<b>Net Operating Income</b>	\$6,273,448	\$7,618,520	\$6,577,706	
<b>Full Market Value</b>	\$49,057,000	\$57,520,000	\$49,662,000	
<b>Market Value per SqFt</b>	\$204.80	\$216.26	\$179.24	
<b>Distance from Condominium in miles</b>		0.26	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-7501	1-01512-0030	1-01428-0007	
Condominium Section	0356-R1			
Address	213 EAST 77 STREET	16 EAST 83 STREET	211 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	30	40	24	
Year Built	1930	1929	1930	
Gross SqFt	18,869	22,990	14,185	
Estimated Gross Income	\$752,496	\$954,629	\$542,408	
Gross Income per SqFt	\$39.88	\$41.52	\$38.24	
Estimated Expense	\$236,995	\$243,198	\$206,115	
Expense SqFt	\$12.56	\$10.58	\$14.53	
Net Operating Income	\$515,501	\$711,431	\$336,293	
Full Market Value	\$3,892,001	\$5,371,000	\$2,539,000	
Market Value per SqFt	\$206.26	\$233.62	\$178.99	
Distance from Condominium in miles		0.33	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-7501	1-01565-0035	1-01532-0004	
Condominium Section	0423-R1			
Address	205 EAST 78 STREET	430 EAST 86 STREET	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	218	133	179	
Year Built	1931	1931	1991	
Gross SqFt	233,483	205,967	222,000	
Estimated Gross Income	\$7,606,876	\$6,403,486	\$7,563,292	
Gross Income per SqFt	\$32.58	\$31.09	\$34.07	
Estimated Expense	\$2,430,558	\$2,432,123	\$2,001,078	
Expense SqFt	\$10.41	\$11.81	\$9.01	
Net Operating Income	\$5,176,318	\$3,971,363	\$5,562,214	
Full Market Value	\$40,071,000	\$29,984,000	\$41,995,000	
Market Value per SqFt	\$171.62	\$145.58	\$189.17	
Distance from Condominium in miles		0.45	0.41	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01435-7501	1-01460-0047	1-01426-9035	
<b>Condominium Section</b>	0553-R1			
<b>Address</b>	303 EAST 60 STREET	400 EAST 66 STREET	218 EAST 72 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	157	129	148	
<b>Year Built</b>	1986	1999	1975	
<b>Gross SqFt</b>	112,099	138,500	156,200	
<b>Estimated Gross Income</b>	\$4,750,000	\$5,767,488	\$6,594,311	
<b>Gross Income per SqFt</b>	\$42.37	\$41.64	\$42.22	
<b>Estimated Expense</b>	\$1,300,000	\$1,614,897	\$2,300,707	
<b>Expense SqFt</b>	\$11.60	\$11.66	\$14.73	
<b>Net Operating Income</b>	\$3,450,000	\$4,152,591	\$4,293,604	
<b>Full Market Value</b>	\$26,047,995	\$31,352,000	\$19,239,000	
<b>Market Value per SqFt</b>	\$232.37	\$226.37	\$123.17	
<b>Distance from Condominium in miles</b>		0.28	0.55	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01436-7501	1-01376-0001	1-01426-9035	1-01460-0047
<b>Condominium Section</b>	0272-R1			
<b>Address</b>	1178 2 AVENUE	800 5 AVENUE	218 EAST 72 STREET	400 EAST 66 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	110	229	148	129
<b>Year Built</b>	1986	1979	1975	1999
<b>Gross SqFt</b>	112,573	353,412	156,200	138,500
<b>Estimated Gross Income</b>	\$4,750,000	\$24,903,735	\$6,594,311	\$5,767,488
<b>Gross Income per SqFt</b>	\$42.19	\$70.47	\$42.22	\$41.64
<b>Estimated Expense</b>	\$1,250,000	\$6,028,487	\$2,300,707	\$1,614,897
<b>Expense SqFt</b>	\$11.10	\$17.06	\$14.73	\$11.66
<b>Net Operating Income</b>	\$3,500,000	\$18,875,248	\$4,293,604	\$4,152,591
<b>Full Market Value</b>	\$27,439,996	\$142,508,000	\$19,239,000	\$31,352,000
<b>Market Value per SqFt</b>	\$243.75	\$403.23	\$123.17	\$226.37
<b>Distance from Condominium in miles</b>		0.54	0.50	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01436-7502	1-01471-0003	1-01437-0045	
Condominium Section	0546-R1			
Address	350 EAST 62 STREET	1470 1 AVENUE	316 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	93	84	44	
Year Built	1977	1975	1999	
Gross SqFt	66,688	63,862	34,137	
Estimated Gross Income	\$2,236,716	\$2,248,626	\$1,088,032	
Gross Income per SqFt	\$33.54	\$35.21	\$31.87	
Estimated Expense	\$686,220	\$662,143	\$348,170	
Expense SqFt	\$10.29	\$10.37	\$10.20	
Net Operating Income	\$1,550,496	\$1,586,483	\$739,862	
Full Market Value	\$11,706,006	\$11,978,000	\$5,586,000	
Market Value per SqFt	\$175.53	\$187.56	\$163.63	
Distance from Condominium in miles		0.76	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01436-7503	1-01424-0004	1-01437-0045	
Condominium Section	1665-R1			
Address	1115 1 AVENUE	203 EAST 69 STREET	316 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	45	16	44	
Year Built	2005	1980	1999	
Gross SqFt	28,035	32,500	34,137	
Estimated Gross Income	\$1,135,000	\$1,591,516	\$1,088,032	
Gross Income per SqFt	\$40.49	\$48.97	\$31.87	
Estimated Expense	\$275,000	\$274,996	\$348,170	
Expense SqFt	\$9.81	\$8.46	\$10.20	
Net Operating Income	\$860,000	\$1,316,520	\$739,862	
Full Market Value	\$6,587,000	\$9,940,000	\$5,586,000	
Market Value per SqFt	\$234.96	\$305.85	\$163.63	
Distance from Condominium in miles		0.41	0.05	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01438-7501	1-01418-0021	1-01425-0005	
Condominium Section	0001-R1			
Address	340 EAST 64 STREET	1201 2 AVENUE	211 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	306	547	273	
Year Built	1965	1963	1975	
Gross SqFt	504,238	566,083	488,474	
Estimated Gross Income	\$18,369,390	\$21,193,812	\$17,296,654	
Gross Income per SqFt	\$36.43	\$37.44	\$35.41	
Estimated Expense	\$5,566,788	\$6,358,144	\$5,298,630	
Expense SqFt	\$11.04	\$11.23	\$10.85	
Net Operating Income	\$12,802,602	\$14,835,668	\$11,998,024	
Full Market Value	\$96,660,007	\$112,010,000	\$90,585,000	
Market Value per SqFt	\$191.70	\$197.87	\$185.44	
Distance from Condominium in miles		0.14	0.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01439-7501	1-01438-0006	1-01460-0047	1-01318-0019
Condominium Section	0427-R1			
Address	304 EAST 65 STREET	305 EAST 63 STREET	400 EAST 66 STREET	245 EAST 44 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	127	111	129	182
Year Built	1987	1931	1999	1986
Gross SqFt	149,981	164,567	138,500	168,998
Estimated Gross Income	\$6,245,209	\$6,852,219	\$5,767,488	\$6,595,673
Gross Income per SqFt	\$41.64	\$41.64	\$41.64	\$39.03
Estimated Expense	\$1,831,268	\$2,008,920	\$1,614,897	\$2,109,109
Expense SqFt	\$12.21	\$12.21	\$11.66	\$12.48
Net Operating Income	\$4,413,941	\$4,843,299	\$4,152,591	\$4,486,564
Full Market Value	\$33,324,994	\$36,567,000	\$31,352,000	\$33,874,000
Market Value per SqFt	\$222.19	\$222.20	\$226.37	\$200.44
Distance from Condominium in miles		0.05	0.15	1.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01439-7502	1-01468-0039	1-01447-0031	
Condominium Section	0802-R1			
Address	330 EAST 65 STREET	410 EAST 74 STREET	336 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	56	56	38	
Year Built	1910	1920	1910	
Gross SqFt	30,899	28,560	20,730	
Estimated Gross Income	\$1,015,032	\$1,014,779	\$625,117	
Gross Income per SqFt	\$32.85	\$35.53	\$30.16	
Estimated Expense	\$259,243	\$258,877	\$159,733	
Expense SqFt	\$8.39	\$9.06	\$7.71	
Net Operating Income	\$755,789	\$755,902	\$465,384	
Full Market Value	\$5,855,000	\$5,707,000	\$3,514,000	
Market Value per SqFt	\$189.49	\$199.82	\$169.51	
Distance from Condominium in miles		0.47	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01441-7501	1-01426-9035	1-01418-0045	
Condominium Section	0693-R1			
Address	301 EAST 66 STREET	218 EAST 72 STREET	1081 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	204	148	116	
Year Built	1956	1975	1968	
Gross SqFt	203,938	156,200	174,273	
Estimated Gross Income	\$8,438,954	\$6,594,311	\$7,065,519	
Gross Income per SqFt	\$41.38	\$42.22	\$40.54	
Estimated Expense	\$2,745,005	\$2,300,707	\$2,125,127	
Expense SqFt	\$13.46	\$14.73	\$12.19	
Net Operating Income	\$5,693,949	\$4,293,604	\$4,940,392	
Full Market Value	\$42,988,990	\$19,239,000	\$37,300,000	
Market Value per SqFt	\$210.79	\$123.17	\$214.03	
Distance from Condominium in miles		0.28	0.20	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01443-7501	1-01428-0008	1-01513-0059	1-01471-0012
Condominium Section	0175-R1			
Address	265 1 AVENUE	213 EAST 73 STREET	128 EAST 85 STREET	421 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	24	35	12
Year Built	1984	1910	1985	1986
Gross SqFt	22,283	12,000	20,736	8,820
Estimated Gross Income	\$871,711	\$548,596	\$811,196	\$263,817
Gross Income per SqFt	\$39.12	\$45.72	\$39.12	\$29.91
Estimated Expense	\$198,987	\$73,146	\$185,167	\$74,318
Expense SqFt	\$8.93	\$6.10	\$8.93	\$8.43
Net Operating Income	\$672,724	\$475,450	\$626,029	\$189,499
Full Market Value	\$5,079,006	\$3,590,000	\$4,727,000	\$1,431,000
Market Value per SqFt	\$227.93	\$299.17	\$227.96	\$162.24
Distance from Condominium in miles		0.29	0.88	0.43

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-7501	1-01427-0028	1-01447-0023	
Condominium Section	0377-R1			
Address	301 EAST 69 STREET	1393 2 AVENUE	1347 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	198	149	145	
Year Built	1963	1964	1962	
Gross SqFt	206,278	166,432	165,527	
Estimated Gross Income	\$6,266,726	\$5,361,605	\$4,724,163	
Gross Income per SqFt	\$30.38	\$32.21	\$28.54	
Estimated Expense	\$2,044,215	\$1,684,096	\$1,606,215	
Expense SqFt	\$9.91	\$10.12	\$9.70	
Net Operating Income	\$4,222,511	\$3,677,509	\$3,117,948	
Full Market Value	\$32,481,000	\$27,765,000	\$23,541,000	
Market Value per SqFt	\$157.46	\$166.82	\$142.22	
Distance from Condominium in miles		0.21	0.15	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01445-7501	1-01340-0001	1-01547-0023	
<b>Condominium Section</b>	0325-R1			
<b>Address</b>	1328 2 AVENUE	884 2 AVENUE	351 EAST 84 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	284	262	187	
<b>Year Built</b>	1961	1961	1970	
<b>Gross SqFt</b>	277,477	290,000	261,150	
<b>Estimated Gross Income</b>	\$8,840,417	\$9,401,693	\$8,171,104	
<b>Gross Income per SqFt</b>	\$31.86	\$32.42	\$31.29	
<b>Estimated Expense</b>	\$3,071,670	\$3,196,576	\$2,904,514	
<b>Expense SqFt</b>	\$11.07	\$11.02	\$11.12	
<b>Net Operating Income</b>	\$5,768,747	\$6,205,117	\$5,266,590	
<b>Full Market Value</b>	\$44,567,000	\$46,849,000	\$39,763,000	
<b>Market Value per SqFt</b>	\$160.62	\$161.55	\$152.26	
<b>Distance from Condominium in miles</b>		1.13	0.71	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01446-7501	1-01439-0023	1-01471-0003	
<b>Condominium Section</b>	0514-R1			
<b>Address</b>	350 EAST 72 STREET	1185 1 AVENUE	1470 1 AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	36	61	84	
<b>Year Built</b>	1988	1996	1975	
<b>Gross SqFt</b>	70,776	50,225	63,862	
<b>Estimated Gross Income</b>	\$2,579,785	\$1,892,758	\$2,248,626	
<b>Gross Income per SqFt</b>	\$36.45	\$37.69	\$35.21	
<b>Estimated Expense</b>	\$676,619	\$438,805	\$662,143	
<b>Expense SqFt</b>	\$9.56	\$8.74	\$10.37	
<b>Net Operating Income</b>	\$1,903,166	\$1,453,953	\$1,586,483	
<b>Full Market Value</b>	\$14,369,000	\$10,977,000	\$11,978,000	
<b>Market Value per SqFt</b>	\$203.02	\$218.56	\$187.56	
<b>Distance from Condominium in miles</b>		0.34	0.29	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-7502	1-01460-0047	1-01425-0017	
Condominium Section	0950-R1			
Address	308 EAST 72 STREET	400 EAST 66 STREET	225 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	75	129	91	
Year Built	1996	1999	1961	
Gross SqFt	125,555	138,500	83,220	
Estimated Gross Income	\$4,781,134	\$5,767,488	\$2,872,242	
Gross Income per SqFt	\$38.08	\$41.64	\$34.51	
Estimated Expense	\$1,425,049	\$1,614,897	\$919,117	
Expense SqFt	\$11.35	\$11.66	\$11.04	
Net Operating Income	\$3,356,085	\$4,152,591	\$1,953,125	
Full Market Value	\$25,339,001	\$31,352,000	\$14,746,000	
Market Value per SqFt	\$201.82	\$226.37	\$177.19	
Distance from Condominium in miles		0.32	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-7503	1-01471-0013	1-01513-0059	
Condominium Section	1521-R1			
Address	330 EAST 72 STREET	425 EAST 76 STREET	128 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	13	66	35	
Year Built	2005	1981	1985	
Gross SqFt	33,133	35,573	20,736	
Estimated Gross Income	\$1,389,929	\$1,592,935	\$811,196	
Gross Income per SqFt	\$41.95	\$44.78	\$39.12	
Estimated Expense	\$301,179	\$328,794	\$185,167	
Expense SqFt	\$9.09	\$9.24	\$8.93	
Net Operating Income	\$1,088,750	\$1,264,141	\$626,029	
Full Market Value	\$8,220,001	\$9,544,000	\$4,727,000	
Market Value per SqFt	\$248.09	\$268.29	\$227.96	
Distance from Condominium in miles		0.29	0.75	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-7501	1-01426-9035	1-01424-0010	1-01447-0023
Condominium Section	0406-R1			
Address	305 EAST 72 STREET	218 EAST 72 STREET	219 EAST 69 STREET	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	177	148	145	145
Year Built	1961	1975	1957	1962
Gross SqFt	175,387	156,200	163,875	165,527
Estimated Gross Income	\$5,565,030	\$6,594,311	\$5,199,577	\$4,724,163
Gross Income per SqFt	\$31.73	\$42.22	\$31.73	\$28.54
Estimated Expense	\$1,892,426	\$2,300,707	\$1,767,856	\$1,606,215
Expense SqFt	\$10.79	\$14.73	\$10.79	\$9.70
Net Operating Income	\$3,672,604	\$4,293,604	\$3,431,721	\$3,117,948
Full Market Value	\$28,362,000	\$19,239,000	\$25,910,000	\$23,541,000
Market Value per SqFt	\$161.71	\$123.17	\$158.11	\$142.22
Distance from Condominium in miles		0.15	0.21	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-7501	1-01427-0028	1-01473-0038	
Condominium Section	0682-R1			
Address	340 EAST 74 STREET	1393 2 AVENUE	420 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	121	149	112	
Year Built	1957	1964	1959	
Gross SqFt	119,227	166,432	113,820	
Estimated Gross Income	\$3,742,536	\$5,361,605	\$3,479,020	
Gross Income per SqFt	\$31.39	\$32.21	\$30.57	
Estimated Expense	\$1,223,269	\$1,684,096	\$1,182,867	
Expense SqFt	\$10.26	\$10.12	\$10.39	
Net Operating Income	\$2,519,267	\$3,677,509	\$2,296,153	
Full Market Value	\$19,437,000	\$27,765,000	\$17,336,000	
Market Value per SqFt	\$163.03	\$166.82	\$152.31	
Distance from Condominium in miles		0.15	0.29	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01449-7501	1-01426-9035	1-01425-0001	
Condominium Section	0196-R1			
Address	1439 1 AVENUE	218 EAST 72 STREET	1213 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	197	148	201	
Year Built	1985	1975	1961	
Gross SqFt	238,634	156,200	265,980	
Estimated Gross Income	\$9,826,948	\$6,594,311	\$10,673,394	
Gross Income per SqFt	\$41.18	\$42.22	\$40.13	
Estimated Expense	\$3,128,492	\$2,300,707	\$3,054,874	
Expense SqFt	\$13.11	\$14.73	\$11.49	
Net Operating Income	\$6,698,456	\$4,293,604	\$7,618,520	
Full Market Value	\$50,572,976	\$19,239,000	\$57,520,000	
Market Value per SqFt	\$211.93	\$123.17	\$216.26	
Distance from Condominium in miles		0.21	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01449-7502	1-01418-0045	1-01532-0016	
Condominium Section	0380-R1			
Address	339 EAST 74 STREET	1081 3 AVENUE	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	149	116	111	
Year Built	1987	1968	1989	
Gross SqFt	148,594	174,273	104,440	
Estimated Gross Income	\$5,865,005	\$7,065,519	\$4,009,095	
Gross Income per SqFt	\$39.47	\$40.54	\$38.39	
Estimated Expense	\$1,529,032	\$2,125,127	\$875,808	
Expense SqFt	\$10.29	\$12.19	\$8.39	
Net Operating Income	\$4,335,973	\$4,940,392	\$3,133,287	
Full Market Value	\$33,941,000	\$37,300,000	\$23,656,000	
Market Value per SqFt	\$228.41	\$214.03	\$226.50	
Distance from Condominium in miles		0.57	0.63	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01450-7501	1-01425-0017	1-01473-0038	1-01472-0022
<b>Condominium Section</b>	0707-R1			
<b>Address</b>	333 EAST 75 STREET	225 EAST 70 STREET	420 EAST 79 STREET	1453 YORK AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	125	91	112	96
<b>Year Built</b>	1961	1961	1959	1958
<b>Gross SqFt</b>	91,143	83,220	113,820	75,936
<b>Estimated Gross Income</b>	\$3,145,345	\$2,872,242	\$3,479,020	\$2,738,954
<b>Gross Income per SqFt</b>	\$34.51	\$34.51	\$30.57	\$36.07
<b>Estimated Expense</b>	\$1,006,219	\$919,117	\$1,182,867	\$683,160
<b>Expense SqFt</b>	\$11.04	\$11.04	\$10.39	\$9.00
<b>Net Operating Income</b>	\$2,139,126	\$1,953,125	\$2,296,153	\$2,055,794
<b>Full Market Value</b>	\$16,622,000	\$14,746,000	\$17,336,000	\$15,521,000
<b>Market Value per SqFt</b>	\$182.37	\$177.19	\$152.31	\$204.40
<b>Distance from Condominium in miles</b>		0.29	0.21	0.17

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01451-7501	1-01426-9035	1-01390-0067	1-01418-0045
<b>Condominium Section</b>	1254-R1			
<b>Address</b>	300 EAST 77 STREET	218 EAST 72 STREET	945 5 AVENUE	1081 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	86	148	110	116
<b>Year Built</b>	2000	1975	1949	1968
<b>Gross SqFt</b>	187,530	156,200	188,810	174,273
<b>Estimated Gross Income</b>	\$7,917,517	\$6,594,311	\$8,229,174	\$7,065,519
<b>Gross Income per SqFt</b>	\$42.22	\$42.22	\$43.58	\$40.54
<b>Estimated Expense</b>	\$2,762,317	\$2,300,707	\$2,304,169	\$2,125,127
<b>Expense SqFt</b>	\$14.73	\$14.73	\$12.20	\$12.19
<b>Net Operating Income</b>	\$5,155,200	\$4,293,604	\$5,925,005	\$4,940,392
<b>Full Market Value</b>	\$38,922,003	\$19,239,000	\$44,734,000	\$37,300,000
<b>Market Value per SqFt</b>	\$207.55	\$123.17	\$236.93	\$214.03
<b>Distance from Condominium in miles</b>		0.30	0.54	0.66

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01452-7501	1-01471-0013	1-01439-0023	
Condominium Section	2163-R1			
Address	303 EAST 77 STREET	425 EAST 76 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	31	66	61	
Year Built	2008	1981	1996	
Gross SqFt	61,517	35,573	50,225	
Estimated Gross Income	\$2,536,961	\$1,592,935	\$1,892,758	
Gross Income per SqFt	\$41.24	\$44.78	\$37.69	
Estimated Expense	\$553,038	\$328,794	\$438,805	
Expense SqFt	\$8.99	\$9.24	\$8.74	
Net Operating Income	\$1,983,923	\$1,264,141	\$1,453,953	
Full Market Value	\$14,978,994	\$9,544,000	\$10,977,000	
Market Value per SqFt	\$243.49	\$268.29	\$218.56	
Distance from Condominium in miles		0.15	0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-7501	1-01439-0042	1-01532-0016	1-01439-0023
Condominium Section	1890-R1			
Address	300 EAST 79 STREET	320 EAST 65 STREET	241 EAST 86 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	34	71	111	61
Year Built	2006	1930	1989	1996
Gross SqFt	72,659	58,325	104,440	50,225
Estimated Gross Income	\$2,789,379	\$2,279,236	\$4,009,095	\$1,892,758
Gross Income per SqFt	\$38.39	\$39.08	\$38.39	\$37.69
Estimated Expense	\$609,609	\$489,859	\$875,808	\$438,805
Expense SqFt	\$8.39	\$8.40	\$8.39	\$8.74
Net Operating Income	\$2,179,770	\$1,789,377	\$3,133,287	\$1,453,953
Full Market Value	\$16,456,999	\$13,510,000	\$23,656,000	\$10,977,000
Market Value per SqFt	\$226.50	\$231.63	\$226.50	\$218.56
Distance from Condominium in miles		0.70	0.43	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01455-7501	1-01531-0029	1-01349-0014	1-01455-0013
<b>Condominium Section</b>	1144-R1			
<b>Address</b>	401 EAST 60 STREET	240 EAST 86 STREET	333 EAST 56 STREET	421 EAST 60 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	218	248	228	234
<b>Year Built</b>	1999	1997	1982	2001
<b>Gross SqFt</b>	310,519	267,891	239,874	307,000
<b>Estimated Gross Income</b>	\$13,277,792	\$12,077,488	\$10,257,897	\$11,669,593
<b>Gross Income per SqFt</b>	\$42.76	\$45.08	\$42.76	\$38.01
<b>Estimated Expense</b>	\$4,036,747	\$3,260,922	\$3,118,751	\$3,149,724
<b>Expense SqFt</b>	\$13.00	\$12.17	\$13.00	\$10.26
<b>Net Operating Income</b>	\$9,241,045	\$8,816,566	\$7,139,146	\$8,519,869
<b>Full Market Value</b>	\$69,769,997	\$66,565,000	\$53,901,000	\$64,325,000
<b>Market Value per SqFt</b>	\$224.69	\$248.48	\$224.71	\$209.53
<b>Distance from Condominium in miles</b>		1.28	0.24	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01457-7501	1-01439-0023	1-01563-0020	1-01453-0021
<b>Condominium Section</b>	0269-R1			
<b>Address</b>	403 EAST 62 STREET	1185 1 AVENUE	449 EAST 83 STREET	353 EAST 78 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	54	61	70	67
<b>Year Built</b>	1985	1996	1985	1986
<b>Gross SqFt</b>	55,942	50,225	54,482	54,698
<b>Estimated Gross Income</b>	\$1,998,808	\$1,892,758	\$1,946,852	\$1,767,793
<b>Gross Income per SqFt</b>	\$35.73	\$37.69	\$35.73	\$32.32
<b>Estimated Expense</b>	\$579,559	\$438,805	\$564,587	\$376,578
<b>Expense SqFt</b>	\$10.36	\$8.74	\$10.36	\$6.88
<b>Net Operating Income</b>	\$1,419,249	\$1,453,953	\$1,382,265	\$1,391,215
<b>Full Market Value</b>	\$10,714,990	\$10,977,000	\$10,436,000	\$10,504,000
<b>Market Value per SqFt</b>	\$191.54	\$218.56	\$191.55	\$192.04
<b>Distance from Condominium in miles</b>		0.17	1.05	0.81

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01458-7501	1-01460-0034	1-01460-0037	1-01460-0038
Condominium Section	0480-R1			
Address	1154 1 AVENUE	432 EAST 66 STREET	426 EAST 66 STREET	424 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)			
Building Classification	R9-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20	21
Year Built	1910	1910	1910	1910
Gross SqFt	12,000	9,310	9,685	9,685
Estimated Gross Income	\$345,000	\$293,479	\$278,398	\$291,540
Gross Income per SqFt	\$28.75	\$31.52	\$28.75	\$30.10
Estimated Expense	\$127,680	\$126,385	\$103,020	\$111,444
Expense SqFt	\$10.64	\$13.58	\$10.64	\$11.51
Net Operating Income	\$217,320	\$167,094	\$175,378	\$180,096
Full Market Value	\$1,663,000	\$1,012,000	\$1,324,000	\$1,360,000
Market Value per SqFt	\$138.58	\$108.70	\$136.71	\$140.42
Distance from Condominium in miles		0.10	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01458-7502	1-01364-0034	1-01340-0001	
Condominium Section	0645-R1			
Address	1175 YORK AVENUE	422 EAST 53 STREET	884 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	238	295	262	
Year Built	1958	1974	1961	
Gross SqFt	304,510	312,417	290,000	
Estimated Gross Income	\$9,987,928	\$10,361,717	\$9,401,693	
Gross Income per SqFt	\$32.80	\$33.17	\$32.42	
Estimated Expense	\$3,294,798	\$3,315,749	\$3,196,576	
Expense SqFt	\$10.82	\$10.61	\$11.02	
Net Operating Income	\$6,693,130	\$7,045,968	\$6,205,117	
Full Market Value	\$51,841,000	\$53,197,000	\$46,849,000	
Market Value per SqFt	\$170.24	\$170.28	\$161.55	
Distance from Condominium in miles		0.54	0.81	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01458-7502	1-01468-0036	1-01344-0020	1-01406-0007
<b>Condominium Section</b>	0645-R2			
<b>Address</b>	1175 YORK AVENUE	418 EAST 74 STREET	347 EAST 51 STREET	115 EAST 71 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	4	20	22	30
<b>Year Built</b>	1958	1961	1950	1966
<b>Gross SqFt</b>	2,764	8,395	11,130	17,930
<b>Estimated Gross Income</b>	\$93,478	\$252,879	\$424,412	\$606,393
<b>Gross Income per SqFt</b>	\$33.82	\$30.12	\$38.13	\$33.82
<b>Estimated Expense</b>	\$31,427	\$85,979	\$138,503	\$203,822
<b>Expense SqFt</b>	\$11.37	\$10.24	\$12.44	\$11.37
<b>Net Operating Income</b>	\$62,051	\$166,900	\$285,909	\$402,571
<b>Full Market Value</b>	\$468,000	\$1,124,000	\$2,159,000	\$3,039,000
<b>Market Value per SqFt</b>	\$169.32	\$133.89	\$193.98	\$169.49
<b>Distance from Condominium in miles</b>		0.50	0.61	0.62

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01458-7503	1-01467-0021	1-01465-0021	1-01468-0021
<b>Condominium Section</b>	0720-R1			
<b>Address</b>	425 EAST 63 STREET	1365 YORK AVENUE	1313 YORK AVENUE	1385 YORK AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	495	499	442	293
<b>Year Built</b>	1956	1977	1966	1969
<b>Gross SqFt</b>	456,286	492,654	400,612	410,902
<b>Estimated Gross Income</b>	\$15,404,215	\$22,166,040	\$13,524,424	\$13,222,122
<b>Gross Income per SqFt</b>	\$33.76	\$44.99	\$33.76	\$32.18
<b>Estimated Expense</b>	\$4,927,889	\$6,545,145	\$4,327,816	\$3,849,654
<b>Expense SqFt</b>	\$10.80	\$13.29	\$10.80	\$9.37
<b>Net Operating Income</b>	\$10,476,326	\$15,620,895	\$9,196,608	\$9,372,468
<b>Full Market Value</b>	\$81,300,000	\$117,938,000	\$69,435,000	\$70,762,000
<b>Market Value per SqFt</b>	\$178.18	\$239.39	\$173.32	\$172.21
<b>Distance from Condominium in miles</b>		0.45	0.34	0.50

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01458-7504	1-01436-0037	1-01456-0005	
Condominium Section	1197-R1			
Address	1152 1 AVENUE	340 EAST 62 STREET	405 EAST 61 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	16	24	17	
Year Built	1910	1910	1920	
Gross SqFt	4,267	12,108	10,925	
Estimated Gross Income	\$166,968	\$476,940	\$424,583	
Gross Income per SqFt	\$39.13	\$39.39	\$38.86	
Estimated Expense	\$42,414	\$121,076	\$107,925	
Expense SqFt	\$9.94	\$10.00	\$9.88	
Net Operating Income	\$124,554	\$355,864	\$316,658	
Full Market Value	\$974,000	\$2,687,000	\$2,391,000	
Market Value per SqFt	\$228.26	\$221.92	\$218.86	
Distance from Condominium in miles		0.17	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01460-7501	1-01424-0010	1-01559-0033	
Condominium Section	0352-R1			
Address	404 EAST 66 STREET	219 EAST 69 STREET	420 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	158	145	157	
Year Built	1959	1957	1961	
Gross SqFt	142,140	163,875	137,238	
Estimated Gross Income	\$4,434,768	\$5,199,577	\$4,208,403	
Gross Income per SqFt	\$31.20	\$31.73	\$30.66	
Estimated Expense	\$1,508,105	\$1,767,856	\$1,430,857	
Expense SqFt	\$10.61	\$10.79	\$10.43	
Net Operating Income	\$2,926,663	\$3,431,721	\$2,777,546	
Full Market Value	\$22,095,998	\$25,910,000	\$20,971,000	
Market Value per SqFt	\$155.45	\$158.11	\$152.81	
Distance from Condominium in miles		0.33	0.70	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01461-7501	1-01531-0029	1-01338-0040	1-01426-9035
Condominium Section	1974-R1			
Address	400 EAST 67 STREET	240 EAST 86 STREET	314 EAST 46 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	128	248	250	148
Year Built	2005	1997	1981	1975
Gross SqFt	246,580	267,891	253,256	156,200
Estimated Gross Income	\$10,620,201	\$12,077,488	\$10,906,643	\$6,594,311
Gross Income per SqFt	\$43.07	\$45.08	\$43.07	\$42.22
Estimated Expense	\$3,511,299	\$3,260,922	\$3,605,760	\$2,300,707
Expense SqFt	\$14.24	\$12.17	\$14.24	\$14.73
Net Operating Income	\$7,108,902	\$8,816,566	\$7,300,883	\$4,293,604
Full Market Value	\$53,672,005	\$66,565,000	\$55,122,000	\$19,239,000
Market Value per SqFt	\$217.67	\$248.48	\$217.65	\$123.17
Distance from Condominium in miles		0.99	1.05	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01463-7501	1-01485-0050	1-01528-0011	
Condominium Section	1830-R1			
Address	411 EAST 68 STREET	1380 YORK AVENUE	221 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	1	41	24	
Year Built	2003	1910	1981	
Gross SqFt	17,326	16,037	12,195	
Estimated Gross Income	\$703,089	\$656,430	\$490,651	
Gross Income per SqFt	\$40.58	\$40.93	\$40.23	
Estimated Expense	\$216,748	\$206,316	\$148,208	
Expense SqFt	\$12.51	\$12.86	\$12.15	
Net Operating Income	\$486,341	\$450,114	\$342,443	
Full Market Value	\$3,672,000	\$3,398,000	\$2,585,000	
Market Value per SqFt	\$211.94	\$211.89	\$211.97	
Distance from Condominium in miles		0.29	0.76	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01464-7501	1-01527-0045	1-01488-0013	1-01349-0014
Condominium Section	0134-R1			
Address	400 EAST 70 STREET	200 EAST 82 STREET	519 EAST 76 STREET	333 EAST 56 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	216	246	210	228
Year Built	1984	1980	1964	1982
Gross SqFt	248,163	205,261	258,394	239,874
Estimated Gross Income	\$11,499,873	\$9,731,007	\$11,973,100	\$10,257,897
Gross Income per SqFt	\$46.34	\$47.41	\$46.34	\$42.76
Estimated Expense	\$3,546,249	\$2,738,130	\$3,692,950	\$3,118,751
Expense SqFt	\$14.29	\$13.34	\$14.29	\$13.00
Net Operating Income	\$7,953,624	\$6,992,877	\$8,280,150	\$7,139,146
Full Market Value	\$60,049,984	\$52,796,000	\$62,515,000	\$53,901,000
Market Value per SqFt	\$241.98	\$257.21	\$241.94	\$224.71
Distance from Condominium in miles		0.67	0.40	0.66

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01466-7501	1-01465-0001	1-01560-0001	1-01332-0029
Condominium Section	0741-R1			
Address	422 EAST 72 STREET	1306 1 AVENUE	1540 1 AVENUE	240 EAST 59 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	204	429	316	167
Year Built	1990	1979	1980	1983
Gross SqFt	322,581	357,785	302,049	324,212
Estimated Gross Income	\$14,090,338	\$15,724,048	\$13,194,490	\$12,559,227
Gross Income per SqFt	\$43.68	\$43.95	\$43.68	\$38.74
Estimated Expense	\$4,470,973	\$4,245,493	\$4,187,180	\$3,642,176
Expense SqFt	\$13.86	\$11.87	\$13.86	\$11.23
Net Operating Income	\$9,619,365	\$11,478,555	\$9,007,310	\$8,917,051
Full Market Value	\$72,626,002	\$86,663,000	\$68,005,000	\$67,324,000
Market Value per SqFt	\$225.14	\$242.22	\$225.15	\$207.65
Distance from Condominium in miles		0.05	0.46	0.70

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01467-7501	1-01468-0031	1-01390-0043	1-01447-0034
<b>Condominium Section</b>	0687-R1			
<b>Address</b>	1356 1 AVENUE	490 EAST 74 STREET	48 EAST 76 STREET	332 EAST 73 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	28	26	27	20
<b>Year Built</b>	1910	1910	1910	1910
<b>Gross SqFt</b>	19,747	13,482	14,336	9,620
<b>Estimated Gross Income</b>	\$517,964	\$455,470	\$376,083	\$236,202
<b>Gross Income per SqFt</b>	\$26.23	\$33.78	\$26.23	\$24.55
<b>Estimated Expense</b>	\$139,809	\$131,667	\$101,430	\$89,757
<b>Expense SqFt</b>	\$7.08	\$9.77	\$7.08	\$9.33
<b>Net Operating Income</b>	\$378,155	\$323,803	\$274,653	\$146,445
<b>Full Market Value</b>	\$2,854,996	\$2,445,000	\$2,074,000	\$1,097,000
<b>Market Value per SqFt</b>	\$144.58	\$181.35	\$144.67	\$114.03
<b>Distance from Condominium in miles</b>		0.05	0.61	0.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01469-7501	1-01425-0001	1-01559-0019	1-01546-0001
<b>Condominium Section</b>	0649-R1			
<b>Address</b>	401 EAST 74 STREET	1213 3 AVENUE	1493 YORK AVENUE	303 EAST 83 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	251	201	250	263
<b>Year Built</b>	1962	1961	1956	1977
<b>Gross SqFt</b>	273,109	265,980	277,073	268,750
<b>Estimated Gross Income</b>	\$10,990,786	\$10,673,394	\$10,127,836	\$10,938,186
<b>Gross Income per SqFt</b>	\$40.24	\$40.13	\$36.55	\$40.70
<b>Estimated Expense</b>	\$3,138,022	\$3,054,874	\$3,550,130	\$3,283,292
<b>Expense SqFt</b>	\$11.49	\$11.49	\$12.81	\$12.22
<b>Net Operating Income</b>	\$7,852,764	\$7,618,520	\$6,577,706	\$7,654,894
<b>Full Market Value</b>	\$61,518,000	\$57,520,000	\$49,662,000	\$57,795,000
<b>Market Value per SqFt</b>	\$225.25	\$216.26	\$179.24	\$215.05
<b>Distance from Condominium in miles</b>		0.35	0.26	0.48

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01469-7502	1-01471-0013	1-01528-0011	
Condominium Section	1944-R1			
Address	433 EAST 74 STREET	425 EAST 76 STREET	221 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	11	66	24	
Year Built	2007	1981	1981	
Gross SqFt	33,480	35,573	12,195	
Estimated Gross Income	\$1,423,235	\$1,592,935	\$490,651	
Gross Income per SqFt	\$42.51	\$44.78	\$40.23	
Estimated Expense	\$358,236	\$328,794	\$148,208	
Expense SqFt	\$10.70	\$9.24	\$12.15	
Net Operating Income	\$1,064,999	\$1,264,141	\$342,443	
Full Market Value	\$8,040,999	\$9,544,000	\$2,585,000	
Market Value per SqFt	\$240.17	\$268.29	\$211.97	
Distance from Condominium in miles		0.10	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01470-7501	1-01488-0013	1-01460-0047	
Condominium Section	1203-R1			
Address	404 EAST 76 STREET	519 EAST 76 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	181	210	129	
Year Built	1999	1964	1999	
Gross SqFt	200,000	258,394	138,500	
Estimated Gross Income	\$8,798,000	\$11,973,100	\$5,767,488	
Gross Income per SqFt	\$43.99	\$46.34	\$41.64	
Estimated Expense	\$2,596,000	\$3,692,950	\$1,614,897	
Expense SqFt	\$12.98	\$14.29	\$11.66	
Net Operating Income	\$6,202,000	\$8,280,150	\$4,152,591	
Full Market Value	\$46,825,001	\$62,515,000	\$31,352,000	
Market Value per SqFt	\$234.13	\$241.94	\$226.37	
Distance from Condominium in miles		0.17	0.50	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01471-7501	1-01512-0030	1-01562-0144	1-01562-0016
Condominium Section	1300-R1			
Address	435 EAST 76 STREET	16 EAST 83 STREET	402 EAST 83 STREET	427 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	40	27	17
Year Built	1900	1929	1930	1900
Gross SqFt	24,989	22,990	16,380	10,000
Estimated Gross Income	\$859,622	\$954,629	\$563,544	\$290,558
Gross Income per SqFt	\$34.40	\$41.52	\$34.40	\$29.06
Estimated Expense	\$233,397	\$243,198	\$153,030	\$107,673
Expense SqFt	\$9.34	\$10.58	\$9.34	\$10.77
Net Operating Income	\$626,225	\$711,431	\$410,514	\$182,885
Full Market Value	\$4,728,002	\$5,371,000	\$3,099,000	\$1,381,000
Market Value per SqFt	\$189.20	\$233.62	\$189.19	\$138.10
Distance from Condominium in miles		0.53	0.31	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-7501	1-01488-0013	1-01349-0014	
Condominium Section	0246-R1			
Address	404 EAST 79 STREET	519 EAST 76 STREET	333 EAST 56 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D8-ELEVATOR	
Total Units	208	210	228	
Year Built	1986	1964	1982	
Gross SqFt	205,982	258,394	239,874	
Estimated Gross Income	\$9,176,498	\$11,973,100	\$10,257,897	
Gross Income per SqFt	\$44.55	\$46.34	\$42.76	
Estimated Expense	\$2,811,654	\$3,692,950	\$3,118,751	
Expense SqFt	\$13.65	\$14.29	\$13.00	
Net Operating Income	\$6,364,844	\$8,280,150	\$7,139,146	
Full Market Value	\$48,054,998	\$62,515,000	\$53,901,000	
Market Value per SqFt	\$233.30	\$241.94	\$224.71	
Distance from Condominium in miles		0.18	1.11	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01473-7502	1-01426-9035	1-01410-0033	1-01559-0033
<b>Condominium Section</b>	0593-R1			
<b>Address</b>	460 EAST 79 STREET	218 EAST 72 STREET	1308 3 AVENUE	420 EAST 80 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	120	148	114	157
<b>Year Built</b>	1959	1975	1962	1961
<b>Gross SqFt</b>	141,945	156,200	191,549	137,238
<b>Estimated Gross Income</b>	\$4,924,072	\$6,594,311	\$6,643,968	\$4,208,403
<b>Gross Income per SqFt</b>	\$34.69	\$42.22	\$34.69	\$30.66
<b>Estimated Expense</b>	\$1,687,726	\$2,300,707	\$2,277,437	\$1,430,857
<b>Expense SqFt</b>	\$11.89	\$14.73	\$11.89	\$10.43
<b>Net Operating Income</b>	\$3,236,346	\$4,293,604	\$4,366,531	\$2,777,546
<b>Full Market Value</b>	\$24,434,004	\$19,239,000	\$32,967,000	\$20,971,000
<b>Market Value per SqFt</b>	\$172.14	\$123.17	\$172.11	\$152.81
<b>Distance from Condominium in miles</b>		0.46	0.42	0.06

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01473-7503	1-01560-0010	1-01579-0002	1-01468-0038
<b>Condominium Section</b>	0673-R1			
<b>Address</b>	399 1 AVENUE	425 EAST 80 STREET	1556 YORK AVENUE	414 EAST 74 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	36	40	30	28
<b>Year Built</b>	1910	1925	1920	1910
<b>Gross SqFt</b>	21,145	23,568	18,852	14,280
<b>Estimated Gross Income</b>	\$760,586	\$847,780	\$707,423	\$338,748
<b>Gross Income per SqFt</b>	\$35.97	\$35.97	\$37.53	\$23.72
<b>Estimated Expense</b>	\$267,696	\$298,321	\$252,901	\$120,258
<b>Expense SqFt</b>	\$12.66	\$12.66	\$13.42	\$8.42
<b>Net Operating Income</b>	\$492,890	\$549,459	\$454,522	\$218,490
<b>Full Market Value</b>	\$3,842,000	\$4,148,000	\$3,432,000	\$2,589,000
<b>Market Value per SqFt</b>	\$181.70	\$176.00	\$182.05	\$181.30
<b>Distance from Condominium in miles</b>		0.11	0.25	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-7504	1-01531-0035	1-01563-0020	
Condominium Section	1458-R1			
Address	408 EAST 79 STREET	228 EAST 86 STREET	449 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	53	111	70	
Year Built	2004	1986	1985	
Gross SqFt	108,075	81,100	54,482	
Estimated Gross Income	\$4,173,857	\$3,365,457	\$1,946,852	
Gross Income per SqFt	\$38.62	\$41.50	\$35.73	
Estimated Expense	\$1,082,912	\$784,179	\$564,587	
Expense SqFt	\$10.02	\$9.67	\$10.36	
Net Operating Income	\$3,090,945	\$2,581,278	\$1,382,265	
Full Market Value	\$23,337,003	\$19,489,000	\$10,436,000	
Market Value per SqFt	\$215.93	\$240.31	\$191.55	
Distance from Condominium in miles		0.45	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01483-7501	1-01349-0014	1-01426-9035	
Condominium Section	0610-R1			
Address	524 EAST 72 STREET	333 EAST 56 STREET	218 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	
Total Units	146	228	148	
Year Built	1989	1982	1975	
Gross SqFt	233,223	239,874	156,200	
Estimated Gross Income	\$9,909,645	\$10,257,897	\$6,594,311	
Gross Income per SqFt	\$42.49	\$42.76	\$42.22	
Estimated Expense	\$3,234,803	\$3,118,751	\$2,300,707	
Expense SqFt	\$13.87	\$13.00	\$14.73	
Net Operating Income	\$6,674,842	\$7,139,146	\$4,293,604	
Full Market Value	\$50,394,995	\$53,901,000	\$19,239,000	
Market Value per SqFt	\$216.08	\$224.71	\$123.17	
Distance from Condominium in miles		0.79	0.42	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-7501	1-01365-0009	1-01533-0001	
Condominium Section	1798-R1			
Address	515 EAST 72 STREET	415 EAST 53 STREET	201 EAST 87 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	336	324	419	
Year Built	1985	1982	1975	
Gross SqFt	433,098	413,233	510,307	
Estimated Gross Income	\$19,822,895	\$21,316,794	\$20,383,191	
Gross Income per SqFt	\$45.77	\$51.59	\$39.94	
Estimated Expense	\$5,214,500	\$5,329,199	\$5,707,293	
Expense SqFt	\$12.04	\$12.90	\$11.18	
Net Operating Income	\$14,608,395	\$15,987,595	\$14,675,898	
Full Market Value	\$108,418,154	\$120,707,000	\$110,803,000	
Market Value per SqFt	\$250.33	\$292.10	\$217.13	
Distance from Condominium in miles		0.95	0.87	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01487-7501	1-01484-0001	1-01472-0034	1-01527-0009
Condominium Section	0239-R1			
Address	1420 YORK AVENUE	1360 YORK AVENUE	440 EAST 78 STREET	219 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	95	90	47	53
Year Built	1956	1958	1936	1972
Gross SqFt	50,038	60,775	44,856	36,720
Estimated Gross Income	\$1,572,194	\$1,618,581	\$1,439,046	\$1,153,885
Gross Income per SqFt	\$31.42	\$26.63	\$32.08	\$31.42
Estimated Expense	\$332,252	\$681,041	\$335,762	\$243,792
Expense SqFt	\$6.64	\$11.21	\$7.49	\$6.64
Net Operating Income	\$1,239,942	\$937,540	\$1,103,284	\$910,093
Full Market Value	\$9,361,998	\$7,078,000	\$8,330,000	\$6,871,000
Market Value per SqFt	\$187.10	\$116.46	\$185.71	\$187.12
Distance from Condominium in miles		0.15	0.18	0.52

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01487-7502	1-01560-0001	1-01488-0013	1-01563-0004
Condominium Section	0419-R1			
Address	530 EAST 76 STREET	1540 1 AVENUE	519 EAST 76 STREET	1608 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	209	316	210	182
Year Built	1986	1980	1964	1994
Gross SqFt	317,169	302,049	258,394	302,854
Estimated Gross Income	\$13,853,942	\$13,194,490	\$11,973,100	\$12,818,181
Gross Income per SqFt	\$43.68	\$43.68	\$46.34	\$42.32
Estimated Expense	\$4,395,962	\$4,187,180	\$3,692,950	\$3,936,006
Expense SqFt	\$13.86	\$13.86	\$14.29	\$13.00
Net Operating Income	\$9,457,980	\$9,007,310	\$8,280,150	\$8,882,175
Full Market Value	\$71,407,997	\$68,005,000	\$62,515,000	\$67,061,000
Market Value per SqFt	\$225.14	\$225.15	\$241.94	\$221.43
Distance from Condominium in miles		0.30	0.06	0.43

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-7501	1-01492-0036	1-01512-0040	
Condominium Section	0026-R1			
Address	900 PARK AVENUE	920 PARK AVENUE	1482 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	126	72	185	
Year Built	1973	1962	1963	
Gross SqFt	199,534	155,544	224,000	
Estimated Gross Income	\$7,045,546	\$5,935,028	\$7,268,002	
Gross Income per SqFt	\$35.31	\$38.16	\$32.45	
Estimated Expense	\$2,021,279	\$1,882,298	\$1,824,906	
Expense SqFt	\$10.13	\$12.10	\$8.15	
Net Operating Income	\$5,024,267	\$4,052,730	\$5,443,096	
Full Market Value	\$37,933,012	\$30,598,000	\$41,095,000	
Market Value per SqFt	\$190.11	\$196.72	\$183.46	
Distance from Condominium in miles		0.05	0.28	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01491-7502	1-01412-0012	1-01424-0029	1-01509-0064
<b>Condominium Section</b>	0035-R1			
<b>Address</b>	988 5 AVENUE	117 EAST 77 STREET	226 EAST 70 STREET	108 EAST 81 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	13	40	50	20
<b>Year Built</b>	1926	1929	1921	1922
<b>Gross SqFt</b>	50,888	29,500	41,898	32,383
<b>Estimated Gross Income</b>	\$2,087,935	\$1,263,098	\$1,718,953	\$1,149,311
<b>Gross Income per SqFt</b>	\$41.03	\$42.82	\$41.03	\$35.49
<b>Estimated Expense</b>	\$601,496	\$304,468	\$495,077	\$352,135
<b>Expense SqFt</b>	\$11.82	\$10.32	\$11.82	\$10.87
<b>Net Operating Income</b>	\$1,486,439	\$958,630	\$1,223,876	\$797,176
<b>Full Market Value</b>	\$11,223,000	\$7,238,000	\$9,240,000	\$6,019,000
<b>Market Value per SqFt</b>	\$220.54	\$245.36	\$220.54	\$185.87
<b>Distance from Condominium in miles</b>		0.22	0.65	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01492-7501	1-01532-0016	1-01492-0015	1-01531-0035
<b>Condominium Section</b>	0531-R1			
<b>Address</b>	45 EAST 80 STREET	241 EAST 86 STREET	1058 MADISON AVENUE	228 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	50	111	72	111
<b>Year Built</b>	1987	1989	1938	1986
<b>Gross SqFt</b>	101,117	104,440	104,209	81,100
<b>Estimated Gross Income</b>	\$4,196,356	\$4,009,095	\$4,406,742	\$3,365,457
<b>Gross Income per SqFt</b>	\$41.50	\$38.39	\$42.29	\$41.50
<b>Estimated Expense</b>	\$977,801	\$875,808	\$1,392,830	\$784,179
<b>Expense SqFt</b>	\$9.67	\$8.39	\$13.37	\$9.67
<b>Net Operating Income</b>	\$3,218,555	\$3,133,287	\$3,013,912	\$2,581,278
<b>Full Market Value</b>	\$24,299,998	\$23,656,000	\$22,755,000	\$19,489,000
<b>Market Value per SqFt</b>	\$240.32	\$226.50	\$218.36	\$240.31
<b>Distance from Condominium in miles</b>		0.44	0.09	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-7501	1-01513-0059	1-01520-0033	1-01517-0025
Condominium Section	0051-R1			
Address	1080 MADISON AVENUE	128 EAST 85 STREET	169 EAST 91 STREET	155 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	35	53	50
Year Built	1981	1985	1985	1976
Gross SqFt	50,384	20,736	33,443	29,000
Estimated Gross Income	\$1,847,581	\$811,196	\$1,226,223	\$951,689
Gross Income per SqFt	\$36.67	\$39.12	\$36.67	\$32.82
Estimated Expense	\$438,341	\$185,167	\$291,059	\$286,449
Expense SqFt	\$8.70	\$8.93	\$8.70	\$9.88
Net Operating Income	\$1,409,240	\$626,029	\$935,164	\$665,240
Full Market Value	\$10,639,996	\$4,727,000	\$7,061,000	\$5,023,000
Market Value per SqFt	\$211.18	\$227.96	\$211.14	\$173.21
Distance from Condominium in miles		0.25	0.54	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-7502	1-01388-0030	1-01509-0064	1-01519-0028
Condominium Section	0166-R1			
Address	22 EAST 82 STREET	51 EAST 73 STREET	108 EAST 81 STREET	165 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR
Total Units	9	20	20	15
Year Built	1900	1910	1922	1910
Gross SqFt	18,949	12,321	32,383	10,001
Estimated Gross Income	\$672,500	\$454,750	\$1,149,311	\$307,347
Gross Income per SqFt	\$35.49	\$36.91	\$35.49	\$30.73
Estimated Expense	\$205,976	\$139,661	\$352,135	\$86,956
Expense SqFt	\$10.87	\$11.34	\$10.87	\$8.69
Net Operating Income	\$466,524	\$315,089	\$797,176	\$220,391
Full Market Value	\$3,521,999	\$2,379,000	\$6,019,000	\$1,664,000
Market Value per SqFt	\$185.87	\$193.08	\$185.87	\$166.38
Distance from Condominium in miles		0.42	0.20	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-7503	1-01510-0025	1-01509-0064	1-01519-0028
Condominium Section	0180-R1			
Address	1082 MADISON AVENUE	151 EAST 81 STREET	108 EAST 81 STREET	165 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR
Total Units	17	42	20	15
Year Built	1910	1910	1922	1910
Gross SqFt	22,751	25,402	32,383	10,001
Estimated Gross Income	\$807,433	\$944,046	\$1,149,311	\$307,347
Gross Income per SqFt	\$35.49	\$37.16	\$35.49	\$30.73
Estimated Expense	\$247,303	\$246,724	\$352,135	\$86,956
Expense SqFt	\$10.87	\$9.71	\$10.87	\$8.69
Net Operating Income	\$560,130	\$697,322	\$797,176	\$220,391
Full Market Value	\$4,361,000	\$5,265,000	\$6,019,000	\$1,664,000
Market Value per SqFt	\$191.68	\$207.27	\$185.87	\$166.38
Distance from Condominium in miles		0.29	0.20	0.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-7504	1-01512-0044	1-01509-0064	1-01518-0009
Condominium Section	0912-R1			
Address	944 PARK AVENUE	15 EAST 84 STREET	108 EAST 81 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	23	64	20	45
Year Built	1929	1929	1922	1924
Gross SqFt	52,387	36,935	32,383	52,848
Estimated Gross Income	\$1,859,215	\$1,479,015	\$1,149,311	\$1,801,970
Gross Income per SqFt	\$35.49	\$40.04	\$35.49	\$34.10
Estimated Expense	\$569,447	\$507,793	\$352,135	\$665,590
Expense SqFt	\$10.87	\$13.75	\$10.87	\$12.59
Net Operating Income	\$1,289,768	\$971,222	\$797,176	\$1,136,380
Full Market Value	\$9,738,002	\$7,333,000	\$6,019,000	\$8,580,000
Market Value per SqFt	\$185.89	\$198.54	\$185.87	\$162.35
Distance from Condominium in miles		0.22	0.11	0.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-7501	1-01492-0015	1-01518-0009	1-01431-0016
Condominium Section	0365-R1			
Address	1114 MADISON AVENUE	1058 MADISON AVENUE	115 EAST 89 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	72	45	90
Year Built	1938	1938	1924	1938
Gross SqFt	83,594	104,209	52,848	82,065
Estimated Gross Income	\$2,850,555	\$4,406,742	\$1,801,970	\$2,289,613
Gross Income per SqFt	\$34.10	\$42.29	\$34.10	\$27.90
Estimated Expense	\$1,052,448	\$1,392,830	\$665,590	\$778,468
Expense SqFt	\$12.59	\$13.37	\$12.59	\$9.49
Net Operating Income	\$1,798,107	\$3,013,912	\$1,136,380	\$1,511,145
Full Market Value	\$13,962,000	\$22,755,000	\$8,580,000	\$11,409,000
Market Value per SqFt	\$167.02	\$218.36	\$162.35	\$139.02
Distance from Condominium in miles		0.15	0.36	0.53

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-7501	1-01426-9035	1-01527-0045	
Condominium Section	0444-R1			
Address	30 EAST 85 STREET	218 EAST 72 STREET	200 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	92	148	246	
Year Built	1987	1975	1980	
Gross SqFt	152,249	156,200	205,261	
Estimated Gross Income	\$6,823,800	\$6,594,311	\$9,731,007	
Gross Income per SqFt	\$44.82	\$42.22	\$47.41	
Estimated Expense	\$2,137,576	\$2,300,707	\$2,738,130	
Expense SqFt	\$14.04	\$14.73	\$13.34	
Net Operating Income	\$4,686,224	\$4,293,604	\$6,992,877	
Full Market Value	\$35,380,999	\$19,239,000	\$52,796,000	
Market Value per SqFt	\$232.39	\$123.17	\$257.21	
Distance from Condominium in miles		0.78	0.43	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-7501	1-01517-0001	1-01499-0061	1-01496-0021
Condominium Section	0825-R1			
Address	1049 5 AVENUE	1085 PARK AVENUE	12 EAST 88 STREET	1125 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	54	46	69	41
Year Built	1928	1926	1931	1922
Gross SqFt	140,295	127,395	87,640	113,052
Estimated Gross Income	\$6,101,430	\$6,333,809	\$3,811,513	\$4,865,888
Gross Income per SqFt	\$43.49	\$49.72	\$43.49	\$43.04
Estimated Expense	\$1,708,793	\$1,708,704	\$1,067,551	\$1,441,812
Expense SqFt	\$12.18	\$13.41	\$12.18	\$12.75
Net Operating Income	\$4,392,637	\$4,625,105	\$2,743,962	\$3,424,076
Full Market Value	\$33,164,001	\$34,920,000	\$20,717,000	\$25,852,000
Market Value per SqFt	\$236.39	\$274.11	\$236.39	\$228.67
Distance from Condominium in miles		0.25	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-7501	1-01429-0128	1-01509-0064	
Condominium Section	0825-R2			
Address	1049 5 AVENUE	244 EAST 75 STREET	108 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	12	24	20	
Year Built	1928	1930	1922	
Gross SqFt	3,812	12,882	32,383	
Estimated Gross Income	\$159,570	\$621,258	\$1,149,311	
Gross Income per SqFt	\$41.86	\$48.23	\$35.49	
Estimated Expense	\$45,973	\$170,706	\$352,135	
Expense SqFt	\$12.06	\$13.25	\$10.87	
Net Operating Income	\$113,597	\$450,552	\$797,176	
Full Market Value	\$857,999	\$3,402,000	\$6,019,000	
Market Value per SqFt	\$225.08	\$264.09	\$185.87	
Distance from Condominium in miles		0.69	0.32	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01498-7501	1-01515-0007	1-01499-0061	1-01496-0021
<b>Condominium Section</b>	0164-R1			
<b>Address</b>	55 EAST 86 STREET	103 EAST 86 STREET	12 EAST 88 STREET	1125 MADISON AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	46	52	69	41
<b>Year Built</b>	1924	1914	1931	1922
<b>Gross SqFt</b>	97,767	91,260	87,640	113,052
<b>Estimated Gross Income</b>	\$4,207,892	\$3,140,737	\$3,811,513	\$4,865,888
<b>Gross Income per SqFt</b>	\$43.04	\$34.42	\$43.49	\$43.04
<b>Estimated Expense</b>	\$1,246,529	\$991,961	\$1,067,551	\$1,441,812
<b>Expense SqFt</b>	\$12.75	\$10.87	\$12.18	\$12.75
<b>Net Operating Income</b>	\$2,961,363	\$2,148,776	\$2,743,962	\$3,424,076
<b>Full Market Value</b>	\$22,358,001	\$16,223,000	\$20,717,000	\$25,852,000
<b>Market Value per SqFt</b>	\$228.69	\$177.77	\$236.39	\$228.67
<b>Distance from Condominium in miles</b>		0.10	0.10	0.11

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01499-7501	1-01520-0033	1-01513-0059	
<b>Condominium Section</b>	0343-R1			
<b>Address</b>	60 EAST 88 STREET	169 EAST 91 STREET	128 EAST 85 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	18	53	35	
<b>Year Built</b>	1986	1985	1985	
<b>Gross SqFt</b>	60,288	33,443	20,736	
<b>Estimated Gross Income</b>	\$2,284,915	\$1,226,223	\$811,196	
<b>Gross Income per SqFt</b>	\$37.90	\$36.67	\$39.12	
<b>Estimated Expense</b>	\$531,740	\$291,059	\$185,167	
<b>Expense SqFt</b>	\$8.82	\$8.70	\$8.93	
<b>Net Operating Income</b>	\$1,753,175	\$935,164	\$626,029	
<b>Full Market Value</b>	\$13,237,001	\$7,061,000	\$4,727,000	
<b>Market Value per SqFt</b>	\$219.56	\$211.14	\$227.96	
<b>Distance from Condominium in miles</b>		0.22	0.18	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01501-7501	1-01425-0005	1-01561-0021	
<b>Condominium Section</b>	0810-R1			
<b>Address</b>	1239 MADISON AVENUE	211 EAST 70 STREET	1533 YORK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	251	273	415	
<b>Year Built</b>	1969	1975	1966	
<b>Gross SqFt</b>	487,413	488,474	502,595	
<b>Estimated Gross Income</b>	\$14,797,859	\$17,296,654	\$12,715,886	
<b>Gross Income per SqFt</b>	\$30.36	\$35.41	\$25.30	
<b>Estimated Expense</b>	\$5,268,935	\$5,298,630	\$5,411,336	
<b>Expense SqFt</b>	\$10.81	\$10.85	\$10.77	
<b>Net Operating Income</b>	\$9,528,924	\$11,998,024	\$7,304,550	
<b>Full Market Value</b>	\$73,299,000	\$90,585,000	\$54,975,000	
<b>Market Value per SqFt</b>	\$150.38	\$185.44	\$109.38	
<b>Distance from Condominium in miles</b>		1.01	0.71	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01503-7501	1-01512-0030	1-01513-0059	1-01521-0007
<b>Condominium Section</b>	1389-R1			
<b>Address</b>	47 EAST 91 STREET	16 EAST 83 STREET	128 EAST 85 STREET	115 EAST 92 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	10	40	35	54
<b>Year Built</b>	1920	1929	1985	1927
<b>Gross SqFt</b>	45,847	22,990	20,736	65,692
<b>Estimated Gross Income</b>	\$1,793,535	\$954,629	\$811,196	\$2,405,762
<b>Gross Income per SqFt</b>	\$39.12	\$41.52	\$39.12	\$36.62
<b>Estimated Expense</b>	\$409,414	\$243,198	\$185,167	\$904,658
<b>Expense SqFt</b>	\$8.93	\$10.58	\$8.93	\$13.77
<b>Net Operating Income</b>	\$1,384,121	\$711,431	\$626,029	\$1,501,104
<b>Full Market Value</b>	\$10,450,000	\$5,371,000	\$4,727,000	\$11,333,000
<b>Market Value per SqFt</b>	\$227.93	\$233.62	\$227.96	\$172.52
<b>Distance from Condominium in miles</b>		0.44	0.36	0.11

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-7501	1-01513-0059	1-01530-0009	1-01517-0025
Condominium Section	0028-R1			
Address	55 EAST 93 STREET	128 EAST 85 STREET	219 EAST 84 STREET	155 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	29	35	54	50
Year Built	1980	1985	1974	1976
Gross SqFt	23,232	20,736	28,150	29,000
Estimated Gross Income	\$778,504	\$811,196	\$943,234	\$951,689
Gross Income per SqFt	\$33.51	\$39.12	\$33.51	\$32.82
Estimated Expense	\$249,047	\$185,167	\$301,835	\$286,449
Expense SqFt	\$10.72	\$8.93	\$10.72	\$9.88
Net Operating Income	\$529,457	\$626,029	\$641,399	\$665,240
Full Market Value	\$3,997,002	\$4,727,000	\$4,843,000	\$5,023,000
Market Value per SqFt	\$172.05	\$227.96	\$172.04	\$173.21
Distance from Condominium in miles		0.46	0.55	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-7502	1-01570-0021	1-01560-0001	
Condominium Section	0100-R1			
Address	40 EAST 94 STREET	1731 YORK AVENUE	1540 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	215	267	316	
Year Built	1984	1986	1980	
Gross SqFt	299,069	279,945	302,049	
Estimated Gross Income	\$12,486,131	\$11,147,976	\$13,194,490	
Gross Income per SqFt	\$41.75	\$39.82	\$43.68	
Estimated Expense	\$4,243,789	\$4,061,773	\$4,187,180	
Expense SqFt	\$14.19	\$14.51	\$13.86	
Net Operating Income	\$8,242,342	\$7,086,203	\$9,007,310	
Full Market Value	\$62,229,975	\$53,501,000	\$68,005,000	
Market Value per SqFt	\$208.08	\$191.11	\$225.15	
Distance from Condominium in miles		0.60	0.87	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-7501	1-01513-0059	1-01517-0025	1-01548-0009
Condominium Section	0232-R1			
Address	14 EAST 96 STREET	128 EAST 85 STREET	155 EAST 88 STREET	315 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	17	35	50	22
Year Built	1985	1985	1976	1985
Gross SqFt	25,633	20,736	29,000	13,000
Estimated Gross Income	\$841,275	\$811,196	\$951,689	\$412,039
Gross Income per SqFt	\$32.82	\$39.12	\$32.82	\$31.70
Estimated Expense	\$253,254	\$185,167	\$286,449	\$132,215
Expense SqFt	\$9.88	\$8.93	\$9.88	\$10.17
Net Operating Income	\$588,021	\$626,029	\$665,240	\$279,824
Full Market Value	\$4,440,001	\$4,727,000	\$5,023,000	\$2,113,000
Market Value per SqFt	\$173.21	\$227.96	\$173.21	\$162.54
Distance from Condominium in miles		0.58	0.45	0.73

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-7501	1-01532-0016	1-01460-0047	1-01492-0036
Condominium Section	1698-R1			
Address	1438 3 AVENUE	241 EAST 86 STREET	400 EAST 66 STREET	920 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	94	111	129	72
Year Built	1985	1989	1999	1962
Gross SqFt	138,096	104,440	138,500	155,544
Estimated Gross Income	\$5,301,505	\$4,009,095	\$5,767,488	\$5,935,028
Gross Income per SqFt	\$38.39	\$38.39	\$41.64	\$38.16
Estimated Expense	\$1,158,625	\$875,808	\$1,614,897	\$1,882,298
Expense SqFt	\$8.39	\$8.39	\$11.66	\$12.10
Net Operating Income	\$4,142,880	\$3,133,287	\$4,152,591	\$4,052,730
Full Market Value	\$31,278,996	\$23,656,000	\$31,352,000	\$30,598,000
Market Value per SqFt	\$226.50	\$226.50	\$226.37	\$196.72
Distance from Condominium in miles		0.28	0.89	0.20

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-7501	1-01518-0009	1-01511-0008	
Condominium Section	0522-R1			
Address	129 EAST 82 STREET	115 EAST 89 STREET	115 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	32	45	38	
Year Built	1916	1924	1919	
Gross SqFt	48,138	52,848	50,592	
Estimated Gross Income	\$1,548,599	\$1,801,970	\$1,529,730	
Gross Income per SqFt	\$32.17	\$34.10	\$30.24	
Estimated Expense	\$547,329	\$665,590	\$513,620	
Expense SqFt	\$11.37	\$12.59	\$10.15	
Net Operating Income	\$1,001,270	\$1,136,380	\$1,016,110	
Full Market Value	\$7,742,000	\$8,580,000	\$7,672,000	
Market Value per SqFt	\$160.83	\$162.35	\$151.64	
Distance from Condominium in miles		0.35	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-7502	1-01519-0022	1-01509-0006	1-01528-0005
Condominium Section	2196-R1			
Address	167 EAST 82 STREET	151 EAST 90 STREET	107 EAST 80 STREET	205 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	38	43	33	49
Year Built	1929	1930	1925	1942
Gross SqFt	62,208	38,500	52,272	37,145
Estimated Gross Income	\$1,300,000	\$835,935	\$2,415,379	\$647,166
Gross Income per SqFt	\$20.90	\$21.71	\$46.21	\$17.42
Estimated Expense	\$610,260	\$203,559	\$776,518	\$271,810
Expense SqFt	\$9.81	\$5.29	\$14.86	\$7.32
Net Operating Income	\$689,740	\$632,376	\$1,638,861	\$375,356
Full Market Value	\$4,787,790	\$4,644,000	\$12,373,000	\$2,626,000
Market Value per SqFt	\$76.96	\$120.62	\$236.70	\$70.70
Distance from Condominium in miles		0.40	0.14	0.12

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-7502	1-01520-0033	1-01530-0009	
Condominium Section	1824-R1			
Address	1474 3 AVENUE	169 EAST 91 STREET	219 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	30	53	54	
Year Built	1981	1985	1974	
Gross SqFt	59,931	33,443	28,150	
Estimated Gross Income	\$2,102,979	\$1,226,223	\$943,234	
Gross Income per SqFt	\$35.09	\$36.67	\$33.51	
Estimated Expense	\$581,930	\$291,059	\$301,835	
Expense SqFt	\$9.71	\$8.70	\$10.72	
Net Operating Income	\$1,521,049	\$935,164	\$641,399	
Full Market Value	\$11,483,998	\$7,061,000	\$4,843,000	
Market Value per SqFt	\$191.62	\$211.14	\$172.04	
Distance from Condominium in miles		0.41	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-7501	1-01560-0001	1-01546-0001	
Condominium Section	0318-R1			
Address	171 EAST 84 STREET	1540 1 AVENUE	303 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	219	316	263	
Year Built	1987	1980	1977	
Gross SqFt	285,668	302,049	268,750	
Estimated Gross Income	\$12,052,333	\$13,194,490	\$10,938,186	
Gross Income per SqFt	\$42.19	\$43.68	\$40.70	
Estimated Expense	\$3,725,111	\$4,187,180	\$3,283,292	
Expense SqFt	\$13.04	\$13.86	\$12.22	
Net Operating Income	\$8,327,222	\$9,007,310	\$7,654,894	
Full Market Value	\$62,871,003	\$68,005,000	\$57,795,000	
Market Value per SqFt	\$220.08	\$225.15	\$215.05	
Distance from Condominium in miles		0.44	0.26	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-7502	1-01532-0016	1-01520-0033	
Condominium Section	1308-R1			
Address	150 EAST 85 STREET	241 EAST 86 STREET	169 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	102	111	53	
Year Built	1986	1989	1985	
Gross SqFt	82,637	104,440	33,443	
Estimated Gross Income	\$3,101,367	\$4,009,095	\$1,226,223	
Gross Income per SqFt	\$37.53	\$38.39	\$36.67	
Estimated Expense	\$706,546	\$875,808	\$291,059	
Expense SqFt	\$8.55	\$8.39	\$8.70	
Net Operating Income	\$2,394,821	\$3,133,287	\$935,164	
Full Market Value	\$18,081,002	\$23,656,000	\$7,061,000	
Market Value per SqFt	\$218.80	\$226.50	\$211.14	
Distance from Condominium in miles		0.16	0.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-7501	1-01547-0043	1-01521-0059	
Condominium Section	0611-R1			
Address	120 EAST 86 STREET	320 EAST 85 STREET	130 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	16	40	27	
Year Built	1920	1925	1925	
Gross SqFt	15,101	19,990	20,375	
Estimated Gross Income	\$465,262	\$689,700	\$552,415	
Gross Income per SqFt	\$30.81	\$34.50	\$27.11	
Estimated Expense	\$162,034	\$193,581	\$239,863	
Expense SqFt	\$10.73	\$9.68	\$11.77	
Net Operating Income	\$303,228	\$496,119	\$312,552	
Full Market Value	\$2,336,000	\$3,746,000	\$2,310,000	
Market Value per SqFt	\$154.69	\$187.39	\$113.37	
Distance from Condominium in miles		0.35	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-7502	1-01530-0034	1-01563-0020	1-01453-0021
Condominium Section	1918-R1			
Address	150 EAST 86 STREET	230 EAST 85 STREET	449 EAST 83 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	55	70	67
Year Built	2007	1946	1985	1986
Gross SqFt	63,040	50,853	54,482	54,698
Estimated Gross Income	\$3,500,000	\$1,838,345	\$1,946,852	\$1,767,793
Gross Income per SqFt	\$55.52	\$36.15	\$35.73	\$32.32
Estimated Expense	\$989,000	\$477,922	\$564,587	\$376,578
Expense SqFt	\$15.69	\$9.40	\$10.36	\$6.88
Net Operating Income	\$2,511,000	\$1,360,423	\$1,382,265	\$1,391,215
Full Market Value	\$15,049,100	\$10,271,000	\$10,436,000	\$10,504,000
Market Value per SqFt	\$238.72	\$201.97	\$191.55	\$192.04
Distance from Condominium in miles		0.13	0.40	0.43

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-7502	1-01570-0021	1-01532-0004	1-01557-0025
Condominium Section	1918-R2			
Address	150 EAST 86 STREET	1731 YORK AVENUE	1533 3 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	97	267	179	212
Year Built	2007	1986	1991	1998
Gross SqFt	294,700	279,945	222,000	207,037
Estimated Gross Income	\$10,040,429	\$11,147,976	\$7,563,292	\$6,383,531
Gross Income per SqFt	\$34.07	\$39.82	\$34.07	\$30.83
Estimated Expense	\$2,655,247	\$4,061,773	\$2,001,078	\$2,102,980
Expense SqFt	\$9.01	\$14.51	\$9.01	\$10.16
Net Operating Income	\$7,385,182	\$7,086,203	\$5,562,214	\$4,280,551
Full Market Value	\$55,757,998	\$53,501,000	\$41,995,000	\$32,318,000
Market Value per SqFt	\$189.20	\$191.11	\$189.17	\$156.10
Distance from Condominium in miles		0.47	0.13	0.52

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-7501	1-01512-0044	1-01521-0007	
Condominium Section	0264-R1			
Address	108 EAST 87 STREET	15 EAST 84 STREET	115 EAST 92 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	65	64	54	
Year Built	1939	1929	1927	
Gross SqFt	60,335	36,935	65,692	
Estimated Gross Income	\$2,312,641	\$1,479,015	\$2,405,762	
Gross Income per SqFt	\$38.33	\$40.04	\$36.62	
Estimated Expense	\$830,210	\$507,793	\$904,658	
Expense SqFt	\$13.76	\$13.75	\$13.77	
Net Operating Income	\$1,482,431	\$971,222	\$1,501,104	
Full Market Value	\$11,191,999	\$7,333,000	\$11,333,000	
Market Value per SqFt	\$185.50	\$198.54	\$172.52	
Distance from Condominium in miles		0.18	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-7502	1-01531-0029	1-01571-0022	
Condominium Section	0782-R1			
Address	120 EAST 87 STREET	240 EAST 86 STREET	1751 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	219	248	332	
Year Built	1981	1997	1986	
Gross SqFt	346,269	267,891	346,325	
Estimated Gross Income	\$15,163,120	\$12,077,488	\$14,720,354	
Gross Income per SqFt	\$43.79	\$45.08	\$42.50	
Estimated Expense	\$4,636,542	\$3,260,922	\$5,058,453	
Expense SqFt	\$13.39	\$12.17	\$14.61	
Net Operating Income	\$10,526,578	\$8,816,566	\$9,661,901	
Full Market Value	\$79,476,005	\$66,565,000	\$72,948,000	
Market Value per SqFt	\$229.52	\$248.48	\$210.63	
Distance from Condominium in miles		0.22	0.55	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-7503	1-01560-0001	1-01571-0022	
Condominium Section	0842-R1			
Address	170 EAST 87 STREET	1540 1 AVENUE	1751 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	234	316	332	
Year Built	1991	1980	1986	
Gross SqFt	343,000	302,049	346,325	
Estimated Gross Income	\$14,779,870	\$13,194,490	\$14,720,354	
Gross Income per SqFt	\$43.09	\$43.68	\$42.50	
Estimated Expense	\$4,884,320	\$4,187,180	\$5,058,453	
Expense SqFt	\$14.24	\$13.86	\$14.61	
Net Operating Income	\$9,895,550	\$9,007,310	\$9,661,901	
Full Market Value	\$74,712,002	\$68,005,000	\$72,948,000	
Market Value per SqFt	\$217.82	\$225.15	\$210.63	
Distance from Condominium in miles		0.49	0.47	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-7501	1-01512-0044	1-01521-0007	1-01509-0064
Condominium Section	0422-R1			
Address	153 EAST 87 STREET	15 EAST 84 STREET	115 EAST 92 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	64	54	20
Year Built	1928	1929	1927	1922
Gross SqFt	50,156	36,935	65,692	32,383
Estimated Gross Income	\$1,836,713	\$1,479,015	\$2,405,762	\$1,149,311
Gross Income per SqFt	\$36.62	\$40.04	\$36.62	\$35.49
Estimated Expense	\$690,648	\$507,793	\$904,658	\$352,135
Expense SqFt	\$13.77	\$13.75	\$13.77	\$10.87
Net Operating Income	\$1,146,065	\$971,222	\$1,501,104	\$797,176
Full Market Value	\$8,652,999	\$7,333,000	\$11,333,000	\$6,019,000
Market Value per SqFt	\$172.52	\$198.54	\$172.52	\$185.87
Distance from Condominium in miles		0.20	0.26	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01516-7502	1-01546-0023	1-01547-0023	1-01577-0001
<b>Condominium Section</b>	1260-R1			
<b>Address</b>	115 EAST 87 STREET	353 EAST 83 STREET	351 EAST 84 STREET	1520 YORK AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	198	232	187	272
<b>Year Built</b>	1972	1967	1970	1972
<b>Gross SqFt</b>	295,573	267,771	261,150	281,902
<b>Estimated Gross Income</b>	\$9,248,479	\$6,513,537	\$8,171,104	\$11,058,078
<b>Gross Income per SqFt</b>	\$31.29	\$24.33	\$31.29	\$39.23
<b>Estimated Expense</b>	\$3,286,772	\$2,475,144	\$2,904,514	\$3,581,545
<b>Expense SqFt</b>	\$11.12	\$9.24	\$11.12	\$12.70
<b>Net Operating Income</b>	\$5,961,707	\$4,038,393	\$5,266,590	\$7,476,533
<b>Full Market Value</b>	\$45,987,000	\$30,216,000	\$39,763,000	\$56,448,000
<b>Market Value per SqFt</b>	\$155.59	\$112.84	\$152.26	\$200.24
<b>Distance from Condominium in miles</b>		0.40	0.38	0.71

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01517-7501	1-01512-0044	1-01521-0007	1-01518-0009
<b>Condominium Section</b>	0454-R1			
<b>Address</b>	111 EAST 88 STREET	15 EAST 84 STREET	115 EAST 92 STREET	115 EAST 89 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	59	64	54	45
<b>Year Built</b>	1929	1929	1927	1924
<b>Gross SqFt</b>	71,863	36,935	65,692	52,848
<b>Estimated Gross Income</b>	\$2,631,623	\$1,479,015	\$2,405,762	\$1,801,970
<b>Gross Income per SqFt</b>	\$36.62	\$40.04	\$36.62	\$34.10
<b>Estimated Expense</b>	\$989,554	\$507,793	\$904,658	\$665,590
<b>Expense SqFt</b>	\$13.77	\$13.75	\$13.77	\$12.59
<b>Net Operating Income</b>	\$1,642,069	\$971,222	\$1,501,104	\$1,136,380
<b>Full Market Value</b>	\$12,398,004	\$7,333,000	\$11,333,000	\$8,580,000
<b>Market Value per SqFt</b>	\$172.52	\$198.54	\$172.52	\$162.35
<b>Distance from Condominium in miles</b>		0.27	0.20	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-7501	1-01500-0065	1-01500-0053	1-01518-0024
Condominium Section	0170-R1			
Address	1354 LEXINGTON AVENUE	4 EAST 89 STREET	1227 MADISON AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	84	111	107
Year Built	1962	1955	1958	1960
Gross SqFt	88,510	70,678	117,340	114,939
Estimated Gross Income	\$3,273,985	\$2,614,230	\$5,258,301	\$4,194,185
Gross Income per SqFt	\$36.99	\$36.99	\$44.81	\$36.49
Estimated Expense	\$1,085,133	\$866,681	\$1,344,029	\$982,836
Expense SqFt	\$12.26	\$12.26	\$11.45	\$8.55
Net Operating Income	\$2,188,852	\$1,747,549	\$3,914,272	\$3,211,349
Full Market Value	\$16,526,002	\$13,194,000	\$29,553,000	\$24,246,000
Market Value per SqFt	\$186.71	\$186.68	\$251.86	\$210.95
Distance from Condominium in miles		0.20	0.11	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-7501	1-01532-0016	1-01523-0034	
Condominium Section	1358-R1			
Address	181 EAST 90 STREET	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-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	94	111	253	
Year Built	2003	1989	1980	
Gross SqFt	199,437	104,440	242,158	
Estimated Gross Income	\$7,512,792	\$4,009,095	\$8,945,322	
Gross Income per SqFt	\$37.67	\$38.39	\$36.94	
Estimated Expense	\$1,992,376	\$875,808	\$2,805,837	
Expense SqFt	\$9.99	\$8.39	\$11.59	
Net Operating Income	\$5,520,416	\$3,133,287	\$6,139,485	
Full Market Value	\$41,679,003	\$23,656,000	\$46,353,000	
Market Value per SqFt	\$208.98	\$226.50	\$191.42	
Distance from Condominium in miles		0.23	0.20	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01521-7501	1-01520-0033	1-01513-0059	
Condominium Section	0742-R1			
Address	134 EAST 93 STREET	169 EAST 91 STREET	128 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	53	35	
Year Built	1989	1985	1985	
Gross SqFt	43,060	33,443	20,736	
Estimated Gross Income	\$1,631,974	\$1,226,223	\$811,196	
Gross Income per SqFt	\$37.90	\$36.67	\$39.12	
Estimated Expense	\$379,789	\$291,059	\$185,167	
Expense SqFt	\$8.82	\$8.70	\$8.93	
Net Operating Income	\$1,252,185	\$935,164	\$626,029	
Full Market Value	\$9,454,001	\$7,061,000	\$4,727,000	
Market Value per SqFt	\$219.55	\$211.14	\$227.96	
Distance from Condominium in miles		0.05	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01524-7501	1-01521-0007	1-01518-0009	
Condominium Section	0526-R1			
Address	1235 PARK AVENUE	115 EAST 92 STREET	115 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	59	54	45	
Year Built	1928	1927	1924	
Gross SqFt	95,534	65,692	52,848	
Estimated Gross Income	\$3,378,082	\$2,405,762	\$1,801,970	
Gross Income per SqFt	\$35.36	\$36.62	\$34.10	
Estimated Expense	\$1,259,138	\$904,658	\$665,590	
Expense SqFt	\$13.18	\$13.77	\$12.59	
Net Operating Income	\$2,118,944	\$1,501,104	\$1,136,380	
Full Market Value	\$15,998,000	\$11,333,000	\$8,580,000	
Market Value per SqFt	\$167.46	\$172.52	\$162.35	
Distance from Condominium in miles		0.15	0.30	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01524-7502	1-01532-0016	1-01530-0019	
<b>Condominium Section</b>	0929-R1			
<b>Address</b>	108 EAST 96 STREET	241 EAST 86 STREET	245 EAST 84 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	112	111	83	
<b>Year Built</b>	1985	1989	1986	
<b>Gross SqFt</b>	104,951	104,440	69,001	
<b>Estimated Gross Income</b>	\$3,706,869	\$4,009,095	\$2,225,588	
<b>Gross Income per SqFt</b>	\$35.32	\$38.39	\$32.25	
<b>Estimated Expense</b>	\$951,906	\$875,808	\$673,009	
<b>Expense SqFt</b>	\$9.07	\$8.39	\$9.75	
<b>Net Operating Income</b>	\$2,754,963	\$3,133,287	\$1,552,579	
<b>Full Market Value</b>	\$21,448,000	\$23,656,000	\$11,722,000	
<b>Market Value per SqFt</b>	\$204.36	\$226.50	\$169.88	
<b>Distance from Condominium in miles</b>		0.49	0.59	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01526-7501	1-01517-0001	1-01492-0036	
<b>Condominium Section</b>	0895-R1			
<b>Address</b>	201 EAST 80 STREET	1085 PARK AVENUE	920 PARK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	100	46	72	
<b>Year Built</b>	1926	1926	1962	
<b>Gross SqFt</b>	194,747	127,395	155,544	
<b>Estimated Gross Income</b>	\$8,557,183	\$6,333,809	\$5,935,028	
<b>Gross Income per SqFt</b>	\$43.94	\$49.72	\$38.16	
<b>Estimated Expense</b>	\$2,484,972	\$1,708,704	\$1,882,298	
<b>Expense SqFt</b>	\$12.76	\$13.41	\$12.10	
<b>Net Operating Income</b>	\$6,072,211	\$4,625,105	\$4,052,730	
<b>Full Market Value</b>	\$45,844,994	\$34,920,000	\$30,598,000	
<b>Market Value per SqFt</b>	\$235.41	\$274.11	\$196.72	
<b>Distance from Condominium in miles</b>		0.45	0.31	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01526-7502	1-01559-0033	1-01581-0030	
<b>Condominium Section</b>	1242-R1			
<b>Address</b>	215 EAST 80 STREET	420 EAST 80 STREET	110 EAST END AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	147	157	146	
<b>Year Built</b>	1963	1961	1951	
<b>Gross SqFt</b>	175,375	137,238	150,754	
<b>Estimated Gross Income</b>	\$5,257,743	\$4,208,403	\$4,415,931	
<b>Gross Income per SqFt</b>	\$29.98	\$30.66	\$29.29	
<b>Estimated Expense</b>	\$1,843,191	\$1,430,857	\$1,594,655	
<b>Expense SqFt</b>	\$10.51	\$10.43	\$10.58	
<b>Net Operating Income</b>	\$3,414,552	\$2,777,546	\$2,821,276	
<b>Full Market Value</b>	\$25,779,999	\$20,971,000	\$21,301,000	
<b>Market Value per SqFt</b>	\$147.00	\$152.81	\$141.30	
<b>Distance from Condominium in miles</b>		0.28	0.46	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01527-7501	1-01532-0016	1-01453-0021	1-01518-0033
<b>Condominium Section</b>	0172-R1			
<b>Address</b>	1441 3 AVENUE	241 EAST 86 STREET	353 EAST 78 STREET	1588 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	61	111	67	100
<b>Year Built</b>	1985	1989	1986	1980
<b>Gross SqFt</b>	99,039	104,440	54,698	81,837
<b>Estimated Gross Income</b>	\$3,342,566	\$4,009,095	\$1,767,793	\$2,762,230
<b>Gross Income per SqFt</b>	\$33.75	\$38.39	\$32.32	\$33.75
<b>Estimated Expense</b>	\$833,908	\$875,808	\$376,578	\$689,371
<b>Expense SqFt</b>	\$8.42	\$8.39	\$6.88	\$8.42
<b>Net Operating Income</b>	\$2,508,658	\$3,133,287	\$1,391,215	\$2,072,859
<b>Full Market Value</b>	\$18,939,989	\$23,656,000	\$10,504,000	\$15,650,000
<b>Market Value per SqFt</b>	\$191.24	\$226.50	\$192.04	\$191.23
<b>Distance from Condominium in miles</b>		0.26	0.21	0.42

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-7502	1-01520-0033	1-01554-0011	
Condominium Section	1886-R1			
Address	215 EAST 81 STREET	169 EAST 91 STREET	317 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	53	35	
Year Built	1974	1985	1987	
Gross SqFt	28,559	33,443	20,134	
Estimated Gross Income	\$1,014,987	\$1,226,223	\$692,577	
Gross Income per SqFt	\$35.54	\$36.67	\$34.40	
Estimated Expense	\$311,864	\$291,059	\$264,638	
Expense SqFt	\$10.92	\$8.70	\$13.14	
Net Operating Income	\$703,123	\$935,164	\$427,939	
Full Market Value	\$5,308,999	\$7,061,000	\$3,231,000	
Market Value per SqFt	\$185.90	\$211.14	\$160.47	
Distance from Condominium in miles		0.54	0.53	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01531-7501	1-01531-0029	1-01563-0004	1-01570-0021
Condominium Section	1975-R1			
Address	205 EAST 85 STREET	240 EAST 86 STREET	1608 1 AVENUE	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	165	248	182	267
Year Built	2007	1997	1994	1986
Gross SqFt	274,377	267,891	302,854	279,945
Estimated Gross Income	\$11,611,635	\$12,077,488	\$12,818,181	\$11,147,976
Gross Income per SqFt	\$42.32	\$45.08	\$42.32	\$39.82
Estimated Expense	\$3,566,901	\$3,260,922	\$3,936,006	\$4,061,773
Expense SqFt	\$13.00	\$12.17	\$13.00	\$14.51
Net Operating Income	\$8,044,734	\$8,816,566	\$8,882,175	\$7,086,203
Full Market Value	\$60,737,996	\$66,565,000	\$67,061,000	\$53,501,000
Market Value per SqFt	\$221.37	\$248.48	\$221.43	\$191.11
Distance from Condominium in miles		0.00	0.29	0.38

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01532-7501	1-01513-0059	1-01520-0033	1-01530-0009
<b>Condominium Section</b>	0706-R1			
<b>Address</b>	225 EAST 86 STREET	128 EAST 85 STREET	169 EAST 91 STREET	219 EAST 84 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	60	35	53	54
<b>Year Built</b>	1981	1985	1985	1974
<b>Gross SqFt</b>	59,228	20,736	33,443	28,150
<b>Estimated Gross Income</b>	\$2,171,891	\$811,196	\$1,226,223	\$943,234
<b>Gross Income per SqFt</b>	\$36.67	\$39.12	\$36.67	\$33.51
<b>Estimated Expense</b>	\$515,284	\$185,167	\$291,059	\$301,835
<b>Expense SqFt</b>	\$8.70	\$8.93	\$8.70	\$10.72
<b>Net Operating Income</b>	\$1,656,607	\$626,029	\$935,164	\$641,399
<b>Full Market Value</b>	\$12,506,998	\$4,727,000	\$7,061,000	\$4,843,000
<b>Market Value per SqFt</b>	\$211.17	\$227.96	\$211.14	\$172.04
<b>Distance from Condominium in miles</b>		0.24	0.32	0.11

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01534-7501	1-01531-0029	1-01570-0021	
<b>Condominium Section</b>	0404-R1			
<b>Address</b>	200 EAST 89 STREET	240 EAST 86 STREET	1731 YORK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	253	248	267	
<b>Year Built</b>	1987	1997	1986	
<b>Gross SqFt</b>	235,069	267,891	279,945	
<b>Estimated Gross Income</b>	\$9,978,679	\$12,077,488	\$11,147,976	
<b>Gross Income per SqFt</b>	\$42.45	\$45.08	\$39.82	
<b>Estimated Expense</b>	\$3,135,820	\$3,260,922	\$4,061,773	
<b>Expense SqFt</b>	\$13.34	\$12.17	\$14.51	
<b>Net Operating Income</b>	\$6,842,859	\$8,816,566	\$7,086,203	
<b>Full Market Value</b>	\$51,664,003	\$66,565,000	\$53,501,000	
<b>Market Value per SqFt</b>	\$219.78	\$248.48	\$191.11	
<b>Distance from Condominium in miles</b>		0.16	0.29	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01534-7502	1-01528-0042	1-01546-0015	1-01518-0029
<b>Condominium Section</b>	1738-R1			
<b>Address</b>	237 EAST 88 STREET	210 EAST 83 STREET	323 EAST 83 STREET	161 EAST 89 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C1-WALK-UP	C4-WALK-UP
<b>Total Units</b>	19	20	20	14
<b>Year Built</b>	1920	1925	1920	1920
<b>Gross SqFt</b>	8,600	9,740	10,100	9,855
<b>Estimated Gross Income</b>	\$353,258	\$450,300	\$358,857	\$312,230
<b>Gross Income per SqFt</b>	\$41.08	\$46.23	\$35.53	\$31.68
<b>Estimated Expense</b>	\$62,522	\$127,421	\$73,476	\$71,710
<b>Expense SqFt</b>	\$7.27	\$13.08	\$7.27	\$7.28
<b>Net Operating Income</b>	\$290,736	\$322,879	\$285,381	\$240,520
<b>Full Market Value</b>	\$1,987,693	\$2,438,000	\$2,155,000	\$1,816,000
<b>Market Value per SqFt</b>	\$231.13	\$250.31	\$213.37	\$184.27
<b>Distance from Condominium in miles</b>		0.31	0.29	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01534-7502	1-01534-0030	1-01534-0013	1-01534-0033
<b>Condominium Section</b>	1738-R2			
<b>Address</b>	237 EAST 88 STREET	242 EAST 89 STREET	219 EAST 88 STREET	236 EAST 89 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C5-WALK-UP	C4-WALK-UP
<b>Total Units</b>	1	20	20	20
<b>Year Built</b>	1920	1920	1920	1920
<b>Gross SqFt</b>	16,655	8,825	10,715	9,350
<b>Estimated Gross Income</b>	\$536,624	\$284,330	\$349,647	\$299,367
<b>Gross Income per SqFt</b>	\$32.22	\$32.22	\$32.63	\$32.02
<b>Estimated Expense</b>	\$121,082	\$64,152	\$116,994	\$101,785
<b>Expense SqFt</b>	\$7.27	\$7.27	\$10.92	\$10.89
<b>Net Operating Income</b>	\$415,542	\$220,178	\$232,653	\$197,582
<b>Full Market Value</b>	\$31	\$1,662,000	\$1,757,000	\$1,492,000
<b>Market Value per SqFt</b>		\$188.33	\$163.98	\$159.57
<b>Distance from Condominium in miles</b>		0.00	0.00	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01536-7501	1-01484-0026	1-01549-0001	1-01541-0021
<b>Condominium Section</b>	1277-R1			
<b>Address</b>	1601 3 AVENUE	530 EAST 73 STREET	1660 2 AVENUE	1849 2 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	1,258	414	698	1,097
<b>Year Built</b>	1975	1986	1964	1986
<b>Gross SqFt</b>	1,496,819	583,731	690,703	968,264
<b>Estimated Gross Income</b>	\$55,100,000	\$25,840,140	\$22,394,231	\$33,092,782
<b>Gross Income per SqFt</b>	\$36.81	\$44.27	\$32.42	\$34.18
<b>Estimated Expense</b>	\$17,900,000	\$6,976,838	\$9,081,534	\$10,589,690
<b>Expense SqFt</b>	\$11.96	\$11.95	\$13.15	\$10.94
<b>Net Operating Income</b>	\$37,200,000	\$18,863,302	\$13,312,697	\$22,503,092
<b>Full Market Value</b>	\$280,861,005	\$142,418,000	\$100,511,000	\$169,899,000
<b>Market Value per SqFt</b>	\$187.64	\$243.98	\$145.52	\$175.47
<b>Distance from Condominium in miles</b>		1.04	0.28	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01539-7501	1-01571-0022	1-01570-0021	1-01539-0001
<b>Condominium Section</b>	0234-R1			
<b>Address</b>	1801 2 AVENUE	1751 YORK AVENUE	1731 YORK AVENUE	1663 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	290	332	267	287
<b>Year Built</b>	1985	1986	1986	1986
<b>Gross SqFt</b>	391,767	346,325	279,945	486,484
<b>Estimated Gross Income</b>	\$15,600,162	\$14,720,354	\$11,147,976	\$18,884,361
<b>Gross Income per SqFt</b>	\$39.82	\$42.50	\$39.82	\$38.82
<b>Estimated Expense</b>	\$5,684,539	\$5,058,453	\$4,061,773	\$6,393,017
<b>Expense SqFt</b>	\$14.51	\$14.61	\$14.51	\$13.14
<b>Net Operating Income</b>	\$9,915,623	\$9,661,901	\$7,086,203	\$12,491,344
<b>Full Market Value</b>	\$74,863,004	\$72,948,000	\$53,501,000	\$94,310,000
<b>Market Value per SqFt</b>	\$191.09	\$210.63	\$191.11	\$193.86
<b>Distance from Condominium in miles</b>		0.29	0.31	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01540-7501	1-01520-0033	1-01530-0034	1-01554-0011
Condominium Section	1767-R1			
Address	206 EAST 95 STREET	169 EAST 91 STREET	230 EAST 85 STREET	317 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)			
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	43	53	55	35
Year Built	1989	1985	1946	1987
Gross SqFt	43,065	33,443	50,853	20,134
Estimated Gross Income	\$1,556,800	\$1,226,223	\$1,838,345	\$692,577
Gross Income per SqFt	\$36.15	\$36.67	\$36.15	\$34.40
Estimated Expense	\$404,811	\$291,059	\$477,922	\$264,638
Expense SqFt	\$9.40	\$8.70	\$9.40	\$13.14
Net Operating Income	\$1,151,989	\$935,164	\$1,360,423	\$427,939
Full Market Value	\$8,698,002	\$7,061,000	\$10,271,000	\$3,231,000
Market Value per SqFt	\$201.97	\$211.14	\$201.97	\$160.47
Distance from Condominium in miles		0.26	0.50	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01540-7502	1-01513-0059	1-01548-0010	
Condominium Section	1943-R1			
Address	212 EAST 95 STREET	128 EAST 85 STREET	317 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	22	35	21	
Year Built	2007	1985	1981	
Gross SqFt	37,488	20,736	12,023	
Estimated Gross Income	\$1,451,160	\$811,196	\$460,402	
Gross Income per SqFt	\$38.71	\$39.12	\$38.29	
Estimated Expense	\$377,504	\$185,167	\$134,685	
Expense SqFt	\$10.07	\$8.93	\$11.20	
Net Operating Income	\$1,073,656	\$626,029	\$325,717	
Full Market Value	\$8,105,998	\$4,727,000	\$2,459,000	
Market Value per SqFt	\$216.23	\$227.96	\$204.52	
Distance from Condominium in miles		0.55	0.47	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01542-7501	1-01539-0001	1-01425-0005	
Condominium Section	0250-R1			
Address	301 STREET	1663 3 AVENUE	211 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	538	287	273	
Year Built	1974	1986	1975	
Gross SqFt	433,154	486,484	488,474	
Estimated Gross Income	\$16,078,676	\$18,884,361	\$17,296,654	
Gross Income per SqFt	\$37.12	\$38.82	\$35.41	
Estimated Expense	\$5,197,848	\$6,393,017	\$5,298,630	
Expense SqFt	\$12.00	\$13.14	\$10.85	
Net Operating Income	\$10,880,828	\$12,491,344	\$11,998,024	
Full Market Value	\$82,149,989	\$94,310,000	\$90,585,000	
Market Value per SqFt	\$189.66	\$193.86	\$185.44	
Distance from Condominium in miles		0.71	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-7501	1-01577-0001	1-01559-0019	
Condominium Section	0726-R1			
Address	345 EAST 80 STREET	1520 YORK AVENUE	1493 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	328	272	250	
Year Built	1973	1972	1956	
Gross SqFt	331,552	281,902	277,073	
Estimated Gross Income	\$12,562,505	\$11,058,078	\$10,127,836	
Gross Income per SqFt	\$37.89	\$39.23	\$36.55	
Estimated Expense	\$4,230,604	\$3,581,545	\$3,550,130	
Expense SqFt	\$12.76	\$12.70	\$12.81	
Net Operating Income	\$8,331,901	\$7,476,533	\$6,577,706	
Full Market Value	\$62,905,997	\$56,448,000	\$49,662,000	
Market Value per SqFt	\$189.73	\$200.24	\$179.24	
Distance from Condominium in miles		0.28	0.15	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01544-7501	1-01527-0045	1-01349-0014	1-01523-0034
<b>Condominium Section</b>	1586-R1			
<b>Address</b>	350 EAST 82 STREET	200 EAST 82 STREET	333 EAST 56 STREET	1680 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	149	246	228	253
<b>Year Built</b>	1998	1980	1982	1980
<b>Gross SqFt</b>	213,419	205,261	239,874	242,158
<b>Estimated Gross Income</b>	\$9,125,796	\$9,731,007	\$10,257,897	\$8,945,322
<b>Gross Income per SqFt</b>	\$42.76	\$47.41	\$42.76	\$36.94
<b>Estimated Expense</b>	\$2,774,447	\$2,738,130	\$3,118,751	\$2,805,837
<b>Expense SqFt</b>	\$13.00	\$13.34	\$13.00	\$11.59
<b>Net Operating Income</b>	\$6,351,349	\$6,992,877	\$7,139,146	\$6,139,485
<b>Full Market Value</b>	\$47,953,001	\$52,796,000	\$53,901,000	\$46,353,000
<b>Market Value per SqFt</b>	\$224.69	\$257.21	\$224.71	\$191.42
<b>Distance from Condominium in miles</b>		0.14	1.25	0.70

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01547-7501	1-01577-0044	1-01547-0043	1-01562-0042
<b>Condominium Section</b>	1346-R1			
<b>Address</b>	1628 2 AVENUE	512 EAST 81 STREET	320 EAST 85 STREET	408 EAST 83 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	14	15	40	20
<b>Year Built</b>	1915	1920	1925	1930
<b>Gross SqFt</b>	7,921	9,630	19,990	10,875
<b>Estimated Gross Income</b>	\$273,275	\$348,652	\$689,700	\$353,738
<b>Gross Income per SqFt</b>	\$34.50	\$36.20	\$34.50	\$32.53
<b>Estimated Expense</b>	\$76,675	\$108,504	\$193,581	\$120,271
<b>Expense SqFt</b>	\$9.68	\$11.27	\$9.68	\$11.06
<b>Net Operating Income</b>	\$196,600	\$240,148	\$496,119	\$233,467
<b>Full Market Value</b>	\$1,483,999	\$1,813,000	\$3,746,000	\$1,428,000
<b>Market Value per SqFt</b>	\$187.35	\$188.27	\$187.39	\$131.31
<b>Distance from Condominium in miles</b>		0.34	0.00	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01548-7501	1-01549-0034	1-01549-0035	1-01548-0013
<b>Condominium Section</b>	0585-R1			
<b>Address</b>	320 EAST 86 STREET	348 EAST 87 STREET	346 EAST 87 STREET	323 EAST 85 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	27	20	20	20
<b>Year Built</b>	1925	1925	1925	1920
<b>Gross SqFt</b>	16,350	10,000	10,000	9,905
<b>Estimated Gross Income</b>	\$572,577	\$350,239	\$361,485	\$262,192
<b>Gross Income per SqFt</b>	\$35.02	\$35.02	\$36.15	\$26.47
<b>Estimated Expense</b>	\$207,645	\$126,984	\$119,214	\$64,189
<b>Expense SqFt</b>	\$12.70	\$12.70	\$11.92	\$6.48
<b>Net Operating Income</b>	\$364,932	\$223,255	\$242,271	\$198,003
<b>Full Market Value</b>	\$2,839,000	\$1,686,000	\$1,829,000	\$1,283,000
<b>Market Value per SqFt</b>	\$173.64	\$168.60	\$182.90	\$129.53
<b>Distance from Condominium in miles</b>		0.05	0.05	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01548-7502	1-01532-0016	1-01531-0035	
<b>Condominium Section</b>	2032-R1			
<b>Address</b>	305 EAST 85 STREET	241 EAST 86 STREET	228 EAST 86 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	59	111	111	
<b>Year Built</b>	2008	1989	1986	
<b>Gross SqFt</b>	106,286	104,440	81,100	
<b>Estimated Gross Income</b>	\$4,246,126	\$4,009,095	\$3,365,457	
<b>Gross Income per SqFt</b>	\$39.95	\$38.39	\$41.50	
<b>Estimated Expense</b>	\$959,763	\$875,808	\$784,179	
<b>Expense SqFt</b>	\$9.03	\$8.39	\$9.67	
<b>Net Operating Income</b>	\$3,286,363	\$3,133,287	\$2,581,278	
<b>Full Market Value</b>	\$24,812,000	\$23,656,000	\$19,489,000	
<b>Market Value per SqFt</b>	\$233.45	\$226.50	\$240.31	
<b>Distance from Condominium in miles</b>		0.14	0.14	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-7501	1-01531-0029	1-01546-0001	
Condominium Section	0768-R1			
Address	360 EAST 88 STREET	240 EAST 86 STREET	303 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	163	248	263	
Year Built	1988	1997	1977	
Gross SqFt	273,330	267,891	268,750	
Estimated Gross Income	\$11,723,124	\$12,077,488	\$10,938,186	
Gross Income per SqFt	\$42.89	\$45.08	\$40.70	
Estimated Expense	\$3,334,626	\$3,260,922	\$3,283,292	
Expense SqFt	\$12.20	\$12.17	\$12.22	
Net Operating Income	\$8,388,498	\$8,816,566	\$7,654,894	
Full Market Value	\$63,332,997	\$66,565,000	\$57,795,000	
Market Value per SqFt	\$231.71	\$248.48	\$215.05	
Distance from Condominium in miles		0.17	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01551-7501	1-01553-0048	1-01551-0032	
Condominium Section	0500-R1			
Address	348 EAST 89 STREET	304 EAST 91 STREET	352 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	12	18	
Year Built	1915	1920	1915	
Gross SqFt	8,345	8,715	8,435	
Estimated Gross Income	\$282,478	\$307,445	\$273,499	
Gross Income per SqFt	\$33.85	\$35.28	\$32.42	
Estimated Expense	\$75,606	\$62,351	\$92,445	
Expense SqFt	\$9.06	\$7.15	\$10.96	
Net Operating Income	\$206,872	\$245,094	\$181,054	
Full Market Value	\$1,562,000	\$1,752,000	\$1,367,000	
Market Value per SqFt	\$187.18	\$201.03	\$162.06	
Distance from Condominium in miles		0.10	0.00	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01552-7501	1-01580-0148	1-01579-0002	1-01519-0028
<b>Condominium Section</b>	0322-R1			
<b>Address</b>	1724 2 AVENUE	500 EAST 84 STREET	1556 YORK AVENUE	165 EAST 90 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
<b>Total Units</b>	26	14	30	15
<b>Year Built</b>	1910	1910	1920	1910
<b>Gross SqFt</b>	13,796	9,250	18,852	10,001
<b>Estimated Gross Income</b>	\$517,764	\$441,946	\$707,423	\$307,347
<b>Gross Income per SqFt</b>	\$37.53	\$47.78	\$37.53	\$30.73
<b>Estimated Expense</b>	\$185,142	\$128,164	\$252,901	\$86,956
<b>Expense SqFt</b>	\$13.42	\$13.86	\$13.42	\$8.69
<b>Net Operating Income</b>	\$332,622	\$313,782	\$454,522	\$220,391
<b>Full Market Value</b>	\$2,510,999	\$2,369,000	\$3,432,000	\$1,664,000
<b>Market Value per SqFt</b>	\$182.01	\$256.11	\$182.05	\$166.38
<b>Distance from Condominium in miles</b>		0.41	0.45	0.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01552-7502	1-01554-0011	1-01513-0059	1-01567-0035
<b>Condominium Section</b>	0507-R1			
<b>Address</b>	1730 2 AVENUE	317 EAST 91 STREET	128 EAST 85 STREET	432 EAST 88 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	31	35	35	45
<b>Year Built</b>	1987	1987	1985	1973
<b>Gross SqFt</b>	25,593	20,134	20,736	24,572
<b>Estimated Gross Income</b>	\$1,001,198	\$692,577	\$811,196	\$969,093
<b>Gross Income per SqFt</b>	\$39.12	\$34.40	\$39.12	\$39.44
<b>Estimated Expense</b>	\$228,545	\$264,638	\$185,167	\$233,966
<b>Expense SqFt</b>	\$8.93	\$13.14	\$8.93	\$9.52
<b>Net Operating Income</b>	\$772,653	\$427,939	\$626,029	\$735,127
<b>Full Market Value</b>	\$5,834,000	\$3,231,000	\$4,727,000	\$5,550,000
<b>Market Value per SqFt</b>	\$227.95	\$160.47	\$227.96	\$225.87
<b>Distance from Condominium in miles</b>		0.10	0.43	0.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01554-7501	1-01426-9035	1-01532-0016	1-01523-0034
<b>Condominium Section</b>	2006-R1			
<b>Address</b>	1760 2 AVENUE	218 EAST 72 STREET	241 EAST 86 STREET	1680 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	154	148	111	253
<b>Year Built</b>	2000	1975	1989	1980
<b>Gross SqFt</b>	181,821	156,200	104,440	242,158
<b>Estimated Gross Income</b>	\$6,980,108	\$6,594,311	\$4,009,095	\$8,945,322
<b>Gross Income per SqFt</b>	\$38.39	\$42.22	\$38.39	\$36.94
<b>Estimated Expense</b>	\$1,525,478	\$2,300,707	\$875,808	\$2,805,837
<b>Expense SqFt</b>	\$8.39	\$14.73	\$8.39	\$11.59
<b>Net Operating Income</b>	\$5,454,630	\$4,293,604	\$3,133,287	\$6,139,485
<b>Full Market Value</b>	\$41,182,994	\$19,239,000	\$23,656,000	\$46,353,000
<b>Market Value per SqFt</b>	\$226.50	\$123.17	\$226.50	\$191.42
<b>Distance from Condominium in miles</b>		1.03	0.29	0.29

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01555-7501	1-01532-0004	1-01527-0045	1-01546-0001
<b>Condominium Section</b>	0524-R1			
<b>Address</b>	1776 2 AVENUE	1533 3 AVENUE	200 EAST 82 STREET	303 EAST 83 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	221	179	246	263
<b>Year Built</b>	1987	1991	1980	1977
<b>Gross SqFt</b>	220,209	222,000	205,261	268,750
<b>Estimated Gross Income</b>	\$8,962,506	\$7,563,292	\$9,731,007	\$10,938,186
<b>Gross Income per SqFt</b>	\$40.70	\$34.07	\$47.41	\$40.70
<b>Estimated Expense</b>	\$2,690,954	\$2,001,078	\$2,738,130	\$3,283,292
<b>Expense SqFt</b>	\$12.22	\$9.01	\$13.34	\$12.22
<b>Net Operating Income</b>	\$6,271,552	\$5,562,214	\$6,992,877	\$7,654,894
<b>Full Market Value</b>	\$47,349,998	\$41,995,000	\$52,796,000	\$57,795,000
<b>Market Value per SqFt</b>	\$215.02	\$189.17	\$257.21	\$215.05
<b>Distance from Condominium in miles</b>		0.33	0.58	0.46

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01557-7501	1-01520-0033	1-01563-0037	
Condominium Section	0483-R1			
Address	1838 2 AVENUE	169 EAST 91 STREET	434 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	18	53	20	
Year Built	1987	1985	1987	
Gross SqFt	17,550	33,443	10,470	
Estimated Gross Income	\$642,155	\$1,226,223	\$382,262	
Gross Income per SqFt	\$36.59	\$36.67	\$36.51	
Estimated Expense	\$189,716	\$291,059	\$135,176	
Expense SqFt	\$10.81	\$8.70	\$12.91	
Net Operating Income	\$452,439	\$935,164	\$247,086	
Full Market Value	\$3,416,001	\$7,061,000	\$1,866,000	
Market Value per SqFt	\$194.64	\$211.14	\$178.22	
Distance from Condominium in miles		0.38	0.57	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-7501	1-01426-9035	1-01532-0016	
Condominium Section	1539-R1			
Address	450 EAST 83 STREET	218 EAST 72 STREET	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	120	148	111	
Year Built	2005	1975	1989	
Gross SqFt	180,466	156,200	104,440	
Estimated Gross Income	\$7,274,584	\$6,594,311	\$4,009,095	
Gross Income per SqFt	\$40.31	\$42.22	\$38.39	
Estimated Expense	\$2,086,187	\$2,300,707	\$875,808	
Expense SqFt	\$11.56	\$14.73	\$8.39	
Net Operating Income	\$5,188,397	\$4,293,604	\$3,133,287	
Full Market Value	\$39,171,997	\$19,239,000	\$23,656,000	
Market Value per SqFt	\$217.06	\$123.17	\$226.50	
Distance from Condominium in miles		0.63	0.34	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01564-7502	1-01582-0031	1-01531-0035	1-01532-0016
<b>Condominium Section</b>	0396-R1			
<b>Address</b>	401 EAST 84 STREET	544 EAST 86 STREET	228 EAST 86 STREET	241 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	88	31	111	111
<b>Year Built</b>	1986	1929	1986	1989
<b>Gross SqFt</b>	105,768	74,396	81,100	104,440
<b>Estimated Gross Income</b>	\$4,389,372	\$3,102,942	\$3,365,457	\$4,009,095
<b>Gross Income per SqFt</b>	\$41.50	\$41.71	\$41.50	\$38.39
<b>Estimated Expense</b>	\$1,022,777	\$961,702	\$784,179	\$875,808
<b>Expense SqFt</b>	\$9.67	\$12.93	\$9.67	\$8.39
<b>Net Operating Income</b>	\$3,366,595	\$2,141,240	\$2,581,278	\$3,133,287
<b>Full Market Value</b>	\$25,418,000	\$16,166,000	\$19,489,000	\$23,656,000
<b>Market Value per SqFt</b>	\$240.32	\$217.30	\$240.31	\$226.50
<b>Distance from Condominium in miles</b>		0.15	0.28	0.29

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01565-7501	1-01564-0041	1-01517-0043	
<b>Condominium Section</b>	0942-R1			
<b>Address</b>	420 EAST 86 STREET	418 EAST 85 STREET	16 EAST 89 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	45	44	51	
<b>Year Built</b>	1935	1930	1938	
<b>Gross SqFt</b>	51,750	23,577	64,272	
<b>Estimated Gross Income</b>	\$1,514,723	\$769,986	\$1,662,422	
<b>Gross Income per SqFt</b>	\$29.27	\$32.66	\$25.87	
<b>Estimated Expense</b>	\$474,548	\$175,468	\$699,674	
<b>Expense SqFt</b>	\$9.17	\$7.44	\$10.89	
<b>Net Operating Income</b>	\$1,040,175	\$594,518	\$962,748	
<b>Full Market Value</b>	\$7,853,001	\$4,489,000	\$7,269,000	
<b>Market Value per SqFt</b>	\$151.75	\$190.40	\$113.10	
<b>Distance from Condominium in miles</b>		0.05	0.42	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-7501	1-01426-9035	1-01532-0016	
Condominium Section	0440-R1			
Address	455 EAST 86 STREET	218 EAST 72 STREET	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	142	148	111	
Year Built	1986	1975	1989	
Gross SqFt	167,332	156,200	104,440	
Estimated Gross Income	\$6,745,153	\$6,594,311	\$4,009,095	
Gross Income per SqFt	\$40.31	\$42.22	\$38.39	
Estimated Expense	\$1,934,358	\$2,300,707	\$875,808	
Expense SqFt	\$11.56	\$14.73	\$8.39	
Net Operating Income	\$4,810,795	\$4,293,604	\$3,133,287	
Full Market Value	\$36,322,005	\$19,239,000	\$23,656,000	
Market Value per SqFt	\$217.07	\$123.17	\$226.50	
Distance from Condominium in miles		0.83	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-7501	1-01521-0007	1-01195-0014	
Condominium Section	0117-R1			
Address	402 EAST 90 STREET	115 EAST 92 STREET	25 WEST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	82	54	64	
Year Built	1910	1927	1927	
Gross SqFt	109,500	65,692	109,896	
Estimated Gross Income	\$3,813,885	\$2,405,762	\$3,629,906	
Gross Income per SqFt	\$34.83	\$36.62	\$33.03	
Estimated Expense	\$1,368,750	\$904,658	\$1,234,168	
Expense SqFt	\$12.50	\$13.77	\$11.23	
Net Operating Income	\$2,445,135	\$1,501,104	\$2,395,738	
Full Market Value	\$18,460,993	\$11,333,000	\$18,088,000	
Market Value per SqFt	\$168.59	\$172.52	\$164.59	
Distance from Condominium in miles		0.50	1.41	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-7502	1-01516-0013	1-01559-0033	
Condominium Section	0605-R1			
Address	401 EAST 89 STREET	1290 LEXINGTON AVENUE	420 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	197	123	157	
Year Built	1963	1962	1961	
Gross SqFt	163,567	151,184	137,238	
Estimated Gross Income	\$5,077,120	\$4,749,145	\$4,208,403	
Gross Income per SqFt	\$31.04	\$31.41	\$30.66	
Estimated Expense	\$1,763,252	\$1,680,520	\$1,430,857	
Expense SqFt	\$10.78	\$11.12	\$10.43	
Net Operating Income	\$3,313,868	\$3,068,625	\$2,777,546	
Full Market Value	\$25,020,001	\$23,168,000	\$20,971,000	
Market Value per SqFt	\$152.96	\$153.24	\$152.81	
Distance from Condominium in miles		0.50	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-7503	1-01532-0016	1-01518-0033	
Condominium Section	1701-R1			
Address	400 EAST 90 STREET	241 EAST 86 STREET	1588 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	128	111	100	
Year Built	1999	1989	1980	
Gross SqFt	112,798	104,440	81,837	
Estimated Gross Income	\$4,068,624	\$4,009,095	\$2,762,230	
Gross Income per SqFt	\$36.07	\$38.39	\$33.75	
Estimated Expense	\$948,631	\$875,808	\$689,371	
Expense SqFt	\$8.41	\$8.39	\$8.42	
Net Operating Income	\$3,119,993	\$3,133,287	\$2,072,859	
Full Market Value	\$23,556,007	\$23,656,000	\$15,650,000	
Market Value per SqFt	\$208.83	\$226.50	\$191.23	
Distance from Condominium in miles		0.31	0.39	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01576-7501	1-01490-0122	1-01563-0020	1-01532-0016
<b>Condominium Section</b>	0277-R1			
<b>Address</b>	510 EAST 80 STREET	555 EAST 78 STREET	449 EAST 83 STREET	241 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	91	87	70	111
<b>Year Built</b>	1986	1940	1985	1989
<b>Gross SqFt</b>	81,223	75,854	54,482	104,440
<b>Estimated Gross Income</b>	\$2,902,098	\$2,566,958	\$1,946,852	\$4,009,095
<b>Gross Income per SqFt</b>	\$35.73	\$33.84	\$35.73	\$38.39
<b>Estimated Expense</b>	\$841,470	\$872,766	\$564,587	\$875,808
<b>Expense SqFt</b>	\$10.36	\$11.51	\$10.36	\$8.39
<b>Net Operating Income</b>	\$2,060,628	\$1,694,192	\$1,382,265	\$3,133,287
<b>Full Market Value</b>	\$15,558,003	\$12,791,000	\$10,436,000	\$23,656,000
<b>Market Value per SqFt</b>	\$191.55	\$168.63	\$191.55	\$226.50
<b>Distance from Condominium in miles</b>		0.06	0.24	0.54

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01577-7501	1-01473-0038	1-01559-0033	1-01583-0050
<b>Condominium Section</b>	0033-R1			
<b>Address</b>	520 EAST 81 STREET	420 EAST 79 STREET	420 EAST 80 STREET	1654 YORK AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	163	112	157	92
<b>Year Built</b>	1964	1959	1961	1963
<b>Gross SqFt</b>	103,108	113,820	137,238	121,501
<b>Estimated Gross Income</b>	\$3,152,012	\$3,479,020	\$4,208,403	\$2,849,552
<b>Gross Income per SqFt</b>	\$30.57	\$30.57	\$30.66	\$23.45
<b>Estimated Expense</b>	\$1,071,292	\$1,182,867	\$1,430,857	\$1,072,110
<b>Expense SqFt</b>	\$10.39	\$10.39	\$10.43	\$8.82
<b>Net Operating Income</b>	\$2,080,720	\$2,296,153	\$2,777,546	\$1,777,442
<b>Full Market Value</b>	\$15,708,998	\$17,336,000	\$20,971,000	\$13,225,000
<b>Market Value per SqFt</b>	\$152.35	\$152.31	\$152.81	\$108.85
<b>Distance from Condominium in miles</b>		0.17	0.15	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01577-7502	1-01532-0016	1-01530-0019	
Condominium Section	0045-R1			
Address	525 EAST 80 STREET	241 EAST 86 STREET	245 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	68	111	83	
Year Built	1981	1989	1986	
Gross SqFt	137,403	104,440	69,001	
Estimated Gross Income	\$4,853,074	\$4,009,095	\$2,225,588	
Gross Income per SqFt	\$35.32	\$38.39	\$32.25	
Estimated Expense	\$1,246,245	\$875,808	\$673,009	
Expense SqFt	\$9.07	\$8.39	\$9.75	
Net Operating Income	\$3,606,829	\$3,133,287	\$1,552,579	
Full Market Value	\$27,232,000	\$23,656,000	\$11,722,000	
Market Value per SqFt	\$198.19	\$226.50	\$169.88	
Distance from Condominium in miles		0.51	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01577-7503	1-01580-0148	1-01579-0002	
Condominium Section	0207-R1			
Address	507 EAST 80 STREET	500 EAST 84 STREET	1556 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	16	14	30	
Year Built	1925	1910	1920	
Gross SqFt	18,290	9,250	18,852	
Estimated Gross Income	\$780,251	\$441,946	\$707,423	
Gross Income per SqFt	\$42.66	\$47.78	\$37.53	
Estimated Expense	\$249,476	\$128,164	\$252,901	
Expense SqFt	\$13.64	\$13.86	\$13.42	
Net Operating Income	\$530,775	\$313,782	\$454,522	
Full Market Value	\$4,007,000	\$2,369,000	\$3,432,000	
Market Value per SqFt	\$219.08	\$256.11	\$182.05	
Distance from Condominium in miles		0.15	0.10	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01578-7501	1-01532-0016	1-01518-0024	
<b>Condominium Section</b>	0517-R1			
<b>Address</b>	52 EAST END AVENUE	241 EAST 86 STREET	1341 LEXINGTON AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	82	111	107	
<b>Year Built</b>	1988	1989	1960	
<b>Gross SqFt</b>	118,052	104,440	114,939	
<b>Estimated Gross Income</b>	\$4,419,867	\$4,009,095	\$4,194,185	
<b>Gross Income per SqFt</b>	\$37.44	\$38.39	\$36.49	
<b>Estimated Expense</b>	\$999,900	\$875,808	\$982,836	
<b>Expense SqFt</b>	\$8.47	\$8.39	\$8.55	
<b>Net Operating Income</b>	\$3,419,967	\$3,133,287	\$3,211,349	
<b>Full Market Value</b>	\$25,821,004	\$23,656,000	\$24,246,000	
<b>Market Value per SqFt</b>	\$218.73	\$226.50	\$210.95	
<b>Distance from Condominium in miles</b>		0.48	0.66	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01578-7502	1-01579-0002	1-01577-0044	1-01581-0037
<b>Condominium Section</b>	1481-R1			
<b>Address</b>	48 EAST END AVENUE	1556 YORK AVENUE	512 EAST 81 STREET	532 EAST 85 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	32	30	15	36
<b>Year Built</b>	1910	1920	1920	1900
<b>Gross SqFt</b>	12,888	18,852	9,630	21,500
<b>Estimated Gross Income</b>	\$471,443	\$707,423	\$348,652	\$786,537
<b>Gross Income per SqFt</b>	\$36.58	\$37.53	\$36.20	\$36.58
<b>Estimated Expense</b>	\$135,711	\$252,901	\$108,504	\$226,364
<b>Expense SqFt</b>	\$10.53	\$13.42	\$11.27	\$10.53
<b>Net Operating Income</b>	\$335,732	\$454,522	\$240,148	\$560,173
<b>Full Market Value</b>	\$2,534,998	\$3,432,000	\$1,813,000	\$4,229,000
<b>Market Value per SqFt</b>	\$196.69	\$182.05	\$188.27	\$196.70
<b>Distance from Condominium in miles</b>		0.05	0.05	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01580-7501	1-01460-0047	1-01531-0035	1-01532-0016
<b>Condominium Section</b>	1130-R1			
<b>Address</b>	90 EAST END AVENUE	400 EAST 66 STREET	228 EAST 86 STREET	241 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	40	129	111	111
<b>Year Built</b>	1999	1999	1986	1989
<b>Gross SqFt</b>	119,396	138,500	81,100	104,440
<b>Estimated Gross Income</b>	\$4,954,934	\$5,767,488	\$3,365,457	\$4,009,095
<b>Gross Income per SqFt</b>	\$41.50	\$41.64	\$41.50	\$38.39
<b>Estimated Expense</b>	\$1,154,559	\$1,614,897	\$784,179	\$875,808
<b>Expense SqFt</b>	\$9.67	\$11.66	\$9.67	\$8.39
<b>Net Operating Income</b>	\$3,800,375	\$4,152,591	\$2,581,278	\$3,133,287
<b>Full Market Value</b>	\$28,692,998	\$31,352,000	\$19,489,000	\$23,656,000
<b>Market Value per SqFt</b>	\$240.32	\$226.37	\$240.31	\$226.50
<b>Distance from Condominium in miles</b>		0.91	0.42	0.44

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01584-7501	1-01531-0029	1-01546-0001	
<b>Condominium Section</b>	1837-R1			
<b>Address</b>	170 EAST END AVENUE	240 EAST 86 STREET	303 EAST 83 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	97	248	263	
<b>Year Built</b>	2005	1997	1977	
<b>Gross SqFt</b>	268,404	267,891	268,750	
<b>Estimated Gross Income</b>	\$11,511,848	\$12,077,488	\$10,938,186	
<b>Gross Income per SqFt</b>	\$42.89	\$45.08	\$40.70	
<b>Estimated Expense</b>	\$3,274,529	\$3,260,922	\$3,283,292	
<b>Expense SqFt</b>	\$12.20	\$12.17	\$12.22	
<b>Net Operating Income</b>	\$8,237,319	\$8,816,566	\$7,654,894	
<b>Full Market Value</b>	\$61,639,006	\$66,565,000	\$57,795,000	
<b>Market Value per SqFt</b>	\$229.65	\$248.48	\$215.05	
<b>Distance from Condominium in miles</b>		0.43	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01599-7501	1-01970-0002	1-01558-0040	
Condominium Section	1359-R1			
Address	1400 5 AVENUE	1423 AMSTERDAM AVENUE	306 EAST 96 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-WEST	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	129	130	159	
Year Built	2003	1988	1962	
Gross SqFt	163,480	120,570	149,485	
Estimated Gross Income	\$3,928,424	\$2,319,399	\$3,592,805	
Gross Income per SqFt	\$24.03	\$19.24	\$24.03	
Estimated Expense	\$1,610,278	\$950,954	\$1,473,050	
Expense SqFt	\$9.85	\$7.89	\$9.85	
Net Operating Income	\$2,318,146	\$1,368,445	\$2,119,755	
Full Market Value	\$17,320,002	\$9,802,000	\$15,831,000	
Market Value per SqFt	\$105.95	\$81.30	\$105.90	
Distance from Condominium in miles		1.05	1.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01599-7502	1-01865-0040	1-01770-0158	
Condominium Section	1735-R1			
Address	40 WEST 116 STREET	1 MORNINGSIDE DRIVE	1982 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	248	295	344	
Year Built	2006	2008	1974	
Gross SqFt	395,140	358,800	358,400	
Estimated Gross Income	\$9,301,596	\$10,128,692	\$6,757,492	
Gross Income per SqFt	\$23.54	\$28.23	\$18.85	
Estimated Expense	\$3,852,615	\$3,883,265	\$3,108,446	
Expense SqFt	\$9.75	\$10.82	\$8.67	
Net Operating Income	\$5,448,981	\$6,245,427	\$3,649,046	
Full Market Value	\$40,582,010	\$47,153,000	\$26,024,000	
Market Value per SqFt	\$102.70	\$131.42	\$72.61	
Distance from Condominium in miles		0.74	0.46	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01600-7501	1-01770-0158	1-01852-0012	
Condominium Section	1073-R1			
Address	130 LENOX AVENUE	1982 LEXINGTON AVENUE	107 WEST 97 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	240	344	287	
Year Built	1999	1974	1950	
Gross SqFt	312,016	358,400	257,760	
Estimated Gross Income	\$6,043,750	\$6,757,492	\$5,124,998	
Gross Income per SqFt	\$19.37	\$18.85	\$19.88	
Estimated Expense	\$2,580,372	\$3,108,446	\$2,101,249	
Expense SqFt	\$8.27	\$8.67	\$8.15	
Net Operating Income	\$3,463,378	\$3,649,046	\$3,023,749	
Full Market Value	\$24,841,000	\$26,024,000	\$21,225,000	
Market Value per SqFt	\$79.61	\$72.61	\$82.34	
Distance from Condominium in miles		0.42	1.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-7501	1-01521-0020	1-01496-0021	1-01499-0061
Condominium Section	1167-R1			
Address	65 EAST 96 STREET	145 EAST 92 STREET	1125 MADISON AVENUE	12 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	60	49	41	69
Year Built	1924	1929	1922	1931
Gross SqFt	108,700	85,924	113,052	87,640
Estimated Gross Income	\$4,678,448	\$2,242,502	\$4,865,888	\$3,811,513
Gross Income per SqFt	\$43.04	\$26.10	\$43.04	\$43.49
Estimated Expense	\$1,385,925	\$970,338	\$1,441,812	\$1,067,551
Expense SqFt	\$12.75	\$11.29	\$12.75	\$12.18
Net Operating Income	\$3,292,523	\$1,272,164	\$3,424,076	\$2,743,962
Full Market Value	\$24,858,996	\$9,605,000	\$25,852,000	\$20,717,000
Market Value per SqFt	\$228.69	\$111.78	\$228.67	\$236.39
Distance from Condominium in miles		0.28	0.61	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-7502	1-01630-0005	1-01517-0025	1-01554-0043
Condominium Section	1528-R1			
Address	21 EAST 96 STREET	109 EAST 102 STREET	155 EAST 88 STREET	312 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (96-110)	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	9	45	50	28
Year Built	2005	2003	1976	1995
Gross SqFt	29,100	30,129	29,000	20,000
Estimated Gross Income	\$947,787	\$887,359	\$951,689	\$651,477
Gross Income per SqFt	\$32.57	\$29.45	\$32.82	\$32.57
Estimated Expense	\$301,476	\$221,840	\$286,449	\$207,177
Expense SqFt	\$10.36	\$7.36	\$9.88	\$10.36
Net Operating Income	\$646,311	\$665,519	\$665,240	\$444,300
Full Market Value	\$4,879,999	\$5,025,000	\$5,023,000	\$3,354,000
Market Value per SqFt	\$167.70	\$166.78	\$173.21	\$167.70
Distance from Condominium in miles		0.36	0.49	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01607-7501	1-01607-0003	1-01500-0053	1-01496-0021
Condominium Section	1669-R1			
Address	1200 5 AVENUE	3 EAST 101 STREET	1227 MADISON AVENUE	1125 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	51	114	111	41
Year Built	1928	1963	1958	1922
Gross SqFt	120,464	64,000	117,340	113,052
Estimated Gross Income	\$5,184,771	\$1,716,500	\$5,258,301	\$4,865,888
Gross Income per SqFt	\$43.04	\$26.82	\$44.81	\$43.04
Estimated Expense	\$1,535,916	\$676,662	\$1,344,029	\$1,441,812
Expense SqFt	\$12.75	\$10.57	\$11.45	\$12.75
Net Operating Income	\$3,648,855	\$1,039,838	\$3,914,272	\$3,424,076
Full Market Value	\$24,926,002	\$6,481,000	\$29,553,000	\$25,852,000
Market Value per SqFt	\$206.92	\$101.27	\$251.86	\$228.67
Distance from Condominium in miles		0.00	0.66	0.86

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01607-7502	1-01852-0012	1-02068-0001	1-01227-0039
<b>Condominium Section</b>	2278-R1			
<b>Address</b>	1212 5 AVENUE	107 WEST 97 STREET	1881 AMSTERDAM AVENUE	206 WEST 80 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (96-116)	HARLEM-UPPER	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	55	287	22	11
<b>Year Built</b>	1925	1950	1940	1910
<b>Gross SqFt</b>	121,245	257,760	12,200	9,660
<b>Estimated Gross Income</b>	\$2,510,984	\$5,124,998	\$252,671	\$271,819
<b>Gross Income per SqFt</b>	\$20.71	\$19.88	\$20.71	\$28.14
<b>Estimated Expense</b>	\$1,236,699	\$2,101,249	\$124,451	\$67,026
<b>Expense SqFt</b>	\$10.20	\$8.15	\$10.20	\$6.94
<b>Net Operating Income</b>	\$1,274,285	\$3,023,749	\$128,220	\$204,793
<b>Full Market Value</b>	\$9,197,002	\$21,225,000	\$933,000	\$1,546,000
<b>Market Value per SqFt</b>	\$75.85	\$82.34	\$76.48	\$160.04
<b>Distance from Condominium in miles</b>		0.85	2.75	1.47

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01613-7501	1-01614-0069	1-01615-0014	1-01826-0036
<b>Condominium Section</b>	0267-R1			
<b>Address</b>	1255 5 AVENUE	1274 5 AVENUE	1632 MADISON AVENUE	1810 ADAM C POWELL BOULEV
<b>Neighborhood</b>	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	59	54	64	48
<b>Year Built</b>	1925	1935	1920	1920
<b>Gross SqFt</b>	63,284	56,670	59,280	65,286
<b>Estimated Gross Income</b>	\$1,324,534	\$1,222,943	\$1,240,640	\$1,123,444
<b>Gross Income per SqFt</b>	\$20.93	\$21.58	\$20.93	\$17.21
<b>Estimated Expense</b>	\$492,982	\$504,849	\$461,957	\$516,784
<b>Expense SqFt</b>	\$7.79	\$8.91	\$7.79	\$7.92
<b>Net Operating Income</b>	\$831,552	\$718,094	\$778,683	\$606,660
<b>Full Market Value</b>	\$6,062,004	\$5,268,000	\$5,676,000	\$4,230,000
<b>Market Value per SqFt</b>	\$95.79	\$92.96	\$95.75	\$64.79
<b>Distance from Condominium in miles</b>		0.05	0.09	0.52

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01614-7501	1-01661-0024	1-01627-0037	1-01839-0037
Condominium Section	1285-R1			
Address	1630 MADISON AVENUE	2167 2 AVENUE	1794 3 AVENUE	4 WEST 104 STREET
Neighborhood	UPPER EAST SIDE (96-110)	HARLEM-EAST	HARLEM-EAST	MANHATTAN VALLEY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	16	15	14
Year Built	2003	2008	2002	1987
Gross SqFt	7,742	15,223	10,390	11,000
Estimated Gross Income	\$186,505	\$288,232	\$282,363	\$265,000
Gross Income per SqFt	\$24.09	\$18.93	\$27.18	\$24.09
Estimated Expense	\$70,839	\$103,691	\$120,862	\$100,700
Expense SqFt	\$9.15	\$6.81	\$11.63	\$9.15
Net Operating Income	\$115,666	\$184,541	\$161,501	\$164,300
Full Market Value	\$864,998	\$1,317,000	\$1,152,000	\$1,227,000
Market Value per SqFt	\$111.73	\$86.51	\$110.88	\$111.55
Distance from Condominium in miles		0.43	0.54	0.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01615-7501	1-01220-0029	1-01624-0045	1-01516-0013
Condominium Section	2190-R1			
Address	1280 5 AVENUE	60218 COLUMBUS AVENUE	1501 LEXINGTON AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER WEST SIDE (79-96)	HARLEM-EAST	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	115	170	161	123
Year Built	2008	1986	2001	1962
Gross SqFt	166,391	175,436	133,370	151,184
Estimated Gross Income	\$6,421,029	\$9,187,816	\$5,146,436	\$4,749,145
Gross Income per SqFt	\$38.59	\$52.37	\$38.59	\$31.41
Estimated Expense	\$1,861,915	\$1,944,621	\$1,492,466	\$1,680,520
Expense SqFt	\$11.19	\$11.08	\$11.19	\$11.12
Net Operating Income	\$4,559,114	\$7,243,195	\$3,653,970	\$3,068,625
Full Market Value	\$34,421,000	\$54,686,000	\$27,588,000	\$23,168,000
Market Value per SqFt	\$206.87	\$311.71	\$206.85	\$153.24
Distance from Condominium in miles		1.31	0.71	1.13

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01621-7501	1-01661-0024	1-01687-0038	1-01667-0042
Condominium Section	1993-R1			
Address	1405 5 AVENUE	2167 2 AVENUE	326 EAST 116 STREET	210 EAST 118 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	16	20	27
Year Built	2007	2008	2003	2003
Gross SqFt	17,666	15,223	15,118	29,280
Estimated Gross Income	\$334,417	\$288,232	\$246,940	\$645,757
Gross Income per SqFt	\$18.93	\$18.93	\$16.33	\$22.05
Estimated Expense	\$120,305	\$103,691	\$121,351	\$226,015
Expense SqFt	\$6.81	\$6.81	\$8.03	\$7.72
Net Operating Income	\$214,112	\$184,541	\$125,589	\$419,742
Full Market Value	\$1,363,500	\$1,317,000	\$864,000	\$3,090,000
Market Value per SqFt	\$77.18	\$86.51	\$57.15	\$105.53
Distance from Condominium in miles		0.45	0.54	0.42

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01621-7501	1-01770-0159	1-01687-0014	1-01821-0055
Condominium Section	1993-R2			
Address	1405 5 AVENUE	134 EAST 122 STREET	325 EAST 115 STREET	132 WEST 112 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	63	92	44	29
Year Built	2007	1973	1998	2004
Gross SqFt	71,948	84,941	39,792	35,987
Estimated Gross Income	\$1,428,168	\$1,577,539	\$534,831	\$714,325
Gross Income per SqFt	\$19.85	\$18.57	\$13.44	\$19.85
Estimated Expense	\$585,657	\$725,668	\$296,975	\$292,873
Expense SqFt	\$8.14	\$8.54	\$7.46	\$8.14
Net Operating Income	\$842,511	\$851,871	\$237,856	\$421,452
Full Market Value	\$6,075,000	\$6,051,000	\$1,539,000	\$3,039,000
Market Value per SqFt	\$84.44	\$71.24	\$38.68	\$84.45
Distance from Condominium in miles		0.36	0.54	0.40

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01621-7502	1-01667-0042	1-01630-0005	
Condominium Section	2095-R1			
Address	55 EAST 115 STREET	210 EAST 118 STREET	109 EAST 102 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	55	27	45	
Year Built	2009	2003	2003	
Gross SqFt	43,516	29,280	30,129	
Estimated Gross Income	\$1,120,537	\$645,757	\$887,359	
Gross Income per SqFt	\$25.75	\$22.05	\$29.45	
Estimated Expense	\$328,111	\$226,015	\$221,840	
Expense SqFt	\$7.54	\$7.72	\$7.36	
Net Operating Income	\$792,426	\$419,742	\$665,519	
Full Market Value	\$1,443,453	\$3,090,000	\$5,025,000	
Market Value per SqFt	\$33.17	\$105.53	\$166.78	
Distance from Condominium in miles		0.33	0.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01623-7501	1-01770-0159	1-01970-0002	1-01617-0001
Condominium Section	1322-R1			
Address	1787 MADISON AVENUE	134 EAST 122 STREET	1423 AMSTERDAM AVENUE	1321 5 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-EAST
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	152	92	130	77
Year Built	2003	1973	1988	1989
Gross SqFt	109,646	84,941	120,570	102,811
Estimated Gross Income	\$2,109,589	\$1,577,539	\$2,319,399	\$1,691,217
Gross Income per SqFt	\$19.24	\$18.57	\$19.24	\$16.45
Estimated Expense	\$865,107	\$725,668	\$950,954	\$710,311
Expense SqFt	\$7.89	\$8.54	\$7.89	\$6.91
Net Operating Income	\$1,244,482	\$851,871	\$1,368,445	\$980,906
Full Market Value	\$8,915,000	\$6,051,000	\$9,802,000	\$6,758,000
Market Value per SqFt	\$81.31	\$71.24	\$81.30	\$65.73
Distance from Condominium in miles		0.22	1.17	0.32

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01627-7501	1-01555-0012	1-01630-0005	1-01554-0014
<b>Condominium Section</b>	1628-R1			
<b>Address</b>	158 EAST 100 STREET	319 EAST 92 STREET	109 EAST 102 STREET	321 EAST 91 STREET
<b>Neighborhood</b>	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-EAST	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	13	12	45	19
<b>Year Built</b>	2004	1920	2003	1981
<b>Gross SqFt</b>	6,342	8,945	30,129	12,980
<b>Estimated Gross Income</b>	\$186,772	\$250,277	\$887,359	\$395,111
<b>Gross Income per SqFt</b>	\$29.45	\$27.98	\$29.45	\$30.44
<b>Estimated Expense</b>	\$46,677	\$96,915	\$221,840	\$136,616
<b>Expense SqFt</b>	\$7.36	\$10.83	\$7.36	\$10.53
<b>Net Operating Income</b>	\$140,095	\$153,362	\$665,519	\$258,495
<b>Full Market Value</b>	\$1,057,999	\$1,158,000	\$5,025,000	\$1,952,000
<b>Market Value per SqFt</b>	\$166.82	\$129.46	\$166.78	\$150.39
<b>Distance from Condominium in miles</b>		0.43	0.17	0.47

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01630-7501	1-01628-0048	1-01630-0027	1-01632-0023
<b>Condominium Section</b>	0441-R1			
<b>Address</b>	169 EAST 102 STREET	180 EAST 101 STREET	167 EAST 102 STREET	155 EAST 104 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	17	16	14	16
<b>Year Built</b>	1920	1920	1910	1910
<b>Gross SqFt</b>	9,590	9,700	12,270	8,145
<b>Estimated Gross Income</b>	\$156,988	\$252,458	\$192,542	\$133,310
<b>Gross Income per SqFt</b>	\$16.37	\$26.03	\$15.69	\$16.37
<b>Estimated Expense</b>	\$78,830	\$95,934	\$80,868	\$56,301
<b>Expense SqFt</b>	\$8.22	\$9.89	\$6.59	\$6.91
<b>Net Operating Income</b>	\$78,158	\$156,524	\$111,674	\$77,009
<b>Full Market Value</b>	\$538,002	\$1,181,000	\$759,000	\$483,000
<b>Market Value per SqFt</b>	\$56.10	\$121.75	\$61.86	\$59.30
<b>Distance from Condominium in miles</b>		0.10	0.00	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01630-7501	1-01628-0048	1-01630-0027	1-01632-0023
<b>Condominium Section</b>	0441-R2			
<b>Address</b>	173 EAST 102 STREET	180 EAST 101 STREET	167 EAST 102 STREET	155 EAST 104 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	17	16	14	16
<b>Year Built</b>	1920	1920	1910	1910
<b>Gross SqFt</b>	9,590	9,700	12,270	8,145
<b>Estimated Gross Income</b>	\$156,988	\$252,458	\$192,542	\$133,310
<b>Gross Income per SqFt</b>	\$16.37	\$26.03	\$15.69	\$16.37
<b>Estimated Expense</b>	\$78,830	\$95,934	\$80,868	\$56,301
<b>Expense SqFt</b>	\$8.22	\$9.89	\$6.59	\$6.91
<b>Net Operating Income</b>	\$78,158	\$156,524	\$111,674	\$77,009
<b>Full Market Value</b>	\$537,998	\$1,181,000	\$759,000	\$483,000
<b>Market Value per SqFt</b>	\$56.10	\$121.75	\$61.86	\$59.30
<b>Distance from Condominium in miles</b>		0.10	0.00	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01630-7502	1-01627-0037	1-01631-0065	1-01631-0062
<b>Condominium Section</b>	1801-R1			
<b>Address</b>	117 EAST 102 STREET	1794 3 AVENUE	118 EAST 104 STREET	126 EAST 104 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	11	15	23	24
<b>Year Built</b>	2006	2002	1915	1915
<b>Gross SqFt</b>	12,184	10,390	17,000	17,000
<b>Estimated Gross Income</b>	\$301,676	\$282,363	\$420,990	\$420,990
<b>Gross Income per SqFt</b>	\$24.76	\$27.18	\$24.76	\$24.76
<b>Estimated Expense</b>	\$123,668	\$120,862	\$172,606	\$172,606
<b>Expense SqFt</b>	\$10.15	\$11.63	\$10.15	\$10.15
<b>Net Operating Income</b>	\$178,008	\$161,501	\$248,384	\$248,384
<b>Full Market Value</b>	\$1,335,999	\$1,152,000	\$1,864,000	\$1,864,000
<b>Market Value per SqFt</b>	\$109.65	\$110.88	\$109.65	\$109.65
<b>Distance from Condominium in miles</b>		0.17	0.05	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01632-7501	1-01632-0023	1-01630-0027	1-01629-0062
<b>Condominium Section</b>	0666-R1			
<b>Address</b>	165 EAST 104 STREET	155 EAST 104 STREET	167 EAST 102 STREET	120 EAST 102 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	12	16	14	20
<b>Year Built</b>	1910	1910	1910	1910
<b>Gross SqFt</b>	7,690	8,145	12,270	8,705
<b>Estimated Gross Income</b>	\$125,885	\$133,310	\$192,542	\$232,494
<b>Gross Income per SqFt</b>	\$16.37	\$16.37	\$15.69	\$26.71
<b>Estimated Expense</b>	\$63,212	\$56,301	\$80,868	\$88,348
<b>Expense SqFt</b>	\$8.22	\$6.91	\$6.59	\$10.15
<b>Net Operating Income</b>	\$62,673	\$77,009	\$111,674	\$144,146
<b>Full Market Value</b>	\$431,000	\$483,000	\$759,000	\$1,088,000
<b>Market Value per SqFt</b>	\$56.05	\$59.30	\$61.86	\$124.99
<b>Distance from Condominium in miles</b>		0.00	0.10	0.18

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01638-7501	1-01628-0037	1-01629-0020	1-01607-0003
<b>Condominium Section</b>	1932-R1			
<b>Address</b>	161 EAST 110 STREET	1810 3 AVENUE	1595 LEXINGTON AVENUE	3 EAST 101 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (96-110)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	68	78	42	114
<b>Year Built</b>	2006	2005	2007	1963
<b>Gross SqFt</b>	65,699	84,206	54,777	64,000
<b>Estimated Gross Income</b>	\$1,417,784	\$1,817,260	\$819,538	\$1,716,500
<b>Gross Income per SqFt</b>	\$21.58	\$21.58	\$14.96	\$26.82
<b>Estimated Expense</b>	\$549,244	\$703,632	\$425,274	\$676,662
<b>Expense SqFt</b>	\$8.36	\$8.36	\$7.76	\$10.57
<b>Net Operating Income</b>	\$868,540	\$1,113,628	\$394,264	\$1,039,838
<b>Full Market Value</b>	\$6,371,001	\$7,086,000	\$2,641,000	\$6,481,000
<b>Market Value per SqFt</b>	\$96.97	\$84.15	\$48.21	\$101.27
<b>Distance from Condominium in miles</b>		0.51	0.46	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01644-7501	1-01667-0042	1-01687-0038	1-01661-0024
Condominium Section	2043-R1			
Address	178 EAST 117 STREET	210 EAST 118 STREET	326 EAST 116 STREET	2167 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	27	20	16
Year Built	2007	2003	2003	2008
Gross SqFt	35,435	29,280	15,118	15,223
Estimated Gross Income	\$670,785	\$645,757	\$246,940	\$288,232
Gross Income per SqFt	\$18.93	\$22.05	\$16.33	\$18.93
Estimated Expense	\$241,312	\$226,015	\$121,351	\$103,691
Expense SqFt	\$6.81	\$7.72	\$8.03	\$6.81
Net Operating Income	\$429,473	\$419,742	\$125,589	\$184,541
Full Market Value	\$3,065,999	\$3,090,000	\$864,000	\$1,317,000
Market Value per SqFt	\$86.52	\$105.53	\$57.15	\$86.51
Distance from Condominium in miles		0.13	0.26	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01644-7502	1-01667-0042	1-01661-0024	1-01687-0038
Condominium Section	2044-R1			
Address	160 EAST 117 STREET	210 EAST 118 STREET	2167 2 AVENUE	326 EAST 116 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	27	16	20
Year Built	2007	2003	2008	2003
Gross SqFt	26,231	29,280	15,223	15,118
Estimated Gross Income	\$496,553	\$645,757	\$288,232	\$246,940
Gross Income per SqFt	\$18.93	\$22.05	\$18.93	\$16.33
Estimated Expense	\$178,633	\$226,015	\$103,691	\$121,351
Expense SqFt	\$6.81	\$7.72	\$6.81	\$8.03
Net Operating Income	\$317,920	\$419,742	\$184,541	\$125,589
Full Market Value	\$2,270,003	\$3,090,000	\$1,317,000	\$864,000
Market Value per SqFt	\$86.54	\$105.53	\$86.51	\$57.15
Distance from Condominium in miles		0.13	0.28	0.26

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01646-7501	1-01557-0032	1-01646-0019	1-01535-0020
Condominium Section	1462-R1			
Address	1865 2 AVENUE	336 EAST 95 STREET	231 EAST 96 STREET	233 EAST 89 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-EAST	UPPER EAST SIDE (79-96)
Building Classification	RR-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	17	30	22	19
Year Built	1987	1920	1920	1920
Gross SqFt	22,626	18,000	13,547	10,465
Estimated Gross Income	\$714,529	\$582,031	\$427,873	\$311,317
Gross Income per SqFt	\$31.58	\$32.34	\$31.58	\$29.75
Estimated Expense	\$243,003	\$186,250	\$145,477	\$102,483
Expense SqFt	\$10.74	\$10.35	\$10.74	\$9.79
Net Operating Income	\$471,526	\$395,781	\$282,396	\$208,834
Full Market Value	\$437,800	\$2,667,000	\$2,132,000	\$1,577,000
Market Value per SqFt	\$19.35	\$148.17	\$157.38	\$150.69
Distance from Condominium in miles		0.17	0.00	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01646-7502	1-01523-0034	1-01570-0021	
Condominium Section	1512-R1			
Address	215 EAST 96 STREET	1680 3 AVENUE	1731 YORK AVENUE	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	263	253	267	
Year Built	2005	1980	1986	
Gross SqFt	241,417	242,158	279,945	
Estimated Gross Income	\$10,158,884	\$8,945,322	\$11,147,976	
Gross Income per SqFt	\$42.08	\$36.94	\$39.82	
Estimated Expense	\$3,430,170	\$2,805,837	\$4,061,773	
Expense SqFt	\$14.21	\$11.59	\$14.51	
Net Operating Income	\$6,728,714	\$6,139,485	\$7,086,203	
Full Market Value	\$52,795,000	\$46,353,000	\$53,501,000	
Market Value per SqFt	\$218.69	\$191.42	\$191.11	
Distance from Condominium in miles		0.16	0.41	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01646-7502	1-01523-0034	1-01584-0001	
Condominium Section	1512-R2			
Address	215 EAST 96 STREET	1680 3 AVENUE	1658 YORK AVENUE	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	215	253	180	
Year Built	2005	1980	1963	
Gross SqFt	184,939	242,158	202,322	
Estimated Gross Income	\$6,890,827	\$8,945,322	\$7,602,247	
Gross Income per SqFt	\$37.26	\$36.94	\$37.57	
Estimated Expense	\$2,161,937	\$2,805,837	\$2,383,417	
Expense SqFt	\$11.69	\$11.59	\$11.78	
Net Operating Income	\$4,728,890	\$6,139,485	\$5,218,830	
Full Market Value	\$36,930,000	\$46,353,000	\$39,402,000	
Market Value per SqFt	\$199.69	\$191.42	\$194.75	
Distance from Condominium in miles		0.16	0.61	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01660-7501	1-01636-0047	1-01634-0044	1-01687-0011
Condominium Section	0716-R1			
Address	2141 2 AVENUE	162 EAST 109 STREET	164 EAST 107 STREET	319 EAST 115 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	10	12	16	24
Year Built	1910	1910	1910	1910
Gross SqFt	6,504	9,080	7,728	11,384
Estimated Gross Income	\$181,605	\$157,415	\$204,068	\$270,280
Gross Income per SqFt	\$27.92	\$17.34	\$26.41	\$23.74
Estimated Expense	\$63,284	\$77,008	\$77,546	\$110,815
Expense SqFt	\$9.73	\$8.48	\$10.03	\$9.73
Net Operating Income	\$118,321	\$80,407	\$126,522	\$159,465
Full Market Value	\$882,001	\$562,000	\$903,000	\$1,189,000
Market Value per SqFt	\$135.61	\$61.89	\$116.85	\$104.44
Distance from Condominium in miles		0.15	0.23	0.28

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01661-7501	1-01667-0042	1-01639-0057	1-01630-0005
Condominium Section	1403-R1			
Address	227 EAST 111 STREET	210 EAST 118 STREET	138 EAST 112 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	22	27	21	45
Year Built	2003	2003	2004	2003
Gross SqFt	25,721	29,280	23,553	30,129
Estimated Gross Income	\$757,483	\$645,757	\$899,539	\$887,359
Gross Income per SqFt	\$29.45	\$22.05	\$38.19	\$29.45
Estimated Expense	\$189,307	\$226,015	\$239,485	\$221,840
Expense SqFt	\$7.36	\$7.72	\$10.17	\$7.36
Net Operating Income	\$568,176	\$419,742	\$660,054	\$665,519
Full Market Value	\$4,290,000	\$3,090,000	\$4,983,000	\$5,025,000
Market Value per SqFt	\$166.79	\$105.53	\$211.57	\$166.78
Distance from Condominium in miles		0.30	0.21	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01661-7502	1-01687-0011	1-01628-0103	
Condominium Section	2028-R1			
Address	2025 3 AVENUE	319 EAST 115 STREET	107 EAST 100 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	
Total Units	11	24	11	
Year Built	2004	1910	1910	
Gross SqFt	8,755	11,384	7,125	
Estimated Gross Income	\$175,188	\$270,280	\$115,965	
Gross Income per SqFt	\$20.01	\$23.74	\$16.28	
Estimated Expense	\$94,554	\$110,815	\$56,731	
Expense SqFt	\$10.80	\$9.73	\$7.96	
Net Operating Income	\$80,634	\$159,465	\$59,234	
Full Market Value	\$2,321,000	\$1,189,000	\$375,000	
Market Value per SqFt	\$265.11	\$104.44	\$52.63	
Distance from Condominium in miles		0.24	0.60	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01667-7501	1-01708-0022	1-01602-0066	1-01680-0011
<b>Condominium Section</b>	1829-R1			
<b>Address</b>	232 EAST 118 STREET	265 PLEASANT AVENUE	6 EAST 97 STREET	315 EAST 108 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	19	24	48
<b>Year Built</b>	1910	1900	1930	1920
<b>Gross SqFt</b>	12,222	16,544	14,952	22,596
<b>Estimated Gross Income</b>	\$341,238	\$522,440	\$417,499	\$605,774
<b>Gross Income per SqFt</b>	\$27.92	\$31.58	\$27.92	\$26.81
<b>Estimated Expense</b>	\$118,187	\$167,181	\$144,621	\$213,419
<b>Expense SqFt</b>	\$9.67	\$10.11	\$9.67	\$9.44
<b>Net Operating Income</b>	\$223,051	\$355,259	\$272,878	\$392,355
<b>Full Market Value</b>	\$1,683,997	\$2,682,000	\$2,060,000	\$2,962,000
<b>Market Value per SqFt</b>	\$137.78	\$162.11	\$137.77	\$131.09
<b>Distance from Condominium in miles</b>		0.32	1.14	0.47

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01673-7501	1-01646-0019	1-01557-0032	1-01630-0008
<b>Condominium Section</b>	2062-R1			
<b>Address</b>	325 EAST 101 STREET	231 EAST 96 STREET	336 EAST 95 STREET	115 EAST 102 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-EAST
<b>Building Classification</b>	RR-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
<b>Total Units</b>	34	22	30	16
<b>Year Built</b>	2009	1920	1920	1910
<b>Gross SqFt</b>	36,849	13,547	18,000	8,910
<b>Estimated Gross Income</b>	\$962,196	\$427,873	\$582,031	\$227,725
<b>Gross Income per SqFt</b>	\$26.11	\$31.58	\$32.34	\$25.56
<b>Estimated Expense</b>	\$413,445	\$145,477	\$186,250	\$86,536
<b>Expense SqFt</b>	\$11.22	\$10.74	\$10.35	\$9.71
<b>Net Operating Income</b>	\$548,751	\$282,396	\$395,781	\$141,189
<b>Full Market Value</b>	\$4,083,000	\$2,132,000	\$2,667,000	\$1,065,000
<b>Market Value per SqFt</b>	\$110.80	\$157.38	\$148.17	\$119.53
<b>Distance from Condominium in miles</b>		0.28	0.35	0.35

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01674-7501	1-01624-0015	1-01624-0045	1-01672-0017
Condominium Section	1471-R1			
Address	333 EAST 102 STREET	1490 LEXINGTON AVENUE	1501 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	233	213	161	236
Year Built	2003	2002	2001	2003
Gross SqFt	315,656	313,200	133,370	250,090
Estimated Gross Income	\$9,600,000	\$5,896,564	\$5,146,436	\$5,603,016
Gross Income per SqFt	\$30.41	\$18.83	\$38.59	\$22.40
Estimated Expense	\$3,050,000	\$2,027,434	\$1,492,466	\$1,589,702
Expense SqFt	\$9.66	\$6.47	\$11.19	\$6.36
Net Operating Income	\$6,550,000	\$3,869,130	\$3,653,970	\$4,013,314
Full Market Value	\$50,404,000	\$27,587,000	\$27,588,000	\$29,634,000
Market Value per SqFt	\$159.68	\$88.08	\$206.85	\$118.49
Distance from Condominium in miles		0.46	0.39	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01676-7501	1-01631-0046	1-01627-0050	
Condominium Section	0342-R1			
Address	311 EAST 104 STREET	170 EAST 104 STREET	1565 LEXINGTON AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	
Total Units	12	16	15	
Year Built	1900	1900	1900	
Gross SqFt	6,092	6,509	11,090	
Estimated Gross Income	\$150,168	\$174,281	\$249,595	
Gross Income per SqFt	\$24.65	\$26.78	\$22.51	
Estimated Expense	\$57,021	\$66,227	\$94,846	
Expense SqFt	\$9.36	\$10.17	\$8.55	
Net Operating Income	\$93,147	\$108,054	\$154,749	
Full Market Value	\$699,002	\$816,000	\$1,144,000	
Market Value per SqFt	\$114.74	\$125.36	\$103.16	
Distance from Condominium in miles		0.26	0.36	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01676-7504	1-01630-0005	1-01627-0037	
Condominium Section	1905-R1			
Address	2019 1 AVENUE	109 EAST 102 STREET	1794 3 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	41	45	15	
Year Built	2007	2003	2002	
Gross SqFt	32,660	30,129	10,390	
Estimated Gross Income	\$924,931	\$887,359	\$282,363	
Gross Income per SqFt	\$28.32	\$29.45	\$27.18	
Estimated Expense	\$310,270	\$221,840	\$120,862	
Expense SqFt	\$9.50	\$7.36	\$11.63	
Net Operating Income	\$614,661	\$665,519	\$161,501	
Full Market Value	\$4,641,001	\$5,025,000	\$1,152,000	
Market Value per SqFt	\$142.10	\$166.78	\$110.88	
Distance from Condominium in miles		0.36	0.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01677-7503	1-01602-0066	1-01680-0011	1-01603-0025
Condominium Section	0574-R1			
Address	319 EAST 105 STREET	6 EAST 97 STREET	315 EAST 108 STREET	53 EAST 97 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST	UPPER EAST SIDE (96-110)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	24	48	24
Year Built	1929	1930	1920	1920
Gross SqFt	33,280	14,952	22,596	27,500
Estimated Gross Income	\$892,237	\$417,499	\$605,774	\$609,680
Gross Income per SqFt	\$26.81	\$27.92	\$26.81	\$22.17
Estimated Expense	\$314,163	\$144,621	\$213,419	\$216,928
Expense SqFt	\$9.44	\$9.67	\$9.44	\$7.89
Net Operating Income	\$578,074	\$272,878	\$392,355	\$392,752
Full Market Value	\$4,364,000	\$2,060,000	\$2,962,000	\$2,895,000
Market Value per SqFt	\$131.13	\$137.77	\$131.09	\$105.27
Distance from Condominium in miles		0.71	0.16	0.61

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01680-7501	1-01614-0069	1-01624-0021	
Condominium Section	0458-R1			
Address	305 EAST 108 STREET	1274 5 AVENUE	155 EAST 96 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	33	54	40	
Year Built	1926	1935	1910	
Gross SqFt	46,998	56,670	37,065	
Estimated Gross Income	\$982,728	\$1,222,943	\$749,754	
Gross Income per SqFt	\$20.91	\$21.58	\$20.23	
Estimated Expense	\$404,183	\$504,849	\$307,399	
Expense SqFt	\$8.60	\$8.91	\$8.29	
Net Operating Income	\$578,545	\$718,094	\$442,355	
Full Market Value	\$4,217,004	\$5,268,000	\$3,203,000	
Market Value per SqFt	\$89.73	\$92.96	\$86.42	
Distance from Condominium in miles		0.54	0.66	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01680-7502	1-01667-0042	1-01639-0057	1-01630-0005
Condominium Section	1883-R1			
Address	330 EAST 109 STREET	210 EAST 118 STREET	138 EAST 112 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	27	21	45
Year Built	2007	2003	2004	2003
Gross SqFt	25,174	29,280	23,553	30,129
Estimated Gross Income	\$741,374	\$645,757	\$899,539	\$887,359
Gross Income per SqFt	\$29.45	\$22.05	\$38.19	\$29.45
Estimated Expense	\$185,281	\$226,015	\$239,485	\$221,840
Expense SqFt	\$7.36	\$7.72	\$10.17	\$7.36
Net Operating Income	\$556,093	\$419,742	\$660,054	\$665,519
Full Market Value	\$4,199,004	\$3,090,000	\$4,983,000	\$5,025,000
Market Value per SqFt	\$166.80	\$105.53	\$211.57	\$166.78
Distance from Condominium in miles		0.47	0.38	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01681-7501	1-01639-0057	1-01630-0005	
Condominium Section	1573-R1			
Address	2132 2 AVENUE	138 EAST 112 STREET	109 EAST 102 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	31	21	45	
Year Built	2006	2004	2003	
Gross SqFt	32,483	23,553	30,129	
Estimated Gross Income	\$1,098,575	\$899,539	\$887,359	
Gross Income per SqFt	\$33.82	\$38.19	\$29.45	
Estimated Expense	\$284,876	\$239,485	\$221,840	
Expense SqFt	\$8.77	\$10.17	\$7.36	
Net Operating Income	\$813,699	\$660,054	\$665,519	
Full Market Value	\$6,142,999	\$4,983,000	\$5,025,000	
Market Value per SqFt	\$189.11	\$211.57	\$166.78	
Distance from Condominium in miles		0.36	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01681-7502	1-01630-0005	1-01627-0037	
Condominium Section	1942-R1			
Address	342 EAST 110 STREET	109 EAST 102 STREET	1794 3 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	35	45	15	
Year Built	2007	2003	2002	
Gross SqFt	38,481	30,129	10,390	
Estimated Gross Income	\$1,089,782	\$887,359	\$282,363	
Gross Income per SqFt	\$28.32	\$29.45	\$27.18	
Estimated Expense	\$365,570	\$221,840	\$120,862	
Expense SqFt	\$9.50	\$7.36	\$11.63	
Net Operating Income	\$724,212	\$665,519	\$161,501	
Full Market Value	\$5,468,000	\$5,025,000	\$1,152,000	
Market Value per SqFt	\$142.10	\$166.78	\$110.88	
Distance from Condominium in miles		0.50	0.57	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01683-7501	1-01639-0057	1-01680-0011	
Condominium Section	1479-R1			
Address	324 EAST 112 STREET	138 EAST 112 STREET	315 EAST 108 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	20	21	48	
Year Built	2004	2004	1920	
Gross SqFt	22,295	23,553	22,596	
Estimated Gross Income	\$724,588	\$899,539	\$605,774	
Gross Income per SqFt	\$32.50	\$38.19	\$26.81	
Estimated Expense	\$218,714	\$239,485	\$213,419	
Expense SqFt	\$9.81	\$10.17	\$9.44	
Net Operating Income	\$505,874	\$660,054	\$392,355	
Full Market Value	\$3,818,998	\$4,983,000	\$2,962,000	
Market Value per SqFt	\$171.29	\$211.57	\$131.09	
Distance from Condominium in miles		0.35	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01683-7502	1-01639-0057	1-01627-0037	
Condominium Section	2121-R1			
Address	317 EAST 111 STREET	138 EAST 112 STREET	1794 3 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	21	21	15	
Year Built	2008	2004	2002	
Gross SqFt	24,395	23,553	10,390	
Estimated Gross Income	\$797,473	\$899,539	\$282,363	
Gross Income per SqFt	\$32.69	\$38.19	\$27.18	
Estimated Expense	\$265,906	\$239,485	\$120,862	
Expense SqFt	\$10.90	\$10.17	\$11.63	
Net Operating Income	\$531,567	\$660,054	\$161,501	
Full Market Value	\$4,013,000	\$4,983,000	\$1,152,000	
Market Value per SqFt	\$164.50	\$211.57	\$110.88	
Distance from Condominium in miles		0.35	0.66	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01710-7502	1-01667-0042	1-01639-0057	1-01630-0005
Condominium Section	1570-R1			
Address	450 EAST 117 STREET	210 EAST 118 STREET	138 EAST 112 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	9	27	21	45
Year Built	2005	2003	2004	2003
Gross SqFt	10,833	29,280	23,553	30,129
Estimated Gross Income	\$319,032	\$645,757	\$899,539	\$887,359
Gross Income per SqFt	\$29.45	\$22.05	\$38.19	\$29.45
Estimated Expense	\$79,731	\$226,015	\$239,485	\$221,840
Expense SqFt	\$7.36	\$7.72	\$10.17	\$7.36
Net Operating Income	\$239,301	\$419,742	\$660,054	\$665,519
Full Market Value	\$1,807,000	\$3,090,000	\$4,983,000	\$5,025,000
Market Value per SqFt	\$166.81	\$105.53	\$211.57	\$166.78
Distance from Condominium in miles		0.28	0.55	0.86

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01710-7503	1-01639-0057	1-01630-0005	1-01667-0042
Condominium Section	1958-R1			
Address	416 EAST 117 STREET	138 EAST 112 STREET	109 EAST 102 STREET	210 EAST 118 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	15	21	45	27
Year Built	2007	2004	2003	2003
Gross SqFt	21,472	23,553	30,129	29,280
Estimated Gross Income	\$632,350	\$899,539	\$887,359	\$645,757
Gross Income per SqFt	\$29.45	\$38.19	\$29.45	\$22.05
Estimated Expense	\$158,034	\$239,485	\$221,840	\$226,015
Expense SqFt	\$7.36	\$10.17	\$7.36	\$7.72
Net Operating Income	\$474,316	\$660,054	\$665,519	\$419,742
Full Market Value	\$3,580,999	\$4,983,000	\$5,025,000	\$3,090,000
Market Value per SqFt	\$166.78	\$211.57	\$166.78	\$105.53
Distance from Condominium in miles		0.55	0.86	0.28

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01720-7501	1-01821-0046	1-01831-0056	1-01825-0045
Condominium Section	1323-R1			
Address	1 MT MORRIS PARK WEST	19 ST NICHOLAS AVENUE	246 WEST 116 STREET	120 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	41	33	42
Year Built	1909	1915	2005	1920
Gross SqFt	40,987	35,430	37,491	43,578
Estimated Gross Income	\$576,277	\$498,167	\$503,470	\$699,807
Gross Income per SqFt	\$14.06	\$14.06	\$13.43	\$16.06
Estimated Expense	\$282,400	\$244,102	\$246,700	\$332,872
Expense SqFt	\$6.89	\$6.89	\$6.58	\$7.64
Net Operating Income	\$293,877	\$254,065	\$256,770	\$366,935
Full Market Value	\$1,930,999	\$1,670,000	\$1,662,000	\$2,296,000
Market Value per SqFt	\$47.11	\$47.14	\$44.33	\$52.69
Distance from Condominium in miles		0.48	0.40	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01721-7501	1-01721-0045	1-01749-0014	1-01749-0016
Condominium Section	0751-R1			
Address	3 WEST 122 STREET	15 WEST 123 STREET	23 EAST 124 STREET	25 EAST 124 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	25	29	42
Year Built	1900	1935	1930	1915
Gross SqFt	27,073	23,946	21,932	32,945
Estimated Gross Income	\$403,658	\$329,323	\$326,933	\$575,930
Gross Income per SqFt	\$14.91	\$13.75	\$14.91	\$17.48
Estimated Expense	\$226,330	\$200,887	\$183,277	\$285,633
Expense SqFt	\$8.36	\$8.39	\$8.36	\$8.67
Net Operating Income	\$177,328	\$128,436	\$143,656	\$290,297
Full Market Value	\$1,187,003	\$838,000	\$962,000	\$1,443,000
Market Value per SqFt	\$43.84	\$35.00	\$43.86	\$43.80
Distance from Condominium in miles		0.05	0.22	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01724-7501	1-01667-0042	1-01821-0055	1-01687-0014
Condominium Section	1713-R1			
Address	50 WEST 127 STREET	210 EAST 118 STREET	132 WEST 112 STREET	325 EAST 115 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	23	27	29	44
Year Built	2005	2003	2004	1998
Gross SqFt	32,150	29,280	35,987	39,792
Estimated Gross Income	\$638,178	\$645,757	\$714,325	\$534,831
Gross Income per SqFt	\$19.85	\$22.05	\$19.85	\$13.44
Estimated Expense	\$261,701	\$226,015	\$292,873	\$296,975
Expense SqFt	\$8.14	\$7.72	\$8.14	\$7.46
Net Operating Income	\$376,477	\$419,742	\$421,452	\$237,856
Full Market Value	\$2,714,999	\$3,090,000	\$3,039,000	\$1,539,000
Market Value per SqFt	\$84.45	\$105.53	\$84.45	\$38.68
Distance from Condominium in miles		0.71	0.79	0.89

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01724-7503	1-01721-0045	1-01749-0014	1-01749-0016
Condominium Section	1865-R1			
Address	2056 5 AVENUE	15 WEST 123 STREET	23 EAST 124 STREET	25 EAST 124 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	21	25	29	42
Year Built	1920	1935	1930	1915
Gross SqFt	24,795	23,946	21,932	32,945
Estimated Gross Income	\$369,693	\$329,323	\$326,933	\$575,930
Gross Income per SqFt	\$14.91	\$13.75	\$14.91	\$17.48
Estimated Expense	\$207,286	\$200,887	\$183,277	\$285,633
Expense SqFt	\$8.36	\$8.39	\$8.36	\$8.67
Net Operating Income	\$162,407	\$128,436	\$143,656	\$290,297
Full Market Value	\$1,087,001	\$838,000	\$962,000	\$1,443,000
Market Value per SqFt	\$43.84	\$35.00	\$43.86	\$43.80
Distance from Condominium in miles		0.16	0.18	0.18

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01727-7501	1-02051-0054	1-01953-0012	1-01770-0159
<b>Condominium Section</b>	1578-R1			
<b>Address</b>	380 LENOX AVENUE	680 ST NICHOLAS AVENUE	327 ST NICHOLAS AVENUE	134 EAST 122 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	77	117	73	92
<b>Year Built</b>	2005	1900	1900	1973
<b>Gross SqFt</b>	131,237	132,300	80,237	84,941
<b>Estimated Gross Income</b>	\$2,437,071	\$2,070,130	\$1,048,327	\$1,577,539
<b>Gross Income per SqFt</b>	\$18.57	\$15.65	\$13.07	\$18.57
<b>Estimated Expense</b>	\$1,120,764	\$1,014,364	\$543,269	\$725,668
<b>Expense SqFt</b>	\$8.54	\$7.67	\$6.77	\$8.54
<b>Net Operating Income</b>	\$1,316,307	\$1,055,766	\$505,058	\$851,871
<b>Full Market Value</b>	\$9,353,997	\$7,172,000	\$3,237,000	\$6,051,000
<b>Market Value per SqFt</b>	\$71.28	\$54.21	\$40.34	\$71.24
<b>Distance from Condominium in miles</b>		0.88	0.59	0.53

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01728-7501	1-01756-0050	1-01921-0042	1-01917-0064
<b>Condominium Section</b>	1280-R1			
<b>Address</b>	24 WEST 131 STREET	2093 MADISON AVENUE	114 WEST 137 STREET	2253 ADAM C POWELL BOULEV
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
<b>Total Units</b>	5	20	20	11
<b>Year Built</b>	1900	1900	1910	1910
<b>Gross SqFt</b>	8,800	8,825	15,895	8,375
<b>Estimated Gross Income</b>	\$217,800	\$247,593	\$358,527	\$207,289
<b>Gross Income per SqFt</b>	\$24.75	\$28.06	\$22.56	\$24.75
<b>Estimated Expense</b>	\$102,960	\$87,834	\$146,996	\$97,971
<b>Expense SqFt</b>	\$11.70	\$9.95	\$9.25	\$11.70
<b>Net Operating Income</b>	\$114,840	\$159,759	\$211,531	\$109,318
<b>Full Market Value</b>	\$862,000	\$1,206,000	\$1,564,000	\$820,000
<b>Market Value per SqFt</b>	\$97.95	\$136.66	\$98.40	\$97.91
<b>Distance from Condominium in miles</b>		0.24	0.35	0.21

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01728-7501	1-01756-0050	1-01921-0042	1-01917-0064
Condominium Section	1280-R2			
Address	25 WEST 131 STREET	2093 MADISON AVENUE	114 WEST 137 STREET	2253 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	5	20	20	11
Year Built	1900	1900	1910	1910
Gross SqFt	8,320	8,825	15,895	8,375
Estimated Gross Income	\$205,920	\$247,593	\$358,527	\$207,289
Gross Income per SqFt	\$24.75	\$28.06	\$22.56	\$24.75
Estimated Expense	\$97,344	\$87,834	\$146,996	\$97,971
Expense SqFt	\$11.70	\$9.95	\$9.25	\$11.70
Net Operating Income	\$108,576	\$159,759	\$211,531	\$109,318
Full Market Value	\$815,001	\$1,206,000	\$1,564,000	\$820,000
Market Value per SqFt	\$97.96	\$136.66	\$98.40	\$97.91
Distance from Condominium in miles		0.24	0.31	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01728-7501	1-01756-0050	1-01921-0042	1-01917-0064
Condominium Section	1280-R3			
Address	32 WEST 132 STREET	2093 MADISON AVENUE	114 WEST 137 STREET	2253 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	5	20	20	11
Year Built	1900	1900	1910	1910
Gross SqFt	8,640	8,825	15,895	8,375
Estimated Gross Income	\$213,840	\$247,593	\$358,527	\$207,289
Gross Income per SqFt	\$24.75	\$28.06	\$22.56	\$24.75
Estimated Expense	\$101,088	\$87,834	\$146,996	\$97,971
Expense SqFt	\$11.70	\$9.95	\$9.25	\$11.70
Net Operating Income	\$112,752	\$159,759	\$211,531	\$109,318
Full Market Value	\$845,999	\$1,206,000	\$1,564,000	\$820,000
Market Value per SqFt	\$97.92	\$136.66	\$98.40	\$97.91
Distance from Condominium in miles		0.24	0.31	0.19

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01729-7501	1-02029-0039	1-01721-0045	1-01749-0014
Condominium Section	0846-R1			
Address	55 WEST 131 STREET	222 WEST 144 STREET	15 WEST 123 STREET	23 EAST 124 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	25	25	29
Year Built	1898	1920	1935	1930
Gross SqFt	28,408	28,200	23,946	21,932
Estimated Gross Income	\$390,610	\$325,216	\$329,323	\$326,933
Gross Income per SqFt	\$13.75	\$11.53	\$13.75	\$14.91
Estimated Expense	\$238,343	\$165,860	\$200,887	\$183,277
Expense SqFt	\$8.39	\$5.88	\$8.39	\$8.36
Net Operating Income	\$152,267	\$159,356	\$128,436	\$143,656
Full Market Value	\$992,997	\$974,000	\$838,000	\$962,000
Market Value per SqFt	\$34.95	\$34.54	\$35.00	\$43.86
Distance from Condominium in miles		0.70	0.40	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01729-7501	1-01917-0064	1-01756-0050	1-01921-0042
Condominium Section	0846-R2			
Address	47 WEST 131 STREET	2253 ADAM C POWELL BOULEV	2093 MADISON AVENUE	114 WEST 137 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	4	11	20	20
Year Built	1881	1910	1900	1910
Gross SqFt	5,224	8,375	8,825	15,895
Estimated Gross Income	\$129,294	\$207,289	\$247,593	\$358,527
Gross Income per SqFt	\$24.75	\$24.75	\$28.06	\$22.56
Estimated Expense	\$61,121	\$97,971	\$87,834	\$146,996
Expense SqFt	\$11.70	\$11.70	\$9.95	\$9.25
Net Operating Income	\$68,173	\$109,318	\$159,759	\$211,531
Full Market Value	\$512,000	\$820,000	\$1,206,000	\$1,564,000
Market Value per SqFt	\$98.01	\$97.91	\$136.66	\$98.40
Distance from Condominium in miles		0.19	0.24	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01729-7503	1-01921-0042	1-01756-0050	1-01756-0049
<b>Condominium Section</b>	1530-R1			
<b>Address</b>	7 WEST 131 STREET	114 WEST 137 STREET	2093 MADISON AVENUE	2095 MADISON AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	12	20	20	17
<b>Year Built</b>	2004	1910	1900	1910
<b>Gross SqFt</b>	15,230	15,895	8,825	10,965
<b>Estimated Gross Income</b>	\$343,589	\$358,527	\$247,593	\$162,018
<b>Gross Income per SqFt</b>	\$22.56	\$22.56	\$28.06	\$14.78
<b>Estimated Expense</b>	\$140,878	\$146,996	\$87,834	\$79,389
<b>Expense SqFt</b>	\$9.25	\$9.25	\$9.95	\$7.24
<b>Net Operating Income</b>	\$202,711	\$211,531	\$159,759	\$82,629
<b>Full Market Value</b>	\$1,499,000	\$1,564,000	\$1,206,000	\$541,000
<b>Market Value per SqFt</b>	\$98.42	\$98.40	\$136.66	\$49.34
<b>Distance from Condominium in miles</b>		0.31	0.24	0.24

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01736-7501	1-01970-0002	1-02051-0054	1-01953-0012
<b>Condominium Section</b>	1602-R1			
<b>Address</b>	34 WEST 139 STREET	1423 AMSTERDAM AVENUE	680 ST NICHOLAS AVENUE	327 ST NICHOLAS AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	RR-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	125	130	117	73
<b>Year Built</b>	2007	1988	1900	1900
<b>Gross SqFt</b>	120,394	120,570	132,300	80,237
<b>Estimated Gross Income</b>	\$1,884,166	\$2,319,399	\$2,070,130	\$1,048,327
<b>Gross Income per SqFt</b>	\$15.65	\$19.24	\$15.65	\$13.07
<b>Estimated Expense</b>	\$923,422	\$950,954	\$1,014,364	\$543,269
<b>Expense SqFt</b>	\$7.67	\$7.89	\$7.67	\$6.77
<b>Net Operating Income</b>	\$960,744	\$1,368,445	\$1,055,766	\$505,058
<b>Full Market Value</b>	\$6,525,000	\$9,802,000	\$7,172,000	\$3,237,000
<b>Market Value per SqFt</b>	\$54.20	\$81.30	\$54.21	\$40.34
<b>Distance from Condominium in miles</b>		0.84	0.60	0.82

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01745-7501	1-01770-0159	1-01617-0001	1-01953-0012
Condominium Section	1382-R1			
Address	1825 MADISON AVENUE	134 EAST 122 STREET	1321 5 AVENUE	327 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	92	92	77	73
Year Built	2003	1973	1989	1900
Gross SqFt	97,592	84,941	102,811	80,237
Estimated Gross Income	\$1,812,283	\$1,577,539	\$1,691,217	\$1,048,327
Gross Income per SqFt	\$18.57	\$18.57	\$16.45	\$13.07
Estimated Expense	\$833,436	\$725,668	\$710,311	\$543,269
Expense SqFt	\$8.54	\$8.54	\$6.91	\$6.77
Net Operating Income	\$978,847	\$851,871	\$980,906	\$505,058
Full Market Value	\$6,956,000	\$6,051,000	\$6,758,000	\$3,237,000
Market Value per SqFt	\$71.28	\$71.24	\$65.73	\$40.34
Distance from Condominium in miles		0.18	0.37	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01745-7502	1-01687-0014	1-01821-0055	1-01629-0020
Condominium Section	2161-R1			
Address	1465 5 AVENUE	325 EAST 115 STREET	132 WEST 112 STREET	1595 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	44	29	42
Year Built	2009	1998	2004	2007
Gross SqFt	51,845	39,792	35,987	54,777
Estimated Gross Income	\$775,601	\$534,831	\$714,325	\$819,538
Gross Income per SqFt	\$14.96	\$13.44	\$19.85	\$14.96
Estimated Expense	\$402,317	\$296,975	\$292,873	\$425,274
Expense SqFt	\$7.76	\$7.46	\$8.14	\$7.76
Net Operating Income	\$373,284	\$237,856	\$421,452	\$394,264
Full Market Value	\$2,501,000	\$1,539,000	\$3,039,000	\$2,641,000
Market Value per SqFt	\$48.24	\$38.68	\$84.45	\$48.21
Distance from Condominium in miles		0.56	0.50	0.91

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01745-7503	1-02180-0350	1-02170-0096	
Condominium Section	2224-R1			
Address	1820 MADISON AVENUE	620 FT WASHINGTON AVENUE	4530 BROADWAY	
Neighborhood	HARLEM-CENTRAL	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	27	140	76	
Year Built	2009	1937	1920	
Gross SqFt	30,736	148,793	62,514	
Estimated Gross Income	\$474,564	\$2,149,097	\$1,027,195	
Gross Income per SqFt	\$15.44	\$14.44	\$16.43	
Estimated Expense	\$209,927	\$1,010,076	\$428,673	
Expense SqFt	\$6.83	\$6.79	\$6.86	
Net Operating Income	\$264,637	\$1,139,021	\$598,522	
Full Market Value	\$1,790,000	\$7,548,000	\$3,884,000	
Market Value per SqFt	\$58.24	\$50.73	\$62.13	
Distance from Condominium in miles		3.77	4.06	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01746-7501	1-01687-0014	1-01667-0042	1-01821-0055
Condominium Section	1952-R1			
Address	1485 5 AVENUE	325 EAST 115 STREET	210 EAST 118 STREET	132 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	44	27	29
Year Built	2007	1998	2003	2004
Gross SqFt	53,079	39,792	29,280	35,987
Estimated Gross Income	\$1,053,618	\$534,831	\$645,757	\$714,325
Gross Income per SqFt	\$19.85	\$13.44	\$22.05	\$19.85
Estimated Expense	\$432,063	\$296,975	\$226,015	\$292,873
Expense SqFt	\$8.14	\$7.46	\$7.72	\$8.14
Net Operating Income	\$621,555	\$237,856	\$419,742	\$421,452
Full Market Value	\$4,482,000	\$1,539,000	\$3,090,000	\$3,039,000
Market Value per SqFt	\$84.44	\$38.68	\$105.53	\$84.45
Distance from Condominium in miles		0.58	0.42	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01746-7501	1-01770-0158		
Condominium Section	1952-R2			
Address	1485 5 AVENUE	1982 LEXINGTON AVENUE		
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL		
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR		
Total Units	158	344		
Year Built	2007	1974		
Gross SqFt	312,279	358,400		
Estimated Gross Income	\$5,886,459	\$6,757,492		
Gross Income per SqFt	\$18.85	\$18.85		
Estimated Expense	\$2,707,459	\$3,108,446		
Expense SqFt	\$8.67	\$8.67		
Net Operating Income	\$3,179,000	\$3,649,046		
Full Market Value	\$22,671,995	\$26,024,000		
Market Value per SqFt	\$72.60	\$72.61		
Distance from Condominium in miles		0.22		

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01753-7501	1-02012-0012	1-01667-0042	1-01661-0024
Condominium Section	1525-R1			
Address	23 EAST 128 STREET	147 WEST 143 STREET	210 EAST 118 STREET	2167 2 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	19	27	16
Year Built	2005	2005	2003	2008
Gross SqFt	12,000	15,075	29,280	15,223
Estimated Gross Income	\$227,160	\$266,335	\$645,757	\$288,232
Gross Income per SqFt	\$18.93	\$17.67	\$22.05	\$18.93
Estimated Expense	\$81,720	\$109,197	\$226,015	\$103,691
Expense SqFt	\$6.81	\$7.24	\$7.72	\$6.81
Net Operating Income	\$145,440	\$157,138	\$419,742	\$184,541
Full Market Value	\$1,038,000	\$1,103,000	\$3,090,000	\$1,317,000
Market Value per SqFt	\$86.50	\$73.17	\$105.53	\$86.51
Distance from Condominium in miles		0.81	0.68	0.94

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01753-7502	1-02012-0012	1-01667-0042	1-01661-0024
<b>Condominium Section</b>	1656-R1			
<b>Address</b>	50 EAST 129 STREET	147 WEST 143 STREET	210 EAST 118 STREET	2167 2 AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	18	19	27	16
<b>Year Built</b>	2004	2005	2003	2008
<b>Gross SqFt</b>	15,023	15,075	29,280	15,223
<b>Estimated Gross Income</b>	\$284,385	\$266,335	\$645,757	\$288,232
<b>Gross Income per SqFt</b>	\$18.93	\$17.67	\$22.05	\$18.93
<b>Estimated Expense</b>	\$102,307	\$109,197	\$226,015	\$103,691
<b>Expense SqFt</b>	\$6.81	\$7.24	\$7.72	\$6.81
<b>Net Operating Income</b>	\$182,078	\$157,138	\$419,742	\$184,541
<b>Full Market Value</b>	\$1,299,996	\$1,103,000	\$3,090,000	\$1,317,000
<b>Market Value per SqFt</b>	\$86.53	\$73.17	\$105.53	\$86.51
<b>Distance from Condominium in miles</b>		0.86	0.63	0.91

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01753-7503	1-01667-0042	1-02012-0012	1-01661-0024
<b>Condominium Section</b>	1985-R1			
<b>Address</b>	2077 5 AVENUE	210 EAST 118 STREET	147 WEST 143 STREET	2167 2 AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	13	27	19	16
<b>Year Built</b>	2007	2003	2005	2008
<b>Gross SqFt</b>	24,731	29,280	15,075	15,223
<b>Estimated Gross Income</b>	\$468,158	\$645,757	\$266,335	\$288,232
<b>Gross Income per SqFt</b>	\$18.93	\$22.05	\$17.67	\$18.93
<b>Estimated Expense</b>	\$168,418	\$226,015	\$109,197	\$103,691
<b>Expense SqFt</b>	\$6.81	\$7.72	\$7.24	\$6.81
<b>Net Operating Income</b>	\$299,740	\$419,742	\$157,138	\$184,541
<b>Full Market Value</b>	\$2,140,001	\$3,090,000	\$1,103,000	\$1,317,000
<b>Market Value per SqFt</b>	\$86.53	\$105.53	\$73.17	\$86.51
<b>Distance from Condominium in miles</b>		0.68	0.81	0.94

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01753-7504	1-01437-0045	1-01471-0012	1-01390-0009
Condominium Section	2216-R1			
Address	51 EAST 128 STREET	316 EAST 63 STREET	421 EAST 76 STREET	7 EAST 75 STREET
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	44	12	20
Year Built	2008	1999	1986	1910
Gross SqFt	13,879	34,137	8,820	13,580
Estimated Gross Income	\$442,324	\$1,088,032	\$263,817	\$487,168
Gross Income per SqFt	\$31.87	\$31.87	\$29.91	\$35.87
Estimated Expense	\$141,566	\$348,170	\$74,318	\$141,279
Expense SqFt	\$10.20	\$10.20	\$8.43	\$10.40
Net Operating Income	\$300,758	\$739,862	\$189,499	\$345,889
Full Market Value	\$2,271,001	\$5,586,000	\$1,431,000	\$2,611,000
Market Value per SqFt	\$163.63	\$163.63	\$162.24	\$192.27
Distance from Condominium in miles		0.05	0.66	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01755-7501	1-01756-0050	1-01921-0042	1-02007-0010
Condominium Section	1470-R1			
Address	69 EAST 130 STREET	2093 MADISON AVENUE	114 WEST 137 STREET	135 WEST 138 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	25	20	20	27
Year Built	2004	1900	1910	1910
Gross SqFt	40,418	8,825	15,895	29,520
Estimated Gross Income	\$911,830	\$247,593	\$358,527	\$649,308
Gross Income per SqFt	\$22.56	\$28.06	\$22.56	\$22.00
Estimated Expense	\$373,867	\$87,834	\$146,996	\$266,216
Expense SqFt	\$9.25	\$9.95	\$9.25	\$9.02
Net Operating Income	\$537,963	\$159,759	\$211,531	\$383,092
Full Market Value	\$3,977,001	\$1,206,000	\$1,564,000	\$2,747,000
Market Value per SqFt	\$98.40	\$136.66	\$98.40	\$93.06
Distance from Condominium in miles		0.05	0.52	0.58

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01783-7501	1-01667-0042	1-01687-0038	1-01661-0024
<b>Condominium Section</b>	1923-R1			
<b>Address</b>	249 EAST 118 STREET	210 EAST 118 STREET	326 EAST 116 STREET	2167 2 AVENUE
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	28	27	20	16
<b>Year Built</b>	2006	2003	2003	2008
<b>Gross SqFt</b>	35,526	29,280	15,118	15,223
<b>Estimated Gross Income</b>	\$672,507	\$645,757	\$246,940	\$288,232
<b>Gross Income per SqFt</b>	\$18.93	\$22.05	\$16.33	\$18.93
<b>Estimated Expense</b>	\$241,932	\$226,015	\$121,351	\$103,691
<b>Expense SqFt</b>	\$6.81	\$7.72	\$8.03	\$6.81
<b>Net Operating Income</b>	\$430,575	\$419,742	\$125,589	\$184,541
<b>Full Market Value</b>	\$3,073,999	\$3,090,000	\$864,000	\$1,317,000
<b>Market Value per SqFt</b>	\$86.53	\$105.53	\$57.15	\$86.51
<b>Distance from Condominium in miles</b>		0.05	0.21	0.36

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01785-7501	1-01796-0028	1-01784-0128	1-01796-0006
<b>Condominium Section</b>	1901-R1			
<b>Address</b>	207 EAST 120 STREET	2333 1 AVENUE	246 EAST 120 STREET	307 EAST 119 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	11	14	20	12
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	14,440	8,838	10,840	4,500
<b>Estimated Gross Income</b>	\$346,849	\$212,271	\$275,709	\$95,935
<b>Gross Income per SqFt</b>	\$24.02	\$24.02	\$25.43	\$21.32
<b>Estimated Expense</b>	\$143,389	\$87,789	\$98,558	\$39,333
<b>Expense SqFt</b>	\$9.93	\$9.93	\$9.09	\$8.74
<b>Net Operating Income</b>	\$203,460	\$124,482	\$177,151	\$56,602
<b>Full Market Value</b>	\$1,520,000	\$930,000	\$1,334,000	\$414,000
<b>Market Value per SqFt</b>	\$105.26	\$105.23	\$123.06	\$92.00
<b>Distance from Condominium in miles</b>		0.15	0.05	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01785-7502	1-01667-0042	1-01661-0024	1-01630-0005
Condominium Section	2223-R1			
Address	2205 3 AVENUE	210 EAST 118 STREET	2167 2 AVENUE	109 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	66	27	16	45
Year Built	2008	2003	2008	2003
Gross SqFt	35,564	29,280	15,223	30,129
Estimated Gross Income	\$784,186	\$645,757	\$288,232	\$887,359
Gross Income per SqFt	\$22.05	\$22.05	\$18.93	\$29.45
Estimated Expense	\$274,554	\$226,015	\$103,691	\$221,840
Expense SqFt	\$7.72	\$7.72	\$6.81	\$7.36
Net Operating Income	\$509,632	\$419,742	\$184,541	\$665,519
Full Market Value	\$3,751,000	\$3,090,000	\$1,317,000	\$5,025,000
Market Value per SqFt	\$105.47	\$105.53	\$86.51	\$166.78
Distance from Condominium in miles		0.15	0.46	0.94

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01788-7501	1-01687-0038	1-01667-0042	1-01661-0024
Condominium Section	1820-R1			
Address	2279 3 AVENUE	326 EAST 116 STREET	210 EAST 118 STREET	2167 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	20	27	16
Year Built	2006	2003	2003	2008
Gross SqFt	16,737	15,118	29,280	15,223
Estimated Gross Income	\$316,831	\$246,940	\$645,757	\$288,232
Gross Income per SqFt	\$18.93	\$16.33	\$22.05	\$18.93
Estimated Expense	\$113,979	\$121,351	\$226,015	\$103,691
Expense SqFt	\$6.81	\$8.03	\$7.72	\$6.81
Net Operating Income	\$202,852	\$125,589	\$419,742	\$184,541
Full Market Value	\$2,649,998	\$864,000	\$3,090,000	\$1,317,000
Market Value per SqFt	\$158.33	\$57.15	\$105.53	\$86.51
Distance from Condominium in miles		0.43	0.30	0.60

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01788-7502	1-01667-0039	1-01687-0011	1-01795-0018
Condominium Section	1876-R1			
Address	206 EAST 124 STREET	216 EAST 118 STREET	319 EAST 115 STREET	335 EAST 118 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	18	24	17
Year Built	1900	1900	1910	1900
Gross SqFt	12,090	15,246	11,384	15,786
Estimated Gross Income	\$277,586	\$350,030	\$270,280	\$189,238
Gross Income per SqFt	\$22.96	\$22.96	\$23.74	\$11.99
Estimated Expense	\$113,767	\$143,512	\$110,815	\$96,511
Expense SqFt	\$9.41	\$9.41	\$9.73	\$6.11
Net Operating Income	\$163,819	\$206,518	\$159,465	\$92,727
Full Market Value	\$1,115,384	\$1,532,000	\$1,189,000	\$541,000
Market Value per SqFt	\$92.26	\$100.49	\$104.44	\$34.27
Distance from Condominium in miles		0.30	0.43	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01795-7501	1-01687-0038	1-01661-0024	1-01667-0042
Condominium Section	1956-R1			
Address	328 EAST 119 STREET	326 EAST 116 STREET	2167 2 AVENUE	210 EAST 118 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	20	16	27
Year Built	2008	2003	2008	2003
Gross SqFt	16,136	15,118	15,223	29,280
Estimated Gross Income	\$305,454	\$246,940	\$288,232	\$645,757
Gross Income per SqFt	\$18.93	\$16.33	\$18.93	\$22.05
Estimated Expense	\$109,886	\$121,351	\$103,691	\$226,015
Expense SqFt	\$6.81	\$8.03	\$6.81	\$7.72
Net Operating Income	\$195,568	\$125,589	\$184,541	\$419,742
Full Market Value	\$1,396,004	\$864,000	\$1,317,000	\$3,090,000
Market Value per SqFt	\$86.51	\$57.15	\$86.51	\$105.53
Distance from Condominium in miles		0.16	0.38	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01795-7502	1-01687-0038	1-01661-0024	1-01667-0042
Condominium Section	2125-R1			
Address	346 EAST 119 STREET	326 EAST 116 STREET	2167 2 AVENUE	210 EAST 118 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	20	16	27
Year Built	2007	2003	2008	2003
Gross SqFt	12,026	15,118	15,223	29,280
Estimated Gross Income	\$227,652	\$246,940	\$288,232	\$645,757
Gross Income per SqFt	\$18.93	\$16.33	\$18.93	\$22.05
Estimated Expense	\$81,897	\$121,351	\$103,691	\$226,015
Expense SqFt	\$6.81	\$8.03	\$6.81	\$7.72
Net Operating Income	\$145,755	\$125,589	\$184,541	\$419,742
Full Market Value	\$1,041,001	\$864,000	\$1,317,000	\$3,090,000
Market Value per SqFt	\$86.56	\$57.15	\$86.51	\$105.53
Distance from Condominium in miles		0.16	0.38	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01807-7501	1-01687-0038	1-01661-0024	1-01667-0042
Condominium Section	1732-R1			
Address	414 EAST 120 STREET	326 EAST 116 STREET	2167 2 AVENUE	210 EAST 118 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	20	16	27
Year Built	2006	2003	2008	2003
Gross SqFt	9,745	15,118	15,223	29,280
Estimated Gross Income	\$184,473	\$246,940	\$288,232	\$645,757
Gross Income per SqFt	\$18.93	\$16.33	\$18.93	\$22.05
Estimated Expense	\$66,363	\$121,351	\$103,691	\$226,015
Expense SqFt	\$6.81	\$8.03	\$6.81	\$7.72
Net Operating Income	\$118,110	\$125,589	\$184,541	\$419,742
Full Market Value	\$842,999	\$864,000	\$1,317,000	\$3,090,000
Market Value per SqFt	\$86.51	\$57.15	\$86.51	\$105.53
Distance from Condominium in miles		0.25	0.49	0.29

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01820-7501	1-01826-0018	1-01594-0012	
Condominium Section	0592-R1			
Address	137 CENTRAL PARK NORTH	211 CENTRAL PARK NORTH	35 CENTRAL PARK NORTH	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	25	64	
Year Built	1910	1926	1920	
Gross SqFt	36,637	30,224	48,369	
Estimated Gross Income	\$806,014	\$554,218	\$1,240,473	
Gross Income per SqFt	\$22.00	\$18.34	\$25.65	
Estimated Expense	\$294,561	\$211,478	\$439,267	
Expense SqFt	\$8.04	\$7.00	\$9.08	
Net Operating Income	\$511,453	\$342,740	\$801,206	
Full Market Value	\$3,764,003	\$2,428,000	\$6,042,000	
Market Value per SqFt	\$102.74	\$80.33	\$124.91	
Distance from Condominium in miles		0.16	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01820-7502	1-01843-0051	1-01842-0051	1-01842-0053
Condominium Section	1520-R1			
Address	125 CENTRAL PARK NORTH	169 MANHATTAN AVENUE	50 WEST 107 STREET	60 WEST 107 STREET
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	24	84	25
Year Built	1900	1940	1920	1940
Gross SqFt	22,039	19,368	27,521	25,144
Estimated Gross Income	\$543,702	\$512,000	\$678,992	\$600,612
Gross Income per SqFt	\$24.67	\$26.44	\$24.67	\$23.89
Estimated Expense	\$231,850	\$205,477	\$289,426	\$188,845
Expense SqFt	\$10.52	\$10.61	\$10.52	\$7.51
Net Operating Income	\$311,852	\$306,523	\$389,566	\$411,767
Full Market Value	\$2,338,999	\$2,314,000	\$2,922,000	\$1,730,000
Market Value per SqFt	\$106.13	\$119.48	\$106.17	\$68.80
Distance from Condominium in miles		0.40	0.43	0.43

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01820-7503	1-01672-0017	1-01624-0045	1-01963-0030
Condominium Section	1768-R1			
Address	111 CENTRAL PARK NORTH	327 EAST 100 STREET	1501 LEXINGTON AVENUE	1235 AMSTERDAM AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST	MORNINGSIDE HEIGHTS
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	85	236	161	62
Year Built	2006	2003	2001	1968
Gross SqFt	94,012	250,090	133,370	79,036
Estimated Gross Income	\$2,990,000	\$5,603,016	\$5,146,436	\$2,823,317
Gross Income per SqFt	\$31.80	\$22.40	\$38.59	\$35.72
Estimated Expense	\$910,000	\$1,589,702	\$1,492,466	\$903,726
Expense SqFt	\$9.68	\$6.36	\$11.19	\$11.43
Net Operating Income	\$2,080,000	\$4,013,314	\$3,653,970	\$1,919,591
Full Market Value	\$15,703,987	\$29,634,000	\$27,588,000	\$14,493,000
Market Value per SqFt	\$167.04	\$118.49	\$206.85	\$183.37
Distance from Condominium in miles		1.01	0.94	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01821-7502	1-01832-0013	1-01828-0001	
Condominium Section	2139-R1			
Address	118 WEST 112 STREET	35 WEST 96 STREET	2070 FREDRICK DOUGLASS BL	
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	24	128	18	
Year Built	1915	1907	1900	
Gross SqFt	24,090	36,264	15,188	
Estimated Gross Income	\$730,000	\$1,199,640	\$492,500	
Gross Income per SqFt	\$30.30	\$33.08	\$32.43	
Estimated Expense	\$245,718	\$383,885	\$151,991	
Expense SqFt	\$10.20	\$10.59	\$10.01	
Net Operating Income	\$484,282	\$815,755	\$340,509	
Full Market Value	\$3,807,000	\$6,159,000	\$2,571,000	
Market Value per SqFt	\$158.03	\$169.84	\$169.28	
Distance from Condominium in miles		0.82	0.16	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01822-7502	1-01872-0061	1-01826-0036	1-01864-0039
Condominium Section	2123-R1			
Address	1845 ADAM C POWELL BOULEV	832 WEST END AVENUE	1810 ADAM C POWELL BOULEV	412 CATHEDRAL PARKWAY
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	68	48	35
Year Built	1915	1913	1920	1930
Gross SqFt	105,957	108,377	65,286	86,819
Estimated Gross Income	\$1,823,520	\$2,022,435	\$1,123,444	\$1,413,298
Gross Income per SqFt	\$17.21	\$18.66	\$17.21	\$16.28
Estimated Expense	\$839,179	\$829,198	\$516,784	\$593,585
Expense SqFt	\$7.92	\$7.65	\$7.92	\$6.84
Net Operating Income	\$984,341	\$1,193,237	\$606,660	\$819,713
Full Market Value	\$6,863,001	\$8,489,000	\$4,230,000	\$5,632,000
Market Value per SqFt	\$64.77	\$78.33	\$64.79	\$64.87
Distance from Condominium in miles		0.92	0.16	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-7501	1-01614-0069	1-01826-0036	
Condominium Section	0807-R1			
Address	66 ST NICHOLAS' AVENUE	1274 5 AVENUE	1810 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	54	48	
Year Built	1915	1935	1920	
Gross SqFt	58,429	56,670	65,286	
Estimated Gross Income	\$1,133,523	\$1,222,943	\$1,123,444	
Gross Income per SqFt	\$19.40	\$21.58	\$17.21	
Estimated Expense	\$491,972	\$504,849	\$516,784	
Expense SqFt	\$8.42	\$8.91	\$7.92	
Net Operating Income	\$641,551	\$718,094	\$606,660	
Full Market Value	\$4,605,000	\$5,268,000	\$4,230,000	
Market Value per SqFt	\$78.81	\$92.96	\$64.79	
Distance from Condominium in miles		0.38	0.25	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-7502	1-01821-0055	1-01661-0024	
Condominium Section	1545-R1			
Address	61 LENOX AVENUE	132 WEST 112 STREET	2167 2 AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	29	16	
Year Built	1900	2004	2008	
Gross SqFt	18,567	35,987	15,223	
Estimated Gross Income	\$360,014	\$714,325	\$288,232	
Gross Income per SqFt	\$19.39	\$19.85	\$18.93	
Estimated Expense	\$138,881	\$292,873	\$103,691	
Expense SqFt	\$7.48	\$8.14	\$6.81	
Net Operating Income	\$221,133	\$421,452	\$184,541	
Full Market Value	\$1,586,999	\$3,039,000	\$1,317,000	
Market Value per SqFt	\$85.47	\$84.45	\$86.51	
Distance from Condominium in miles		0.12	0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01825-7501	1-01630-0005	1-01667-0042	1-01821-0055
Condominium Section	1996-R1			
Address	106 WEST 116 STREET	109 EAST 102 STREET	210 EAST 118 STREET	132 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	45	27	29
Year Built	2006	2003	2003	2004
Gross SqFt	57,450	30,129	29,280	35,987
Estimated Gross Income	\$1,266,773	\$887,359	\$645,757	\$714,325
Gross Income per SqFt	\$22.05	\$29.45	\$22.05	\$19.85
Estimated Expense	\$443,514	\$221,840	\$226,015	\$292,873
Expense SqFt	\$7.72	\$7.36	\$7.72	\$8.14
Net Operating Income	\$823,259	\$665,519	\$419,742	\$421,452
Full Market Value	\$6,059,999	\$5,025,000	\$3,090,000	\$3,039,000
Market Value per SqFt	\$105.48	\$166.78	\$105.53	\$84.45
Distance from Condominium in miles		0.84	0.73	0.21

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01826-7501	1-01875-0058	1-01828-0034	
Condominium Section	0591-R1			
Address	1800 ADAM C POWELL BOULEV	250 WEST 104 STREET	200 WEST 113 STREET	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	35	37	84	
Year Built	1911	1912	1920	
Gross SqFt	48,636	47,673	43,946	
Estimated Gross Income	\$1,055,888	\$1,120,050	\$875,933	
Gross Income per SqFt	\$21.71	\$23.49	\$19.93	
Estimated Expense	\$420,701	\$435,422	\$359,133	
Expense SqFt	\$8.65	\$9.13	\$8.17	
Net Operating Income	\$635,187	\$684,628	\$516,800	
Full Market Value	\$4,662,998	\$5,095,000	\$3,731,000	
Market Value per SqFt	\$95.88	\$106.87	\$84.90	
Distance from Condominium in miles		0.67	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01826-7502	1-01820-0057	1-01847-0066	
Condominium Section	1662-R1			
Address	220 WEST 111 STREET	148 WEST 111 STREET	312 WEST 114 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	
Total Units	24	20	24	
Year Built	1900	1900	1900	
Gross SqFt	18,540	12,550	20,844	
Estimated Gross Income	\$392,306	\$290,243	\$400,000	
Gross Income per SqFt	\$21.16	\$23.13	\$19.19	
Estimated Expense	\$158,332	\$115,442	\$164,000	
Expense SqFt	\$8.54	\$9.20	\$7.87	
Net Operating Income	\$233,974	\$174,801	\$236,000	
Full Market Value	\$1,709,001	\$1,298,000	\$1,690,000	
Market Value per SqFt	\$92.18	\$103.43	\$81.08	
Distance from Condominium in miles		0.16	0.19	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7501	1-01895-0028	1-01842-0039	
Condominium Section	0749-R1			
Address	1852 ADAM C POWELL BOULEV	610 WEST 113 STREET	6 WEST 107 STREET	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	14	18	20	
Year Built	1900	1905	1901	
Gross SqFt	18,448	18,120	25,452	
Estimated Gross Income	\$348,114	\$344,741	\$476,300	
Gross Income per SqFt	\$18.87	\$19.03	\$18.71	
Estimated Expense	\$163,634	\$158,581	\$228,908	
Expense SqFt	\$8.87	\$8.75	\$8.99	
Net Operating Income	\$184,480	\$186,160	\$247,392	
Full Market Value	\$1,315,999	\$1,330,000	\$1,761,000	
Market Value per SqFt	\$71.34	\$73.40	\$69.19	
Distance from Condominium in miles		0.66	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7502	1-01842-0039	1-01826-0018	1-01828-0030
Condominium Section	1332-R1			
Address	203 WEST 112 STREET	6 WEST 107 STREET	211 CENTRAL PARK NORTH	1854 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	20	25	28
Year Built	1920	1901	1926	1920
Gross SqFt	23,700	25,452	30,224	27,510
Estimated Gross Income	\$434,658	\$476,300	\$554,218	\$374,362
Gross Income per SqFt	\$18.34	\$18.71	\$18.34	\$13.61
Estimated Expense	\$165,900	\$228,908	\$211,478	\$175,950
Expense SqFt	\$7.00	\$8.99	\$7.00	\$6.40
Net Operating Income	\$268,758	\$247,392	\$342,740	\$198,412
Full Market Value	\$1,903,998	\$1,761,000	\$2,428,000	\$774,000
Market Value per SqFt	\$80.34	\$69.19	\$80.33	\$28.14
Distance from Condominium in miles		0.32	0.09	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7503	1-01822-0050	1-01847-0063	
Condominium Section	1540-R1			
Address	2072 FRED DOUGLASS BOULEV	53 ST NICHOLAS AVENUE	306 WEST 114 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C5-WALK-UP	
Total Units	13	20	20	
Year Built	1900	1900	1900	
Gross SqFt	6,866	10,830	8,915	
Estimated Gross Income	\$159,635	\$252,070	\$207,011	
Gross Income per SqFt	\$23.25	\$23.28	\$23.22	
Estimated Expense	\$68,866	\$95,787	\$99,986	
Expense SqFt	\$10.03	\$8.84	\$11.22	
Net Operating Income	\$90,769	\$156,283	\$107,025	
Full Market Value	\$673,999	\$1,162,000	\$795,000	
Market Value per SqFt	\$98.16	\$107.29	\$89.18	
Distance from Condominium in miles		0.14	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7505	1-01846-0051	1-01822-0050	
Condominium Section	1684-R1			
Address	2082 FRED DOUGLASS BOULEV	304 WEST 112 STREET	53 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	14	12	20	
Year Built	1900	1900	1900	
Gross SqFt	6,846	9,725	10,830	
Estimated Gross Income	\$182,788	\$292,793	\$252,070	
Gross Income per SqFt	\$26.70	\$30.11	\$23.28	
Estimated Expense	\$65,311	\$99,550	\$95,787	
Expense SqFt	\$9.54	\$10.24	\$8.84	
Net Operating Income	\$117,477	\$193,243	\$156,283	
Full Market Value	\$887,000	\$1,459,000	\$1,162,000	
Market Value per SqFt	\$129.56	\$150.03	\$107.29	
Distance from Condominium in miles		0.13	0.14	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7506	1-01607-0003	1-01826-0036	
Condominium Section	2166-R1			
Address	261 WEST 112 STREET	3 EAST 101 STREET	1810 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	35	114	48	
Year Built	2006	1963	1920	
Gross SqFt	66,215	64,000	65,286	
Estimated Gross Income	\$1,458,054	\$1,716,500	\$1,123,444	
Gross Income per SqFt	\$22.02	\$26.82	\$17.21	
Estimated Expense	\$612,489	\$676,662	\$516,784	
Expense SqFt	\$9.25	\$10.57	\$7.92	
Net Operating Income	\$845,565	\$1,039,838	\$606,660	
Full Market Value	\$6,223,009	\$6,481,000	\$4,230,000	
Market Value per SqFt	\$93.98	\$101.27	\$64.79	
Distance from Condominium in miles		0.75	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01829-7501	1-01882-0024	1-01882-0020	
Condominium Section	1440-R1			
Address	2098 FRED DOUGLASS BOULEV	509 CATHEDRAL PARKWAY	515 CATHEDRAL PARKWAY	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	88	94	83	
Year Built	1900	1909	1909	
Gross SqFt	102,511	83,519	83,471	
Estimated Gross Income	\$2,663,236	\$2,304,668	\$2,033,314	
Gross Income per SqFt	\$25.98	\$27.59	\$24.36	
Estimated Expense	\$1,108,144	\$897,729	\$907,051	
Expense SqFt	\$10.81	\$10.75	\$10.87	
Net Operating Income	\$1,555,092	\$1,406,939	\$1,126,263	
Full Market Value	\$11,635,889	\$10,622,000	\$8,433,000	
Market Value per SqFt	\$113.51	\$127.18	\$101.03	
Distance from Condominium in miles		0.53	0.53	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01830-7501	1-01839-0037	1-01667-0042	1-01821-0055
Condominium Section	1799-R1			
Address	266 WEST 115 STREET	4 WEST 104 STREET	210 EAST 118 STREET	132 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	14	27	29
Year Built	2005	1987	2003	2004
Gross SqFt	20,184	11,000	29,280	35,987
Estimated Gross Income	\$445,057	\$265,000	\$645,757	\$714,325
Gross Income per SqFt	\$22.05	\$24.09	\$22.05	\$19.85
Estimated Expense	\$155,820	\$100,700	\$226,015	\$292,873
Expense SqFt	\$7.72	\$9.15	\$7.72	\$8.14
Net Operating Income	\$289,237	\$164,300	\$419,742	\$421,452
Full Market Value	\$2,129,000	\$1,227,000	\$3,090,000	\$3,039,000
Market Value per SqFt	\$105.48	\$111.55	\$105.53	\$84.45
Distance from Condominium in miles		0.57	0.92	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01831-7501	1-01829-0005	1-01846-0041	
Condominium Section	1657-R1			
Address	245 WEST 115 STREET	273 WEST 113 STREET	303 WEST 111 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	20	13	15	
Year Built	1900	1920	1900	
Gross SqFt	7,852	10,335	9,920	
Estimated Gross Income	\$197,399	\$335,094	\$177,135	
Gross Income per SqFt	\$25.14	\$32.42	\$17.86	
Estimated Expense	\$73,024	\$107,230	\$81,482	
Expense SqFt	\$9.30	\$10.38	\$8.21	
Net Operating Income	\$124,375	\$227,864	\$95,653	
Full Market Value	\$935,000	\$1,720,000	\$637,000	
Market Value per SqFt	\$119.08	\$166.42	\$64.21	
Distance from Condominium in miles		0.10	0.23	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01831-7502	1-01667-0042	1-01821-0055	
Condominium Section	1913-R1			
Address	247 WEST 115 STREET	210 EAST 118 STREET	132 WEST 112 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	27	29	
Year Built	2007	2003	2004	
Gross SqFt	49,200	29,280	35,987	
Estimated Gross Income	\$1,030,740	\$645,757	\$714,325	
Gross Income per SqFt	\$20.95	\$22.05	\$19.85	
Estimated Expense	\$390,156	\$226,015	\$292,873	
Expense SqFt	\$7.93	\$7.72	\$8.14	
Net Operating Income	\$640,584	\$419,742	\$421,452	
Full Market Value	\$4,670,998	\$3,090,000	\$3,039,000	
Market Value per SqFt	\$94.94	\$105.53	\$84.45	
Distance from Condominium in miles		0.91	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-7501	1-01241-0038	1-01199-0052	1-01197-0027
Condominium Section	0236-R1			
Address	26 WEST 97 STREET	204 WEST 94 STREET	34 WEST 86 STREET	3 WEST 83 STREET
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	30	18	26
Year Built	1900	1910	1900	1900
Gross SqFt	13,885	17,760	9,205	13,839
Estimated Gross Income	\$377,533	\$481,519	\$296,086	\$376,252
Gross Income per SqFt	\$27.19	\$27.11	\$32.17	\$27.19
Estimated Expense	\$143,432	\$195,522	\$86,058	\$142,976
Expense SqFt	\$10.33	\$11.01	\$9.35	\$10.33
Net Operating Income	\$234,101	\$285,997	\$210,028	\$233,276
Full Market Value	\$1,766,999	\$2,159,000	\$1,586,000	\$1,761,000
Market Value per SqFt	\$127.26	\$121.57	\$172.30	\$127.25
Distance from Condominium in miles		0.33	0.56	0.66

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01833-7501	1-01865-0040	1-01852-0012	1-01208-0029
Condominium Section	0433-R1			
Address	382 CENTRAL PARK WEST	1 MORNINGSIDE DRIVE	107 WEST 97 STREET	350 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	414	295	287	174
Year Built	1961	2008	1950	1929
Gross SqFt	390,628	358,800	257,760	323,690
Estimated Gross Income	\$8,164,125	\$10,128,692	\$5,124,998	\$6,766,250
Gross Income per SqFt	\$20.90	\$28.23	\$19.88	\$20.90
Estimated Expense	\$3,347,682	\$3,883,265	\$2,101,249	\$2,774,163
Expense SqFt	\$8.57	\$10.82	\$8.15	\$8.57
Net Operating Income	\$4,816,443	\$6,245,427	\$3,023,749	\$3,992,087
Full Market Value	\$24,804,606	\$47,153,000	\$21,225,000	\$29,088,000
Market Value per SqFt	\$63.50	\$131.42	\$82.34	\$89.86
Distance from Condominium in miles		0.67	0.17	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01833-7502	1-01770-0158	1-01852-0012	1-01208-0029
Condominium Section	0435-R1			
Address	372 CENTRAL PARK WEST	1982 LEXINGTON AVENUE	107 WEST 97 STREET	350 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	413	344	287	174
Year Built	1961	1974	1950	1929
Gross SqFt	390,628	358,400	257,760	323,690
Estimated Gross Income	\$7,765,685	\$6,757,492	\$5,124,998	\$6,766,250
Gross Income per SqFt	\$19.88	\$18.85	\$19.88	\$20.90
Estimated Expense	\$3,070,336	\$3,108,446	\$2,101,249	\$2,774,163
Expense SqFt	\$7.86	\$8.67	\$8.15	\$8.57
Net Operating Income	\$4,695,349	\$3,649,046	\$3,023,749	\$3,992,087
Full Market Value	\$24,804,634	\$26,024,000	\$21,225,000	\$29,088,000
Market Value per SqFt	\$63.50	\$72.61	\$82.34	\$89.86
Distance from Condominium in miles		1.44	0.17	0.21

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01833-7503	1-01770-0158	1-01852-0012	
Condominium Section	0750-R1			
Address	392 CENTRAL PARK WEST	1982 LEXINGTON AVENUE	107 WEST 97 STREET	
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	414	344	287	
Year Built	1960	1974	1950	
Gross SqFt	390,628	358,400	257,760	
Estimated Gross Income	\$7,566,464	\$6,757,492	\$5,124,998	
Gross Income per SqFt	\$19.37	\$18.85	\$19.88	
Estimated Expense	\$3,230,494	\$3,108,446	\$2,101,249	
Expense SqFt	\$8.27	\$8.67	\$8.15	
Net Operating Income	\$4,335,970	\$3,649,046	\$3,023,749	
Full Market Value	\$24,804,577	\$26,024,000	\$21,225,000	
Market Value per SqFt	\$63.50	\$72.61	\$82.34	
Distance from Condominium in miles		1.44	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01833-7504	1-01770-0158	1-01852-0012	
Condominium Section	0753-R1			
Address	400 CENTRAL PARK WEST	1982 LEXINGTON AVENUE	107 WEST 97 STREET	
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	414	344	287	
Year Built	1960	1974	1950	
Gross SqFt	390,628	358,400	257,760	
Estimated Gross Income	\$7,566,464	\$6,757,492	\$5,124,998	
Gross Income per SqFt	\$19.37	\$18.85	\$19.88	
Estimated Expense	\$3,230,494	\$3,108,446	\$2,101,249	
Expense SqFt	\$8.27	\$8.67	\$8.15	
Net Operating Income	\$4,335,970	\$3,649,046	\$3,023,749	
Full Market Value	\$24,804,604	\$26,024,000	\$21,225,000	
Market Value per SqFt	\$63.50	\$72.61	\$82.34	
Distance from Condominium in miles		1.44	0.17	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01833-7505	1-01205-0022	1-01821-0055	1-01869-0006
Condominium Section	2180-R1			
Address	775 COLUMBUS AVENUE	5 WEST 91 STREET	132 WEST 112 STREET	251 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	48	29	53
Year Built	2007	1972	2004	1910
Gross SqFt	53,985	48,972	35,987	35,886
Estimated Gross Income	\$1,071,602	\$937,657	\$714,325	\$1,033,827
Gross Income per SqFt	\$19.85	\$19.15	\$19.85	\$28.81
Estimated Expense	\$439,438	\$439,005	\$292,873	\$351,501
Expense SqFt	\$8.14	\$8.96	\$8.14	\$9.79
Net Operating Income	\$632,164	\$498,652	\$421,452	\$682,326
Full Market Value	\$4,558,000	\$3,569,000	\$3,039,000	\$5,152,000
Market Value per SqFt	\$84.43	\$72.88	\$84.45	\$143.57
Distance from Condominium in miles		0.36	0.72	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01833-7506	1-01240-0052	1-01624-0045	
Condominium Section	2181-R1			
Address	795 COLUMBUS AVENUE	2495 BROADWAY	1501 LEXINGTON AVENUE	
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	HARLEM-EAST	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	132	146	161	
Year Built	2007	2005	2001	
Gross SqFt	127,758	129,000	133,370	
Estimated Gross Income	\$5,798,936	\$6,731,132	\$5,146,436	
Gross Income per SqFt	\$45.39	\$52.18	\$38.59	
Estimated Expense	\$1,634,025	\$1,855,185	\$1,492,466	
Expense SqFt	\$12.79	\$14.38	\$11.19	
Net Operating Income	\$4,164,911	\$4,875,947	\$3,653,970	
Full Market Value	\$32,728,000	\$36,813,000	\$27,588,000	
Market Value per SqFt	\$256.17	\$285.37	\$206.85	
Distance from Condominium in miles		0.49	0.97	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01833-7507	1-01628-0037	1-01226-0040	1-01607-0003
Condominium Section	2182-R1			
Address	805 COLUMBUS AVENUE	1810 3 AVENUE	110 WEST 96 STREET	3 EAST 101 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	63	78	60	114
Year Built	2007	2005	1926	1963
Gross SqFt	80,382	84,206	81,030	64,000
Estimated Gross Income	\$1,803,772	\$1,817,260	\$1,817,992	\$1,716,500
Gross Income per SqFt	\$22.44	\$21.58	\$22.44	\$26.82
Estimated Expense	\$501,584	\$703,632	\$505,299	\$676,662
Expense SqFt	\$6.24	\$8.36	\$6.24	\$10.57
Net Operating Income	\$1,302,188	\$1,113,628	\$1,312,693	\$1,039,838
Full Market Value	\$9,617,000	\$7,086,000	\$9,699,000	\$6,481,000
Market Value per SqFt	\$119.64	\$84.15	\$119.70	\$101.27
Distance from Condominium in miles		0.96	0.23	0.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01837-7501	1-01888-0001	1-01226-0040	1-01882-0020
Condominium Section	0281-R1			
Address	418 CENTRAL PARK WEST	260 RIVERSIDE DRIVE	110 WEST 96 STREET	515 CATHEDRAL PARKWAY
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	88	66	60	83
Year Built	1902	1915	1926	1909
Gross SqFt	88,060	87,941	81,030	83,471
Estimated Gross Income	\$1,976,066	\$1,269,270	\$1,817,992	\$2,033,314
Gross Income per SqFt	\$22.44	\$14.43	\$22.44	\$24.36
Estimated Expense	\$549,494	\$747,955	\$505,299	\$907,051
Expense SqFt	\$6.24	\$8.51	\$6.24	\$10.87
Net Operating Income	\$1,426,572	\$521,315	\$1,312,693	\$1,126,263
Full Market Value	\$10,540,007	\$3,455,000	\$9,699,000	\$8,433,000
Market Value per SqFt	\$119.69	\$39.29	\$119.70	\$101.03
Distance from Condominium in miles		0.53	0.37	0.60

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01838-7501	1-01838-0021	1-01843-0055	1-01859-0039
Condominium Section	0253-R1			
Address	420 CENTRAL PARK WEST	50 MANHATTAN AVENUE	62 WEST 108 STREET	120 WEST 105 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	49	45	59
Year Built	1941	1925	1939	1929
Gross SqFt	47,400	42,783	32,388	55,590
Estimated Gross Income	\$579,702	\$523,329	\$806,100	\$601,268
Gross Income per SqFt	\$12.23	\$12.23	\$24.89	\$10.82
Estimated Expense	\$346,968	\$313,170	\$330,501	\$336,710
Expense SqFt	\$7.32	\$7.32	\$10.20	\$6.06
Net Operating Income	\$232,734	\$210,159	\$475,599	\$264,558
Full Market Value	\$1,456,002	\$1,314,000	\$3,571,000	\$3,388,000
Market Value per SqFt	\$30.72	\$30.71	\$110.26	\$60.95
Distance from Condominium in miles		0.00	0.27	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01838-7502	1-01839-0018	1-01878-0042	1-01870-0056
Condominium Section	1780-R1			
Address	425 CENTRAL PARK WEST	78 MANHATTAN AVENUE	220 WEST 107 STREET	250 WEST 99 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	61	58	59	43
Year Built	1941	1920	1925	1925
Gross SqFt	48,500	34,535	50,820	54,520
Estimated Gross Income	\$1,284,765	\$992,905	\$1,346,113	\$1,361,008
Gross Income per SqFt	\$26.49	\$28.75	\$26.49	\$24.96
Estimated Expense	\$488,395	\$313,653	\$511,523	\$558,013
Expense SqFt	\$10.07	\$9.08	\$10.07	\$10.24
Net Operating Income	\$796,370	\$679,252	\$834,590	\$802,995
Full Market Value	\$6,013,005	\$5,128,000	\$6,301,000	\$6,031,000
Market Value per SqFt	\$123.98	\$148.49	\$123.99	\$110.62
Distance from Condominium in miles		0.05	0.42	0.47

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-7501	1-01839-0026	1-01861-0005	1-01849-0044
Condominium Section	0265-R1			
Address	110 MANHATTAN AVENUE	7 WEST 103 STREET	159 WEST 106 STREET	362 WEST 116 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	77	15	20	42
Year Built	1986	1915	1920	1900
Gross SqFt	87,732	11,900	18,510	34,105
Estimated Gross Income	\$1,823,948	\$247,378	\$462,209	\$585,764
Gross Income per SqFt	\$20.79	\$20.79	\$24.97	\$17.18
Estimated Expense	\$747,477	\$101,425	\$210,281	\$292,904
Expense SqFt	\$8.52	\$8.52	\$11.36	\$8.59
Net Operating Income	\$1,076,471	\$145,953	\$251,928	\$292,860
Full Market Value	\$7,837,997	\$1,063,000	\$1,893,000	\$1,597,000
Market Value per SqFt	\$89.34	\$89.33	\$102.27	\$46.83
Distance from Condominium in miles		0.05	0.24	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01841-7501	1-01841-0006	1-01841-0008	1-01841-0055
Condominium Section	0674-R1			
Address	5860 WEST 106 STREET	69 WEST 105 STREET	59 WEST 105 STREET	56 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	15	15
Year Built	1910	1920	1900	1900
Gross SqFt	20,670	12,115	9,645	9,980
Estimated Gross Income	\$562,224	\$342,885	\$262,313	\$234,697
Gross Income per SqFt	\$27.20	\$28.30	\$27.20	\$23.52
Estimated Expense	\$248,040	\$116,901	\$115,740	\$89,185
Expense SqFt	\$12.00	\$9.65	\$12.00	\$8.94
Net Operating Income	\$314,184	\$225,984	\$146,573	\$145,512
Full Market Value	\$1,863,406	\$1,706,000	\$1,107,000	\$1,084,000
Market Value per SqFt	\$90.15	\$140.82	\$114.77	\$108.62
Distance from Condominium in miles		0.00	0.00	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01841-7503	1-01221-0001	1-01889-0001	1-01557-0025
<b>Condominium Section</b>	1387-R1			
<b>Address</b>	455 CENTRAL PARK WEST	621 AMSTERDAM AVENUE	280 RIVERSIDE DRIVE	345 EAST 94 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	98	190	125	212
<b>Year Built</b>	2002	1974	1940	1998
<b>Gross SqFt</b>	220,057	233,880	211,041	207,037
<b>Estimated Gross Income</b>	\$5,681,872	\$6,039,391	\$4,693,451	\$6,383,531
<b>Gross Income per SqFt</b>	\$25.82	\$25.82	\$22.24	\$30.83
<b>Estimated Expense</b>	\$2,097,143	\$2,228,149	\$1,927,310	\$2,102,980
<b>Expense SqFt</b>	\$9.53	\$9.53	\$9.13	\$10.16
<b>Net Operating Income</b>	\$3,584,729	\$3,811,242	\$2,766,141	\$4,280,551
<b>Full Market Value</b>	\$27,061,004	\$28,771,000	\$20,402,000	\$32,318,000
<b>Market Value per SqFt</b>	\$122.97	\$123.02	\$96.67	\$156.10
<b>Distance from Condominium in miles</b>		0.78	0.58	1.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01842-7501	1-01878-0025	1-01878-0021	1-01891-0026
<b>Condominium Section</b>	0395-R1			
<b>Address</b>	467 CENTRAL PARK WEST	203 WEST 106 STREET	209 WEST 106 STREET	915 WEST END AVENUE
<b>Neighborhood</b>	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	99	76	78	94
<b>Year Built</b>	1929	1926	1925	1923
<b>Gross SqFt</b>	115,824	108,052	106,149	118,591
<b>Estimated Gross Income</b>	\$2,343,120	\$2,060,319	\$2,147,284	\$2,597,679
<b>Gross Income per SqFt</b>	\$20.23	\$19.07	\$20.23	\$21.90
<b>Estimated Expense</b>	\$1,005,352	\$849,060	\$921,250	\$987,118
<b>Expense SqFt</b>	\$8.68	\$7.86	\$8.68	\$8.32
<b>Net Operating Income</b>	\$1,337,768	\$1,211,259	\$1,226,034	\$1,610,561
<b>Full Market Value</b>	\$9,688,996	\$8,659,000	\$8,878,000	\$11,846,000
<b>Market Value per SqFt</b>	\$83.65	\$80.14	\$83.64	\$99.89
<b>Distance from Condominium in miles</b>		0.37	0.37	0.53

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01842-7502	1-01841-0008	1-01840-0039	1-01841-0054
<b>Condominium Section</b>	0786-R1			
<b>Address</b>	69 WEST 106 STREET	59 WEST 105 STREET	8 WEST 105 STREET	54 WEST 106 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	11	15	20	20
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	9,215	9,645	11,820	9,980
<b>Estimated Gross Income</b>	\$266,774	\$262,313	\$375,000	\$288,903
<b>Gross Income per SqFt</b>	\$28.95	\$27.20	\$31.73	\$28.95
<b>Estimated Expense</b>	\$90,676	\$115,740	\$149,467	\$98,227
<b>Expense SqFt</b>	\$9.84	\$12.00	\$12.65	\$9.84
<b>Net Operating Income</b>	\$176,098	\$146,573	\$225,533	\$190,676
<b>Full Market Value</b>	\$1,330,001	\$1,107,000	\$1,703,000	\$1,440,000
<b>Market Value per SqFt</b>	\$144.33	\$114.77	\$144.08	\$144.29
<b>Distance from Condominium in miles</b>		0.10	0.11	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01843-7501	1-01843-0040	1-01845-0058	1-01877-0022
<b>Condominium Section</b>	1968-R1			
<b>Address</b>	67 WEST 107 STREET	8 WEST 108 STREET	354 CATHEDRAL PARKWAY	225 WEST 105 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
<b>Total Units</b>	56	24	30	53
<b>Year Built</b>	1929	1929	1925	1925
<b>Gross SqFt</b>	38,255	20,970	20,412	27,465
<b>Estimated Gross Income</b>	\$754,389	\$313,060	\$402,621	\$703,751
<b>Gross Income per SqFt</b>	\$19.72	\$14.93	\$19.72	\$25.62
<b>Estimated Expense</b>	\$278,879	\$124,643	\$148,729	\$224,642
<b>Expense SqFt</b>	\$7.29	\$5.94	\$7.29	\$8.18
<b>Net Operating Income</b>	\$475,510	\$188,417	\$253,892	\$479,109
<b>Full Market Value</b>	\$3,424,001	\$1,157,000	\$1,828,000	\$3,613,000
<b>Market Value per SqFt</b>	\$89.50	\$55.17	\$89.56	\$131.55
<b>Distance from Condominium in miles</b>		0.08	0.10	0.29

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01845-7501	1-01865-0040	1-01770-0158	1-01242-9055
Condominium Section	0536-R1			
Address	300 CATHEDRAL PARKWAY	1 MORNINGSIDE DRIVE	1982 LEXINGTON AVENUE	2527 BROADWAY
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	342	295	344	295
Year Built	1989	2008	1974	1999
Gross SqFt	341,224	358,800	358,400	307,500
Estimated Gross Income	\$9,632,754	\$10,128,692	\$6,757,492	\$10,504,539
Gross Income per SqFt	\$28.23	\$28.23	\$18.85	\$34.16
Estimated Expense	\$3,692,044	\$3,883,265	\$3,108,446	\$3,060,988
Expense SqFt	\$10.82	\$10.82	\$8.67	\$9.95
Net Operating Income	\$5,940,710	\$6,245,427	\$3,649,046	\$7,443,551
Full Market Value	\$44,851,998	\$47,153,000	\$26,024,000	\$56,199,000
Market Value per SqFt	\$131.44	\$131.42	\$72.61	\$182.76
Distance from Condominium in miles		0.25	1.02	0.87

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01845-7501	1-01242-9055	1-01570-0021	
Condominium Section	0536-R2			
Address	301 CATHEDRAL PARKWAY	2527 BROADWAY	1731 YORK AVENUE	
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	267	295	267	
Year Built	1986	1999	1986	
Gross SqFt	281,819	307,500	279,945	
Estimated Gross Income	\$10,424,485	\$10,504,539	\$11,147,976	
Gross Income per SqFt	\$36.99	\$34.16	\$39.82	
Estimated Expense	\$3,446,646	\$3,060,988	\$4,061,773	
Expense SqFt	\$12.23	\$9.95	\$14.51	
Net Operating Income	\$6,977,839	\$7,443,551	\$7,086,203	
Full Market Value	\$52,682,993	\$56,199,000	\$53,501,000	
Market Value per SqFt	\$186.94	\$182.76	\$191.11	
Distance from Condominium in miles		0.92	1.65	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01845-7502	1-01821-0055	1-01882-0042	1-01843-0051
<b>Condominium Section</b>	1468-R2			
<b>Address</b>	352 CATHEDRAL PARKWAY	132 WEST 112 STREET	518 WEST 111 STREET	169 MANHATTAN AVENUE
<b>Neighborhood</b>	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	25	29	32	24
<b>Year Built</b>	2005	2004	1925	1940
<b>Gross SqFt</b>	50,523	35,987	43,002	19,368
<b>Estimated Gross Income</b>	\$1,002,882	\$714,325	\$704,876	\$512,000
<b>Gross Income per SqFt</b>	\$19.85	\$19.85	\$16.39	\$26.44
<b>Estimated Expense</b>	\$411,257	\$292,873	\$349,973	\$205,477
<b>Expense SqFt</b>	\$8.14	\$8.14	\$8.14	\$10.61
<b>Net Operating Income</b>	\$591,625	\$421,452	\$354,903	\$306,523
<b>Full Market Value</b>	\$4,266,007	\$3,039,000	\$2,443,000	\$2,314,000
<b>Market Value per SqFt</b>	\$84.44	\$84.45	\$56.81	\$119.48
<b>Distance from Condominium in miles</b>		0.38	0.31	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01847-7502	1-01839-0037	1-01829-0017	1-01821-0055
<b>Condominium Section</b>	2038-R1			
<b>Address</b>	304 WEST 114 STREET	4 WEST 104 STREET	243 WEST 113 STREET	132 WEST 112 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	14	24	29
<b>Year Built</b>	2007	1987	1920	2004
<b>Gross SqFt</b>	12,499	11,000	21,756	35,987
<b>Estimated Gross Income</b>	\$248,105	\$265,000	\$287,980	\$714,325
<b>Gross Income per SqFt</b>	\$19.85	\$24.09	\$13.24	\$19.85
<b>Estimated Expense</b>	\$101,742	\$100,700	\$135,351	\$292,873
<b>Expense SqFt</b>	\$8.14	\$9.15	\$6.22	\$8.14
<b>Net Operating Income</b>	\$146,363	\$164,300	\$152,629	\$421,452
<b>Full Market Value</b>	\$1,055,005	\$1,227,000	\$880,000	\$3,039,000
<b>Market Value per SqFt</b>	\$84.41	\$111.55	\$40.45	\$84.45
<b>Distance from Condominium in miles</b>		0.50	0.13	0.30

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01847-7503	1-01829-0017	1-01831-0056	1-01827-0016
<b>Condominium Section</b>	2185-R1			
<b>Address</b>	2101 FREDERICK DOUGLASS B	243 WEST 113 STREET	246 WEST 116 STREET	233 WEST 111 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	28	24	33	25
<b>Year Built</b>	2008	1920	2005	1920
<b>Gross SqFt</b>	25,211	21,756	37,491	21,024
<b>Estimated Gross Income</b>	\$333,794	\$287,980	\$503,470	\$241,554
<b>Gross Income per SqFt</b>	\$13.24	\$13.24	\$13.43	\$11.49
<b>Estimated Expense</b>	\$156,812	\$135,351	\$246,700	\$123,193
<b>Expense SqFt</b>	\$6.22	\$6.22	\$6.58	\$5.86
<b>Net Operating Income</b>	\$176,982	\$152,629	\$256,770	\$118,361
<b>Full Market Value</b>	\$1,140,001	\$880,000	\$1,662,000	\$697,000
<b>Market Value per SqFt</b>	\$45.22	\$40.45	\$44.33	\$33.15
<b>Distance from Condominium in miles</b>		0.13	0.16	0.16

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01848-7501	1-01829-0017	1-01827-0016	1-01831-0056
<b>Condominium Section</b>	1489-R1			
<b>Address</b>	304 WEST 115 STREET	243 WEST 113 STREET	233 WEST 111 STREET	246 WEST 116 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	15	24	25	33
<b>Year Built</b>	2004	1920	1920	2005
<b>Gross SqFt</b>	21,583	21,756	21,024	37,491
<b>Estimated Gross Income</b>	\$285,759	\$287,980	\$241,554	\$503,470
<b>Gross Income per SqFt</b>	\$13.24	\$13.24	\$11.49	\$13.43
<b>Estimated Expense</b>	\$134,246	\$135,351	\$123,193	\$246,700
<b>Expense SqFt</b>	\$6.22	\$6.22	\$5.86	\$6.58
<b>Net Operating Income</b>	\$151,513	\$152,629	\$118,361	\$256,770
<b>Full Market Value</b>	\$976,002	\$880,000	\$697,000	\$1,662,000
<b>Market Value per SqFt</b>	\$45.22	\$40.45	\$33.15	\$44.33
<b>Distance from Condominium in miles</b>		0.14	0.19	0.14

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01848-7502	1-01829-0017	1-01827-0016	1-01922-0011
Condominium Section	1513-R1			
Address	316 WEST 116 STREET	243 WEST 113 STREET	233 WEST 111 STREET	239 WEST 116 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	24	25	18
Year Built	1900	1920	1920	1910
Gross SqFt	24,987	21,756	21,024	17,856
Estimated Gross Income	\$317,585	\$287,980	\$241,554	\$226,972
Gross Income per SqFt	\$12.71	\$13.24	\$11.49	\$12.71
Estimated Expense	\$161,916	\$135,351	\$123,193	\$115,756
Expense SqFt	\$6.48	\$6.22	\$5.86	\$6.48
Net Operating Income	\$155,669	\$152,629	\$118,361	\$111,216
Full Market Value	\$988,003	\$880,000	\$697,000	\$706,000
Market Value per SqFt	\$39.54	\$40.45	\$33.15	\$39.54
Distance from Condominium in miles		0.16	0.23	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01848-7503	1-01622-0020	1-01789-0001	1-01869-0044
Condominium Section	2175-R1			
Address	2131 FREDERICK DOUGLASS B	75 EAST 116 STREET	2283 3 AVENUE	2586 BROADWAY
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	73	81	20	138
Year Built	2007	2000	2006	1911
Gross SqFt	152,994	96,446	50,908	170,928
Estimated Gross Income	\$4,078,820	\$1,105,245	\$1,357,453	\$5,115,678
Gross Income per SqFt	\$26.66	\$11.46	\$26.66	\$29.93
Estimated Expense	\$1,387,656	\$684,301	\$461,534	\$1,788,810
Expense SqFt	\$9.07	\$7.10	\$9.07	\$10.47
Net Operating Income	\$2,691,164	\$420,944	\$895,919	\$3,326,868
Full Market Value	\$19,545,907	\$3,496,000	\$5,687,000	\$25,118,000
Market Value per SqFt	\$127.76	\$36.25	\$111.71	\$146.95
Distance from Condominium in miles		0.72	1.13	0.96

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01851-7501	1-01218-0001	1-01242-9055	1-01221-0001
Condominium Section	2207-R1			
Address	750 COLUMBUS AVENUE	567 AMSTERDAM AVENUE	2527 BROADWAY	621 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	207	272	295	190
Year Built	1988	1975	1999	1974
Gross SqFt	276,305	288,418	307,500	233,880
Estimated Gross Income	\$8,993,728	\$9,388,994	\$10,504,539	\$6,039,391
Gross Income per SqFt	\$32.55	\$32.55	\$34.16	\$25.82
Estimated Expense	\$2,879,098	\$3,004,478	\$3,060,988	\$2,228,149
Expense SqFt	\$10.42	\$10.42	\$9.95	\$9.53
Net Operating Income	\$6,114,630	\$6,384,516	\$7,443,551	\$3,811,242
Full Market Value	\$47,334,000	\$48,203,000	\$56,199,000	\$28,771,000
Market Value per SqFt	\$171.31	\$167.13	\$182.76	\$123.02
Distance from Condominium in miles		0.46	0.24	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01852-7501	1-01242-9055	1-01218-0001	
Condominium Section	2136-R1			
Address	808 COLUMBUS AVENUE	2527 BROADWAY	567 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	359	295	272	
Year Built	2008	1999	1975	
Gross SqFt	362,220	307,500	288,418	
Estimated Gross Income	\$12,083,659	\$10,504,539	\$9,388,994	
Gross Income per SqFt	\$33.36	\$34.16	\$32.55	
Estimated Expense	\$3,691,022	\$3,060,988	\$3,004,478	
Expense SqFt	\$10.19	\$9.95	\$10.42	
Net Operating Income	\$8,392,637	\$7,443,551	\$6,384,516	
Full Market Value	\$63,365,000	\$56,199,000	\$48,203,000	
Market Value per SqFt	\$174.94	\$182.76	\$167.13	
Distance from Condominium in miles		0.30	0.56	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01852-7502	1-01871-0052	1-01251-0063	
<b>Condominium Section</b>	2137-R1			
<b>Address</b>	801 AMSTERDAM AVENUE	2637 BROADWAY	302 WEST 92 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	RR-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	100	192	100	
<b>Year Built</b>	2008	1923	1912	
<b>Gross SqFt</b>	77,882	111,883	64,598	
<b>Estimated Gross Income</b>	\$2,998,457	\$3,966,946	\$2,683,514	
<b>Gross Income per SqFt</b>	\$38.50	\$35.46	\$41.54	
<b>Estimated Expense</b>	\$1,004,678	\$1,547,109	\$773,367	
<b>Expense SqFt</b>	\$12.90	\$13.83	\$11.97	
<b>Net Operating Income</b>	\$1,993,779	\$2,419,837	\$1,910,147	
<b>Full Market Value</b>	\$15,589,000	\$18,270,000	\$14,422,000	
<b>Market Value per SqFt</b>	\$200.16	\$163.30	\$223.26	
<b>Distance from Condominium in miles</b>		0.22	0.47	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01859-7501	1-01842-0051	1-01864-0023	1-01877-0039
<b>Condominium Section</b>	1027-R1			
<b>Address</b>	123 WEST 104 STREET	50 WEST 107 STREET	107 WEST 109 STREET	206 WEST 106 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	56	84	49	59
<b>Year Built</b>	1990	1920	1930	1910
<b>Gross SqFt</b>	39,543	27,521	31,026	31,476
<b>Estimated Gross Income</b>	\$975,526	\$678,992	\$1,091,644	\$751,390
<b>Gross Income per SqFt</b>	\$24.67	\$24.67	\$35.18	\$23.87
<b>Estimated Expense</b>	\$415,992	\$289,426	\$351,581	\$287,230
<b>Expense SqFt</b>	\$10.52	\$10.52	\$11.33	\$9.13
<b>Net Operating Income</b>	\$559,534	\$389,566	\$740,063	\$464,160
<b>Full Market Value</b>	\$4,198,000	\$2,922,000	\$5,587,000	\$3,463,000
<b>Market Value per SqFt</b>	\$106.16	\$106.17	\$180.07	\$110.02
<b>Distance from Condominium in miles</b>		0.17	0.25	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01862-7501	1-01883-0011	1-01883-0014	1-01877-0018
Condominium Section	1914-R1			
Address	171 WEST 107 STREET	535 WEST 111 STREET	529 WEST 111 STREET	227 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)			
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	28	37	40
Year Built	1920	1925	1920	1925
Gross SqFt	35,792	30,460	43,540	42,312
Estimated Gross Income	\$620,275	\$606,575	\$754,613	\$678,445
Gross Income per SqFt	\$17.33	\$19.91	\$17.33	\$16.03
Estimated Expense	\$286,694	\$296,588	\$348,685	\$309,598
Expense SqFt	\$8.01	\$9.74	\$8.01	\$7.32
Net Operating Income	\$333,581	\$309,987	\$405,928	\$368,847
Full Market Value	\$499,730	\$2,237,000	\$2,835,000	\$2,524,000
Market Value per SqFt	\$13.96	\$73.44	\$65.11	\$59.65
Distance from Condominium in miles		0.26	0.26	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01868-7501	1-01865-0040	1-01218-0001	
Condominium Section	0093-R1			
Address	275 WEST 96 STREET	1 MORNINGSIDE DRIVE	567 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	302	295	272	
Year Built	1983	2008	1975	
Gross SqFt	358,000	358,800	288,418	
Estimated Gross Income	\$10,879,620	\$10,128,692	\$9,388,994	
Gross Income per SqFt	\$30.39	\$28.23	\$32.55	
Estimated Expense	\$3,801,960	\$3,883,265	\$3,004,478	
Expense SqFt	\$10.62	\$10.82	\$10.42	
Net Operating Income	\$7,077,660	\$6,245,427	\$6,384,516	
Full Market Value	\$53,436,013	\$47,153,000	\$48,203,000	
Market Value per SqFt	\$149.26	\$131.42	\$167.13	
Distance from Condominium in miles		0.77	0.50	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01869-7501	1-01226-0040	1-01887-0058	1-01869-0029
Condominium Section	0516-R1			
Address	2576 BROADWAY	110 WEST 96 STREET	777 WEST END AVENUE	760 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	56	60	59	47
Year Built	1901	1926	1920	1901
Gross SqFt	80,242	81,030	69,590	64,650
Estimated Gross Income	\$1,800,630	\$1,817,992	\$1,561,102	\$1,662,212
Gross Income per SqFt	\$22.44	\$22.44	\$22.43	\$25.71
Estimated Expense	\$500,710	\$505,299	\$607,763	\$631,641
Expense SqFt	\$6.24	\$6.24	\$8.73	\$9.77
Net Operating Income	\$1,299,920	\$1,312,693	\$953,339	\$1,030,571
Full Market Value	\$9,604,000	\$9,699,000	\$7,042,000	\$7,764,000
Market Value per SqFt	\$119.69	\$119.70	\$101.19	\$120.09
Distance from Condominium in miles		0.16	0.17	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01869-7502	1-01888-0015	1-01241-0061	
Condominium Section	0708-R1			
Address	780 WEST END AVENUE	781 WEST END AVENUE	698 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	61	80	90	
Year Built	1914	1927	1925	
Gross SqFt	97,950	91,615	91,494	
Estimated Gross Income	\$2,346,882	\$2,012,456	\$2,373,981	
Gross Income per SqFt	\$23.96	\$21.97	\$25.95	
Estimated Expense	\$859,022	\$799,022	\$807,154	
Expense SqFt	\$8.77	\$8.72	\$8.82	
Net Operating Income	\$1,487,860	\$1,213,434	\$1,566,827	
Full Market Value	\$11,106,000	\$8,930,000	\$11,830,000	
Market Value per SqFt	\$113.38	\$97.47	\$129.30	
Distance from Condominium in miles		0.10	0.21	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01869-7503	1-01872-0043	1-01221-0001	1-01218-0001
Condominium Section	1855-R1			
Address	240 WEST 98 STREET	2644 BROADWAY	621 AMSTERDAM AVENUE	567 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	166	176	190	272
Year Built	1923	1926	1974	1975
Gross SqFt	267,321	259,607	233,880	288,418
Estimated Gross Income	\$6,902,228	\$5,956,436	\$6,039,391	\$9,388,994
Gross Income per SqFt	\$25.82	\$22.94	\$25.82	\$32.55
Estimated Expense	\$2,547,569	\$2,477,408	\$2,228,149	\$3,004,478
Expense SqFt	\$9.53	\$9.54	\$9.53	\$10.42
Net Operating Income	\$4,354,659	\$3,479,028	\$3,811,242	\$6,384,516
Full Market Value	\$32,877,989	\$25,797,000	\$28,771,000	\$48,203,000
Market Value per SqFt	\$122.99	\$99.37	\$123.02	\$167.13
Distance from Condominium in miles		0.17	0.41	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-7501	1-01873-0001	1-01875-0058	
Condominium Section	0353-R1			
Address	243 WEST 98 STREET	840 WEST END AVENUE	250 WEST 104 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	31	39	37	
Year Built	1920	1910	1912	
Gross SqFt	49,780	47,832	47,673	
Estimated Gross Income	\$1,159,874	\$1,104,804	\$1,120,050	
Gross Income per SqFt	\$23.30	\$23.10	\$23.49	
Estimated Expense	\$446,527	\$420,930	\$435,422	
Expense SqFt	\$8.97	\$8.80	\$9.13	
Net Operating Income	\$713,347	\$683,874	\$684,628	
Full Market Value	\$5,301,001	\$5,074,000	\$5,095,000	
Market Value per SqFt	\$106.49	\$106.08	\$106.87	
Distance from Condominium in miles		0.15	0.25	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-7502	1-01237-0033	1-01240-0010	
Condominium Section	0438-R1			
Address	2600 BROADWAY	618 AMSTERDAM AVENUE	2481 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	79	116	91	
Year Built	1911	1925	1925	
Gross SqFt	163,616	161,422	132,975	
Estimated Gross Income	\$4,339,096	\$4,434,645	\$3,400,000	
Gross Income per SqFt	\$26.52	\$27.47	\$25.57	
Estimated Expense	\$1,583,803	\$1,722,033	\$1,156,000	
Expense SqFt	\$9.68	\$10.67	\$8.69	
Net Operating Income	\$2,755,293	\$2,712,612	\$2,244,000	
Full Market Value	\$20,878,000	\$20,480,000	\$16,918,000	
Market Value per SqFt	\$127.60	\$126.87	\$127.23	
Distance from Condominium in miles		0.46	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-7503	1-01252-0038	1-01870-0037	1-01890-0007
Condominium Section	1161-R1			
Address	251 WEST 98 STREET	325 WEST 93 STREET	206 WEST 99 STREET	315 WEST 102 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	28	26	36
Year Built	1912	1910	1925	1922
Gross SqFt	32,752	32,928	23,964	36,252
Estimated Gross Income	\$702,203	\$681,078	\$608,525	\$777,277
Gross Income per SqFt	\$21.44	\$20.68	\$25.39	\$21.44
Estimated Expense	\$320,315	\$279,242	\$231,240	\$354,676
Expense SqFt	\$9.78	\$8.48	\$9.65	\$9.78
Net Operating Income	\$381,888	\$401,836	\$377,285	\$422,601
Full Market Value	\$2,795,994	\$2,922,000	\$2,841,000	\$3,096,000
Market Value per SqFt	\$85.37	\$88.74	\$118.55	\$85.40
Distance from Condominium in miles		0.27	0.09	0.22

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01871-7501	1-01240-0052	1-01871-0052	
Condominium Section	1753-R1			
Address	245 WEST 99 STREET	2495 BROADWAY	2637 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	68	146	192	
Year Built	2006	2005	1923	
Gross SqFt	152,422	129,000	111,883	
Estimated Gross Income	\$6,679,132	\$6,731,132	\$3,966,946	
Gross Income per SqFt	\$43.82	\$52.18	\$35.46	
Estimated Expense	\$2,150,674	\$1,855,185	\$1,547,109	
Expense SqFt	\$14.11	\$14.38	\$13.83	
Net Operating Income	\$4,528,458	\$4,875,947	\$2,419,837	
Full Market Value	\$34,190,002	\$36,813,000	\$18,270,000	
Market Value per SqFt	\$224.31	\$285.37	\$163.30	
Distance from Condominium in miles		0.35	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01871-7502	1-01871-0052	1-01200-0019	1-01869-0044
Condominium Section	1786-R1			
Address	2628 BROADWAY	2637 BROADWAY	21 WEST 86 STREET	2586 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	64	192	157	138
Year Built	2005	1923	1927	1911
Gross SqFt	132,905	111,883	141,498	170,928
Estimated Gross Income	\$4,381,878	\$3,966,946	\$4,664,874	\$5,115,678
Gross Income per SqFt	\$32.97	\$35.46	\$32.97	\$29.93
Estimated Expense	\$1,402,148	\$1,547,109	\$1,492,760	\$1,788,810
Expense SqFt	\$10.55	\$13.83	\$10.55	\$10.47
Net Operating Income	\$2,979,730	\$2,419,837	\$3,172,114	\$3,326,868
Full Market Value	\$22,496,997	\$18,270,000	\$23,950,000	\$25,118,000
Market Value per SqFt	\$169.27	\$163.30	\$169.26	\$146.95
Distance from Condominium in miles		0.09	0.72	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01874-7501	1-01889-0001	1-01878-0012	1-01962-0019
<b>Condominium Section</b>	0362-R1			
<b>Address</b>	2681 BROADWAY	280 RIVERSIDE DRIVE	2760 BROADWAY	88 MORNINGSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	345	125	181	288
<b>Year Built</b>	1927	1940	1928	1925
<b>Gross SqFt</b>	221,974	211,041	249,756	189,905
<b>Estimated Gross Income</b>	\$4,936,702	\$4,693,451	\$5,316,667	\$4,739,123
<b>Gross Income per SqFt</b>	\$22.24	\$22.24	\$21.29	\$24.96
<b>Estimated Expense</b>	\$2,026,623	\$1,927,310	\$2,179,833	\$1,800,867
<b>Expense SqFt</b>	\$9.13	\$9.13	\$8.73	\$9.48
<b>Net Operating Income</b>	\$2,910,079	\$2,766,141	\$3,136,834	\$2,938,256
<b>Full Market Value</b>	\$21,462,000	\$20,402,000	\$22,945,000	\$22,072,000
<b>Market Value per SqFt</b>	\$96.69	\$96.67	\$91.87	\$116.23
<b>Distance from Condominium in miles</b>		0.14	0.22	0.83

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01876-7501	1-01891-0055	1-01843-0055	1-01890-0007
<b>Condominium Section</b>	0464-R1			
<b>Address</b>	209 WEST 104 STREET	929 WEST END AVENUE	62 WEST 108 STREET	315 WEST 102 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	46	28	45	36
<b>Year Built</b>	1930	1925	1939	1922
<b>Gross SqFt</b>	33,324	27,566	32,388	36,252
<b>Estimated Gross Income</b>	\$714,467	\$484,669	\$806,100	\$777,277
<b>Gross Income per SqFt</b>	\$21.44	\$17.58	\$24.89	\$21.44
<b>Estimated Expense</b>	\$325,909	\$209,182	\$330,501	\$354,676
<b>Expense SqFt</b>	\$9.78	\$7.59	\$10.20	\$9.78
<b>Net Operating Income</b>	\$388,558	\$275,487	\$475,599	\$422,601
<b>Full Market Value</b>	\$2,845,005	\$1,830,000	\$3,571,000	\$3,096,000
<b>Market Value per SqFt</b>	\$85.37	\$66.39	\$110.26	\$85.40
<b>Distance from Condominium in miles</b>		0.18	0.30	0.20

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01878-7501	1-01240-0052	1-01871-0052	
<b>Condominium Section</b>	1406-R1			
<b>Address</b>	2770 BROADWAY	2495 BROADWAY	2637 BROADWAY	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	64	146	192	
<b>Year Built</b>	2004	2005	1923	
<b>Gross SqFt</b>	133,872	129,000	111,883	
<b>Estimated Gross Income</b>	\$5,866,271	\$6,731,132	\$3,966,946	
<b>Gross Income per SqFt</b>	\$43.82	\$52.18	\$35.46	
<b>Estimated Expense</b>	\$1,888,934	\$1,855,185	\$1,547,109	
<b>Expense SqFt</b>	\$14.11	\$14.38	\$13.83	
<b>Net Operating Income</b>	\$3,977,337	\$4,875,947	\$2,419,837	
<b>Full Market Value</b>	\$30,029,004	\$36,813,000	\$18,270,000	
<b>Market Value per SqFt</b>	\$224.31	\$285.37	\$163.30	
<b>Distance from Condominium in miles</b>		0.72	0.36	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01880-7501	1-01879-0037	1-01884-0018	1-01878-0042
<b>Condominium Section</b>	0519-R1			
<b>Address</b>	200 WEST 109 STREET	204 WEST 108 STREET	521 WEST 112 STREET	220 WEST 107 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	44	48	44	59
<b>Year Built</b>	1925	1915	1920	1925
<b>Gross SqFt</b>	42,503	42,186	47,731	50,820
<b>Estimated Gross Income</b>	\$1,098,278	\$1,090,265	\$977,699	\$1,346,113
<b>Gross Income per SqFt</b>	\$25.84	\$25.84	\$20.48	\$26.49
<b>Estimated Expense</b>	\$417,379	\$414,301	\$400,857	\$511,523
<b>Expense SqFt</b>	\$9.82	\$9.82	\$8.40	\$10.07
<b>Net Operating Income</b>	\$680,899	\$675,964	\$576,842	\$834,590
<b>Full Market Value</b>	\$5,140,990	\$5,103,000	\$4,188,000	\$6,301,000
<b>Market Value per SqFt</b>	\$120.96	\$120.96	\$87.74	\$123.99
<b>Distance from Condominium in miles</b>		0.05	0.20	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01881-7501	1-01878-0021	1-01882-0024	1-01876-0061
<b>Condominium Section</b>	0188-R1			
<b>Address</b>	504 CATHEDRAL PARKWAY	209 WEST 106 STREET	509 CATHEDRAL PARKWAY	908 WEST END AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	148	78	94	90
<b>Year Built</b>	1920	1925	1909	1925
<b>Gross SqFt</b>	107,102	106,149	83,519	120,542
<b>Estimated Gross Income</b>	\$2,476,198	\$2,147,284	\$2,304,668	\$2,786,401
<b>Gross Income per SqFt</b>	\$23.12	\$20.23	\$27.59	\$23.12
<b>Estimated Expense</b>	\$961,776	\$921,250	\$897,729	\$1,082,712
<b>Expense SqFt</b>	\$8.98	\$8.68	\$10.75	\$8.98
<b>Net Operating Income</b>	\$1,514,422	\$1,226,034	\$1,406,939	\$1,703,689
<b>Full Market Value</b>	\$11,238,992	\$8,878,000	\$10,622,000	\$12,648,000
<b>Market Value per SqFt</b>	\$104.94	\$83.64	\$127.18	\$104.93
<b>Distance from Condominium in miles</b>		0.14	0.06	0.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01881-7502	1-01896-0083	1-01879-0037	1-01875-0058
<b>Condominium Section</b>	0291-R1			
<b>Address</b>	520 CATHEDRAL PARKWAY	620 WEST 116 STREET	204 WEST 108 STREET	250 WEST 104 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	36	41	48	37
<b>Year Built</b>	1911	1908	1915	1912
<b>Gross SqFt</b>	59,769	62,250	42,186	47,673
<b>Estimated Gross Income</b>	\$1,516,340	\$1,579,354	\$1,090,265	\$1,120,050
<b>Gross Income per SqFt</b>	\$25.37	\$25.37	\$25.84	\$23.49
<b>Estimated Expense</b>	\$621,598	\$647,535	\$414,301	\$435,422
<b>Expense SqFt</b>	\$10.40	\$10.40	\$9.82	\$9.13
<b>Net Operating Income</b>	\$894,742	\$931,819	\$675,964	\$684,628
<b>Full Market Value</b>	\$6,738,009	\$7,017,000	\$5,103,000	\$5,095,000
<b>Market Value per SqFt</b>	\$112.73	\$112.72	\$120.96	\$106.87
<b>Distance from Condominium in miles</b>		0.33	0.09	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-7503	1-01896-0083	1-01879-0037	
Condominium Section	1410-R1			
Address	514 CATHEDRAL PARKWAY	620 WEST 116 STREET	204 WEST 108 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	49	41	48	
Year Built	1900	1908	1915	
Gross SqFt	55,578	62,250	42,186	
Estimated Gross Income	\$1,423,353	\$1,579,354	\$1,090,265	
Gross Income per SqFt	\$25.61	\$25.37	\$25.84	
Estimated Expense	\$561,894	\$647,535	\$414,301	
Expense SqFt	\$10.11	\$10.40	\$9.82	
Net Operating Income	\$861,459	\$931,819	\$675,964	
Full Market Value	\$6,496,005	\$7,017,000	\$5,103,000	
Market Value per SqFt	\$116.88	\$112.72	\$120.96	
Distance from Condominium in miles		0.33	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-7501	1-01896-0083	1-01885-0021	
Condominium Section	0312-R1			
Address	527 CATHEDRAL PARKWAY	620 WEST 116 STREET	517 WEST 113 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	56	41	45	
Year Built	1920	1908	1919	
Gross SqFt	70,493	62,250	48,222	
Estimated Gross Income	\$1,839,867	\$1,579,354	\$1,293,300	
Gross Income per SqFt	\$26.10	\$25.37	\$26.82	
Estimated Expense	\$737,357	\$647,535	\$506,696	
Expense SqFt	\$10.46	\$10.40	\$10.51	
Net Operating Income	\$1,102,510	\$931,819	\$786,604	
Full Market Value	\$8,324,002	\$7,017,000	\$5,939,000	
Market Value per SqFt	\$118.08	\$112.72	\$123.16	
Distance from Condominium in miles		0.29	0.15	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01882-7502	1-01963-0030	1-01895-0012	1-01864-0023
<b>Condominium Section</b>	1588-R1			
<b>Address</b>	545 CATHEDRAL PARKWAY	1235 AMSTERDAM AVENUE	605 WEST 112 STREET	107 WEST 109 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	55	62	62	49
<b>Year Built</b>	2005	1968	1924	1930
<b>Gross SqFt</b>	79,805	79,036	36,580	31,026
<b>Estimated Gross Income</b>	\$2,850,635	\$2,823,317	\$1,530,792	\$1,091,644
<b>Gross Income per SqFt</b>	\$35.72	\$35.72	\$41.85	\$35.18
<b>Estimated Expense</b>	\$912,171	\$903,726	\$301,957	\$351,581
<b>Expense SqFt</b>	\$11.43	\$11.43	\$8.25	\$11.33
<b>Net Operating Income</b>	\$1,938,464	\$1,919,591	\$1,228,835	\$740,063
<b>Full Market Value</b>	\$13,897,396	\$14,493,000	\$9,278,000	\$5,587,000
<b>Market Value per SqFt</b>	\$174.14	\$183.37	\$253.64	\$180.07
<b>Distance from Condominium in miles</b>		0.52	0.18	0.18

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01883-7501	1-01895-0055	1-01891-0026	
<b>Condominium Section</b>	0532-R1			
<b>Address</b>	2860 BROADWAY	2901 BROADWAY	915 WEST END AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	135	141	94	
<b>Year Built</b>	1930	1910	1923	
<b>Gross SqFt</b>	147,648	178,897	118,591	
<b>Estimated Gross Income</b>	\$3,149,332	\$3,714,148	\$2,597,679	
<b>Gross Income per SqFt</b>	\$21.33	\$20.76	\$21.90	
<b>Estimated Expense</b>	\$1,318,497	\$1,705,953	\$987,118	
<b>Expense SqFt</b>	\$8.93	\$9.54	\$8.32	
<b>Net Operating Income</b>	\$1,830,835	\$2,008,195	\$1,610,561	
<b>Full Market Value</b>	\$13,394,000	\$14,618,000	\$11,846,000	
<b>Market Value per SqFt</b>	\$90.72	\$81.71	\$99.89	
<b>Distance from Condominium in miles</b>		0.18	0.38	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01883-7502	1-01882-0042	1-01864-0023	1-01842-0051
<b>Condominium Section</b>	0718-R1			
<b>Address</b>	516 WEST 112 STREET	518 WEST 111 STREET	107 WEST 109 STREET	50 WEST 107 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	71	32	49	84
<b>Year Built</b>	1990	1925	1930	1920
<b>Gross SqFt</b>	46,573	43,002	31,026	27,521
<b>Estimated Gross Income</b>	\$1,148,956	\$704,876	\$1,091,644	\$678,992
<b>Gross Income per SqFt</b>	\$24.67	\$16.39	\$35.18	\$24.67
<b>Estimated Expense</b>	\$489,948	\$349,973	\$351,581	\$289,426
<b>Expense SqFt</b>	\$10.52	\$8.14	\$11.33	\$10.52
<b>Net Operating Income</b>	\$659,008	\$354,903	\$740,063	\$389,566
<b>Full Market Value</b>	\$4,943,998	\$2,443,000	\$5,587,000	\$2,922,000
<b>Market Value per SqFt</b>	\$106.16	\$56.81	\$180.07	\$106.17
<b>Distance from Condominium in miles</b>		0.05	0.20	0.39

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01887-7501	1-01888-0015	1-01887-0058	1-01887-0040
<b>Condominium Section</b>	1703-R1			
<b>Address</b>	306 WEST 97 STREET	781 WEST END AVENUE	777 WEST END AVENUE	250 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	61	80	59	71
<b>Year Built</b>	1920	1927	1920	1918
<b>Gross SqFt</b>	90,386	91,615	69,590	107,019
<b>Estimated Gross Income</b>	\$1,985,780	\$2,012,456	\$1,561,102	\$1,586,403
<b>Gross Income per SqFt</b>	\$21.97	\$21.97	\$22.43	\$14.82
<b>Estimated Expense</b>	\$788,166	\$799,022	\$607,763	\$788,541
<b>Expense SqFt</b>	\$8.72	\$8.72	\$8.73	\$7.37
<b>Net Operating Income</b>	\$1,197,614	\$1,213,434	\$953,339	\$797,862
<b>Full Market Value</b>	\$8,084,977	\$8,930,000	\$7,042,000	\$5,331,000
<b>Market Value per SqFt</b>	\$89.45	\$97.47	\$101.19	\$49.81
<b>Distance from Condominium in miles</b>		0.11	0.05	0.05

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01888-7501	1-01888-0053	1-01873-0001	1-01890-0007
<b>Condominium Section</b>	0315-R1			
<b>Address</b>	318 WEST 100 STREET	317 WEST 99 STREET	840 WEST END AVENUE	315 WEST 102 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	33	36	39	36
<b>Year Built</b>	1910	1920	1910	1922
<b>Gross SqFt</b>	39,500	47,851	47,832	36,252
<b>Estimated Gross Income</b>	\$846,880	\$587,526	\$1,104,804	\$777,277
<b>Gross Income per SqFt</b>	\$21.44	\$12.28	\$23.10	\$21.44
<b>Estimated Expense</b>	\$386,310	\$360,949	\$420,930	\$354,676
<b>Expense SqFt</b>	\$9.78	\$7.54	\$8.80	\$9.78
<b>Net Operating Income</b>	\$460,570	\$226,577	\$683,874	\$422,601
<b>Full Market Value</b>	\$3,373,001	\$1,100,000	\$5,074,000	\$3,096,000
<b>Market Value per SqFt</b>	\$85.39	\$22.99	\$106.08	\$85.40
<b>Distance from Condominium in miles</b>		0.00	0.13	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01888-7502	1-01882-0042	1-01253-0045	1-01889-0046
<b>Condominium Section</b>	1981-R1			
<b>Address</b>	314 WEST 100 STREET	518 WEST 111 STREET	336 WEST 95 STREET	329 WEST 101 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	33	32	24	36
<b>Year Built</b>	1940	1925	1940	1921
<b>Gross SqFt</b>	45,120	43,002	41,000	23,244
<b>Estimated Gross Income</b>	\$1,003,920	\$704,876	\$912,280	\$641,934
<b>Gross Income per SqFt</b>	\$22.25	\$16.39	\$22.25	\$27.62
<b>Estimated Expense</b>	\$381,715	\$349,973	\$346,666	\$230,112
<b>Expense SqFt</b>	\$8.46	\$8.14	\$8.46	\$9.90
<b>Net Operating Income</b>	\$622,205	\$354,903	\$565,614	\$411,822
<b>Full Market Value</b>	\$4,589,002	\$2,443,000	\$4,172,000	\$3,109,000
<b>Market Value per SqFt</b>	\$101.71	\$56.81	\$101.76	\$133.75
<b>Distance from Condominium in miles</b>		0.57	0.26	0.10

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-7503	1-01889-0040	1-01887-0040	1-01872-0061
Condominium Section	1773-R1			
Address	817 WEST END AVENUE	290 RIVERSIDE DRIVE	250 RIVERSIDE DRIVE	832 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)			
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	76	58	71	68
Year Built	1920	1924	1918	1913
Gross SqFt	116,255	106,763	107,019	108,377
Estimated Gross Income	\$1,970,522	\$1,810,108	\$1,586,403	\$2,022,435
Gross Income per SqFt	\$16.95	\$16.95	\$14.82	\$18.66
Estimated Expense	\$884,701	\$812,529	\$788,541	\$829,198
Expense SqFt	\$7.61	\$7.61	\$7.37	\$7.65
Net Operating Income	\$1,085,821	\$997,579	\$797,862	\$1,193,237
Full Market Value	\$7,541,989	\$6,929,000	\$5,331,000	\$8,489,000
Market Value per SqFt	\$64.87	\$64.90	\$49.81	\$78.33
Distance from Condominium in miles		0.10	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-7501	1-01868-0061	1-01869-0044	
Condominium Section	0872-R1			
Address	825 WEST END AVENUE	752 WEST END AVENUE	2586 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	106	197	138	
Year Built	1928	1931	1911	
Gross SqFt	195,971	198,248	170,928	
Estimated Gross Income	\$5,867,372	\$5,936,259	\$5,115,678	
Gross Income per SqFt	\$29.94	\$29.94	\$29.93	
Estimated Expense	\$2,433,960	\$2,849,404	\$1,788,810	
Expense SqFt	\$12.42	\$14.37	\$10.47	
Net Operating Income	\$3,433,412	\$3,086,855	\$3,326,868	
Full Market Value	\$25,922,006	\$23,306,000	\$25,118,000	
Market Value per SqFt	\$132.27	\$117.56	\$146.95	
Distance from Condominium in miles		0.22	0.24	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01889-7502	1-01889-0060	1-02170-0096	
<b>Condominium Section</b>	2260-R1			
<b>Address</b>	845 WEST END AVENUE	851 WEST END AVENUE	4530 BROADWAY	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS UPPER	
<b>Building Classification</b>	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
<b>Total Units</b>	91	18	76	
<b>Year Built</b>	1930	1921	1920	
<b>Gross SqFt</b>	200,981	10,584	62,514	
<b>Estimated Gross Income</b>	\$4,584,377	\$308,846	\$1,027,195	
<b>Gross Income per SqFt</b>	\$22.81	\$29.18	\$16.43	
<b>Estimated Expense</b>	\$1,686,231	\$105,008	\$428,673	
<b>Expense SqFt</b>	\$8.39	\$9.92	\$6.86	
<b>Net Operating Income</b>	\$2,898,146	\$203,838	\$598,522	
<b>Full Market Value</b>	\$21,460,999	\$1,430,000	\$3,884,000	
<b>Market Value per SqFt</b>	\$106.78	\$135.11	\$62.13	
<b>Distance from Condominium in miles</b>		10.95	15.26	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01891-7502	1-01890-0036	1-01888-0043	1-01891-0026
<b>Condominium Section</b>	2054-R1			
<b>Address</b>	905 WEST END AVENUE	305 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE	915 WEST END AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	53	63	57	94
<b>Year Built</b>	1920	1911	1920	1923
<b>Gross SqFt</b>	132,377	126,785	119,315	118,591
<b>Estimated Gross Income</b>	\$2,819,630	\$2,551,782	\$2,542,004	\$2,597,679
<b>Gross Income per SqFt</b>	\$21.30	\$20.13	\$21.30	\$21.90
<b>Estimated Expense</b>	\$1,156,975	\$1,050,155	\$1,042,222	\$987,118
<b>Expense SqFt</b>	\$8.74	\$8.28	\$8.74	\$8.32
<b>Net Operating Income</b>	\$1,662,655	\$1,501,627	\$1,499,782	\$1,610,561
<b>Full Market Value</b>	\$12,160,000	\$10,863,000	\$10,971,000	\$11,846,000
<b>Market Value per SqFt</b>	\$91.86	\$85.68	\$91.95	\$99.89
<b>Distance from Condominium in miles</b>		0.10	0.25	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-7501	1-01236-0010	1-01237-0033	
Condominium Section	0831-R1			
Address	301 WEST 108 STREET	2401 BROADWAY	618 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	137	79	116	
Year Built	1920	1924	1925	
Gross SqFt	165,106	164,530	161,422	
Estimated Gross Income	\$4,332,381	\$4,113,043	\$4,434,645	
Gross Income per SqFt	\$26.24	\$25.00	\$27.47	
Estimated Expense	\$1,665,920	\$1,562,956	\$1,722,033	
Expense SqFt	\$10.09	\$9.50	\$10.67	
Net Operating Income	\$2,666,461	\$2,550,087	\$2,712,612	
Full Market Value	\$20,181,000	\$19,159,000	\$20,480,000	
Market Value per SqFt	\$122.23	\$116.45	\$126.87	
Distance from Condominium in miles		1.01	0.98	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-7502	1-01878-0025	1-01872-0061	
Condominium Section	1917-R1			
Address	610 CATHEDRAL PARKWAY	203 WEST 106 STREET	832 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	67	76	68	
Year Built	1922	1926	1913	
Gross SqFt	103,749	108,052	108,377	
Estimated Gross Income	\$1,957,744	\$2,060,319	\$2,022,435	
Gross Income per SqFt	\$18.87	\$19.07	\$18.66	
Estimated Expense	\$805,092	\$849,060	\$829,198	
Expense SqFt	\$7.76	\$7.86	\$7.65	
Net Operating Income	\$1,152,652	\$1,211,259	\$1,193,237	
Full Market Value	\$8,220,000	\$8,659,000	\$8,489,000	
Market Value per SqFt	\$79.23	\$80.14	\$78.33	
Distance from Condominium in miles		0.21	0.46	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01894-7501	1-01895-0055	1-01876-0001	1-01889-0001
<b>Condominium Section</b>	0497-R1			
<b>Address</b>	2849 BROADWAY	2901 BROADWAY	900 WEST END AVENUE	280 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	151	141	129	125
<b>Year Built</b>	1926	1910	1927	1940
<b>Gross SqFt</b>	192,853	178,897	172,176	211,041
<b>Estimated Gross Income</b>	\$4,047,984	\$3,714,148	\$3,613,738	\$4,693,451
<b>Gross Income per SqFt</b>	\$20.99	\$20.76	\$20.99	\$22.24
<b>Estimated Expense</b>	\$1,675,893	\$1,705,953	\$1,495,847	\$1,927,310
<b>Expense SqFt</b>	\$8.69	\$9.54	\$8.69	\$9.13
<b>Net Operating Income</b>	\$2,372,091	\$2,008,195	\$2,117,891	\$2,766,141
<b>Full Market Value</b>	\$17,302,000	\$14,618,000	\$15,447,000	\$20,402,000
<b>Market Value per SqFt</b>	\$89.72	\$81.71	\$89.72	\$96.67
<b>Distance from Condominium in miles</b>		0.15	0.32	0.51

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01896-7501	1-01896-0083	1-01990-0040	1-01990-0052
<b>Condominium Section</b>	0202-R1			
<b>Address</b>	2931 BROADWAY	620 WEST 116 STREET	468 RIVERSIDE DRIVE	456 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	46	41	38	45
<b>Year Built</b>	1911	1908	1910	1911
<b>Gross SqFt</b>	63,300	62,250	67,518	47,327
<b>Estimated Gross Income</b>	\$1,303,980	\$1,579,354	\$1,391,053	\$899,289
<b>Gross Income per SqFt</b>	\$20.60	\$25.37	\$20.60	\$19.00
<b>Estimated Expense</b>	\$535,518	\$647,535	\$571,224	\$368,506
<b>Expense SqFt</b>	\$8.46	\$10.40	\$8.46	\$7.79
<b>Net Operating Income</b>	\$768,462	\$931,819	\$819,829	\$530,783
<b>Full Market Value</b>	\$5,586,000	\$7,017,000	\$5,957,000	\$2,783,000
<b>Market Value per SqFt</b>	\$88.25	\$112.72	\$88.23	\$58.80
<b>Distance from Condominium in miles</b>		0.05	0.16	0.16

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01901-7501	1-01667-0042	1-01630-0005	
Condominium Section	1478-R1			
Address	106 WEST 117 STREET	210 EAST 118 STREET	109 EAST 102 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	28	27	45	
Year Built	2004	2003	2003	
Gross SqFt	52,916	29,280	30,129	
Estimated Gross Income	\$1,362,587	\$645,757	\$887,359	
Gross Income per SqFt	\$25.75	\$22.05	\$29.45	
Estimated Expense	\$398,987	\$226,015	\$221,840	
Expense SqFt	\$7.54	\$7.72	\$7.36	
Net Operating Income	\$963,600	\$419,742	\$665,519	
Full Market Value	\$7,271,000	\$3,090,000	\$5,025,000	
Market Value per SqFt	\$137.41	\$105.53	\$166.78	
Distance from Condominium in miles		0.73	0.88	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01901-7501	1-01667-0042	1-01630-0005	
Condominium Section	1478-R2			
Address	101 WEST 117 STREET	210 EAST 118 STREET	109 EAST 102 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	23	27	45	
Year Built	2004	2003	2003	
Gross SqFt	37,719	29,280	30,129	
Estimated Gross Income	\$971,264	\$645,757	\$887,359	
Gross Income per SqFt	\$25.75	\$22.05	\$29.45	
Estimated Expense	\$284,401	\$226,015	\$221,840	
Expense SqFt	\$7.54	\$7.72	\$7.36	
Net Operating Income	\$686,863	\$419,742	\$665,519	
Full Market Value	\$5,183,000	\$3,090,000	\$5,025,000	
Market Value per SqFt	\$137.41	\$105.53	\$166.78	
Distance from Condominium in miles		0.73	0.92	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01903-7501	1-01826-0022	1-01963-0056	1-01885-0024
<b>Condominium Section</b>	1495-R1			
<b>Address</b>	100 WEST 119 STREET	207 CENTRAL PARK NORTH	130 MORNINGSIDE DRIVE	511 WEST 113 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	25	30	25	42
<b>Year Built</b>	1910	1921	1910	1910
<b>Gross SqFt</b>	44,329	41,070	37,248	42,360
<b>Estimated Gross Income</b>	\$826,293	\$760,453	\$694,221	\$842,237
<b>Gross Income per SqFt</b>	\$18.64	\$18.52	\$18.64	\$19.88
<b>Estimated Expense</b>	\$445,950	\$349,808	\$374,879	\$375,398
<b>Expense SqFt</b>	\$10.06	\$8.52	\$10.06	\$8.86
<b>Net Operating Income</b>	\$380,343	\$410,645	\$319,342	\$466,839
<b>Full Market Value</b>	\$2,704,005	\$2,915,000	\$2,270,000	\$3,368,000
<b>Market Value per SqFt</b>	\$61.00	\$70.98	\$60.94	\$79.51
<b>Distance from Condominium in miles</b>		0.44	0.58	0.73

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01908-7502	1-01825-0045	1-01882-0042	1-01846-0044
<b>Condominium Section</b>	1699-R1			
<b>Address</b>	138 WEST 124 STREET	120 WEST 116 STREET	518 WEST 111 STREET	2053 FREDRICK DOUGLASS BL
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	21	42	32	31
<b>Year Built</b>	1906	1920	1925	1900
<b>Gross SqFt</b>	46,991	43,578	43,002	37,822
<b>Estimated Gross Income</b>	\$770,182	\$699,807	\$704,876	\$1,025,679
<b>Gross Income per SqFt</b>	\$16.39	\$16.06	\$16.39	\$27.12
<b>Estimated Expense</b>	\$382,507	\$332,872	\$349,973	\$198,056
<b>Expense SqFt</b>	\$8.14	\$7.64	\$8.14	\$5.24
<b>Net Operating Income</b>	\$387,675	\$366,935	\$354,903	\$827,623
<b>Full Market Value</b>	\$2,669,000	\$2,296,000	\$2,443,000	\$6,249,000
<b>Market Value per SqFt</b>	\$56.80	\$52.69	\$56.81	\$165.22
<b>Distance from Condominium in miles</b>		0.40	0.94	0.67

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01908-7504	1-01667-0042	1-01821-0055	1-01630-0005
Condominium Section	2149-R1			
Address	117 WEST 123 STREET	210 EAST 118 STREET	132 WEST 112 STREET	109 EAST 102 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	26	27	29	45
Year Built	2008	2003	2004	2003
Gross SqFt	28,300	29,280	35,987	30,129
Estimated Gross Income	\$624,015	\$645,757	\$714,325	\$887,359
Gross Income per SqFt	\$22.05	\$22.05	\$19.85	\$29.45
Estimated Expense	\$218,476	\$226,015	\$292,873	\$221,840
Expense SqFt	\$7.72	\$7.72	\$8.14	\$7.36
Net Operating Income	\$405,539	\$419,742	\$421,452	\$665,519
Full Market Value	\$4,484,000	\$3,090,000	\$3,039,000	\$5,025,000
Market Value per SqFt	\$158.45	\$105.53	\$84.45	\$166.78
Distance from Condominium in miles		0.79	0.61	1.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01914-7502	1-01667-0042	1-01821-0055	1-01677-0009
Condominium Section	1690-R1			
Address	381 LENOX AVENUE	210 EAST 118 STREET	132 WEST 112 STREET	315 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	19	27	29	24
Year Built	2007	2003	2004	2004
Gross SqFt	29,315	29,280	35,987	28,000
Estimated Gross Income	\$646,396	\$645,757	\$714,325	\$624,412
Gross Income per SqFt	\$22.05	\$22.05	\$19.85	\$22.30
Estimated Expense	\$226,312	\$226,015	\$292,873	\$256,009
Expense SqFt	\$7.72	\$7.72	\$8.14	\$9.14
Net Operating Income	\$420,084	\$419,742	\$421,452	\$368,403
Full Market Value	\$3,092,002	\$3,090,000	\$3,039,000	\$2,335,000
Market Value per SqFt	\$105.48	\$105.53	\$84.45	\$83.39
Distance from Condominium in miles		0.95	0.91	1.49

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01914-7503	1-01821-0055	1-01667-0042	
Condominium Section	2069-R1			
Address	2185 ADAM C POWELL BOULEV	132 WEST 112 STREET	210 EAST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	29	27	
Year Built	2007	2004	2003	
Gross SqFt	54,628	35,987	29,280	
Estimated Gross Income	\$1,144,457	\$714,325	\$645,757	
Gross Income per SqFt	\$20.95	\$19.85	\$22.05	
Estimated Expense	\$433,200	\$292,873	\$226,015	
Expense SqFt	\$7.93	\$8.14	\$7.72	
Net Operating Income	\$711,257	\$421,452	\$419,742	
Full Market Value	\$5,186,000	\$3,039,000	\$3,090,000	
Market Value per SqFt	\$94.93	\$84.45	\$105.53	
Distance from Condominium in miles		0.91	0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01917-7501	1-01661-0024	1-01667-0042	1-01639-0057
Condominium Section	1926-R1			
Address	2257 ADAM C POWELL BOULEV	2167 2 AVENUE	210 EAST 118 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	11	16	27	21
Year Built	2007	2008	2003	2004
Gross SqFt	8,195	15,223	29,280	23,553
Estimated Gross Income	\$180,700	\$288,232	\$645,757	\$899,539
Gross Income per SqFt	\$22.05	\$18.93	\$22.05	\$38.19
Estimated Expense	\$63,265	\$103,691	\$226,015	\$239,485
Expense SqFt	\$7.72	\$6.81	\$7.72	\$10.17
Net Operating Income	\$117,435	\$184,541	\$419,742	\$660,054
Full Market Value	\$863,997	\$1,317,000	\$3,090,000	\$4,983,000
Market Value per SqFt	\$105.43	\$86.51	\$105.53	\$211.57
Distance from Condominium in miles		1.28	1.05	1.17

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01918-7501	1-01918-0015	1-01918-0014	1-01917-0018
<b>Condominium Section</b>	2088-R1			
<b>Address</b>	161 WEST 133 STREET	151 WEST 133 STREET	153 WEST 133 STREET	133 WEST 132 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
<b>Total Units</b>	12	17	17	11
<b>Year Built</b>	1910	1915	1915	1910
<b>Gross SqFt</b>	11,436	8,205	8,205	2,787
<b>Estimated Gross Income</b>	\$289,445	\$207,656	\$207,656	\$89,151
<b>Gross Income per SqFt</b>	\$25.31	\$25.31	\$25.31	\$31.99
<b>Estimated Expense</b>	\$110,014	\$78,909	\$78,909	\$30,311
<b>Expense SqFt</b>	\$9.62	\$9.62	\$9.62	\$10.88
<b>Net Operating Income</b>	\$179,431	\$128,747	\$128,747	\$58,840
<b>Full Market Value</b>	\$1,345,001	\$835,000	\$835,000	\$444,000
<b>Market Value per SqFt</b>	\$117.61	\$101.77	\$101.77	\$159.31
<b>Distance from Condominium in miles</b>		0.00	0.00	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01922-7501	1-01922-0011	1-01843-0051	1-01842-0051
<b>Condominium Section</b>	1733-R1			
<b>Address</b>	227 WEST 116 STREET	239 WEST 116 STREET	169 MANHATTAN AVENUE	50 WEST 107 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	16	18	24	84
<b>Year Built</b>	1910	1910	1940	1920
<b>Gross SqFt</b>	15,210	17,856	19,368	27,521
<b>Estimated Gross Income</b>	\$375,231	\$226,972	\$512,000	\$678,992
<b>Gross Income per SqFt</b>	\$24.67	\$12.71	\$26.44	\$24.67
<b>Estimated Expense</b>	\$160,009	\$115,756	\$205,477	\$289,426
<b>Expense SqFt</b>	\$10.52	\$6.48	\$10.61	\$10.52
<b>Net Operating Income</b>	\$215,222	\$111,216	\$306,523	\$389,566
<b>Full Market Value</b>	\$1,379,394	\$706,000	\$2,314,000	\$2,922,000
<b>Market Value per SqFt</b>	\$90.69	\$39.54	\$119.48	\$106.17
<b>Distance from Condominium in miles</b>		0.00	0.49	0.54

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01923-7501	1-01962-0038	1-01990-0040	
Condominium Section	1894-R1			
Address	257 WEST 117 STREET	1201 AMSTERDAM AVENUE	468 RIVERSIDE DRIVE	
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	47	119	38	
Year Built	1892	1912	1910	
Gross SqFt	87,400	87,271	67,518	
Estimated Gross Income	\$1,958,634	\$2,113,967	\$1,391,053	
Gross Income per SqFt	\$22.41	\$24.22	\$20.60	
Estimated Expense	\$771,742	\$803,307	\$571,224	
Expense SqFt	\$8.83	\$9.20	\$8.46	
Net Operating Income	\$1,186,892	\$1,310,660	\$819,829	
Full Market Value	\$8,765,993	\$9,804,000	\$5,957,000	
Market Value per SqFt	\$100.30	\$112.34	\$88.23	
Distance from Condominium in miles		0.36	0.66	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-7501	1-01821-0055	1-01885-0040	1-01963-0030
Condominium Section	1348-R1			
Address	163 ST NICHOLAS AVENUE	132 WEST 112 STREET	514 WEST 114 STREET	1235 AMSTERDAM AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	64	29	49	62
Year Built	2003	2004	1920	1968
Gross SqFt	63,252	35,987	57,300	79,036
Estimated Gross Income	\$1,255,552	\$714,325	\$845,351	\$2,823,317
Gross Income per SqFt	\$19.85	\$19.85	\$14.75	\$35.72
Estimated Expense	\$514,871	\$292,873	\$424,759	\$903,726
Expense SqFt	\$8.14	\$8.14	\$7.41	\$11.43
Net Operating Income	\$740,681	\$421,452	\$420,592	\$1,919,591
Full Market Value	\$4,958,997	\$3,039,000	\$2,807,000	\$14,493,000
Market Value per SqFt	\$78.40	\$84.45	\$48.99	\$183.37
Distance from Condominium in miles		0.41	0.53	0.35

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-7502	1-01821-0055	1-01667-0042	1-01639-0057
Condominium Section	1488-R1			
Address	2216 FRED DOUGLASS BOULEV	132 WEST 112 STREET	210 EAST 118 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	74	29	27	21
Year Built	2003	2004	2003	2004
Gross SqFt	59,844	35,987	29,280	23,553
Estimated Gross Income	\$1,259,716	\$714,325	\$645,757	\$899,539
Gross Income per SqFt	\$21.05	\$19.85	\$22.05	\$38.19
Estimated Expense	\$474,563	\$292,873	\$226,015	\$239,485
Expense SqFt	\$7.93	\$8.14	\$7.72	\$10.17
Net Operating Income	\$785,153	\$421,452	\$419,742	\$660,054
Full Market Value	\$5,779,999	\$3,039,000	\$3,090,000	\$4,983,000
Market Value per SqFt	\$96.58	\$84.45	\$105.53	\$211.57
Distance from Condominium in miles		0.46	0.97	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-7502	1-01821-0055	1-01667-0042	1-01661-0024
Condominium Section	1488-R2			
Address	276 WEST 119 STREET	132 WEST 112 STREET	210 EAST 118 STREET	2167 2 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	29	27	16
Year Built	2004	2004	2003	2008
Gross SqFt	19,500	35,987	29,280	15,223
Estimated Gross Income	\$387,075	\$714,325	\$645,757	\$288,232
Gross Income per SqFt	\$19.85	\$19.85	\$22.05	\$18.93
Estimated Expense	\$158,730	\$292,873	\$226,015	\$103,691
Expense SqFt	\$8.14	\$8.14	\$7.72	\$6.81
Net Operating Income	\$228,345	\$421,452	\$419,742	\$184,541
Full Market Value	\$1,647,000	\$3,039,000	\$3,090,000	\$1,317,000
Market Value per SqFt	\$84.46	\$84.45	\$105.53	\$86.51
Distance from Condominium in miles		0.41	0.95	1.01

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-7503	1-01927-0052	1-01925-0002	1-01902-0062
Condominium Section	1831-R1			
Address	252 WEST 123 STREET	236 WEST 122 STREET	2212 FREDRICK DOUGLASS BL	1949 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	6	14	19	18
Year Built	1910	1910	1911	1920
Gross SqFt	7,739	12,350	9,902	15,145
Estimated Gross Income	\$182,718	\$142,923	\$237,413	\$357,557
Gross Income per SqFt	\$23.61	\$11.57	\$23.98	\$23.61
Estimated Expense	\$69,419	\$72,891	\$62,357	\$135,872
Expense SqFt	\$8.97	\$5.90	\$6.30	\$8.97
Net Operating Income	\$113,299	\$70,032	\$175,056	\$221,685
Full Market Value	\$843,999	\$429,000	\$1,307,000	\$1,652,000
Market Value per SqFt	\$109.06	\$34.74	\$131.99	\$109.08
Distance from Condominium in miles		0.05	0.16	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-7503	1-01926-0006	1-01924-0058	1-01720-0051
Condominium Section	1831-R2			
Address	256 WEST 123 STREET	206 ST NICHOLAS AVENUE	274 WEST 119 STREET	11 MT MORRIS PARK WEST
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	6	15	20	11
Year Built	1910	1910	1910	1909
Gross SqFt	6,601	10,470	9,100	5,550
Estimated Gross Income	\$163,507	\$264,122	\$225,409	\$110,364
Gross Income per SqFt	\$24.77	\$25.23	\$24.77	\$19.89
Estimated Expense	\$62,115	\$109,693	\$85,655	\$45,249
Expense SqFt	\$9.41	\$10.48	\$9.41	\$8.15
Net Operating Income	\$101,392	\$154,429	\$139,754	\$65,115
Full Market Value	\$761,001	\$1,162,000	\$1,049,000	\$470,000
Market Value per SqFt	\$115.29	\$110.98	\$115.27	\$84.68
Distance from Condominium in miles		0.10	0.21	0.31

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-7506	1-01628-0037	1-01962-0070	
Condominium Section	2159-R1			
Address	2280 FREDERICK DOUGLASS B	1810 3 AVENUE	1211 AMSTERDAM AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	MORNINGSIDE HEIGHTS	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	89	78	115	
Year Built	2008	2005	1913	
Gross SqFt	109,191	84,206	87,979	
Estimated Gross Income	\$2,672,996	\$1,817,260	\$2,113,897	
Gross Income per SqFt	\$24.48	\$21.58	\$24.03	
Estimated Expense	\$1,203,285	\$703,632	\$866,698	
Expense SqFt	\$11.02	\$8.36	\$9.85	
Net Operating Income	\$1,469,711	\$1,113,628	\$1,247,199	
Full Market Value	\$11,012,998	\$7,086,000	\$9,314,000	
Market Value per SqFt	\$100.86	\$84.15	\$105.87	
Distance from Condominium in miles		1.36	0.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01929-7501	1-01829-0017	1-01843-0051	
Condominium Section	1233-R1			
Address	2292 FRED DOUGLASS BOULEV	243 WEST 113 STREET	169 MANHATTAN AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	10	24	24	
Year Built	1900	1920	1940	
Gross SqFt	14,160	21,756	19,368	
Estimated Gross Income	\$280,934	\$287,980	\$512,000	
Gross Income per SqFt	\$19.84	\$13.24	\$26.44	
Estimated Expense	\$119,227	\$135,351	\$205,477	
Expense SqFt	\$8.42	\$6.22	\$10.61	
Net Operating Income	\$161,707	\$152,629	\$306,523	
Full Market Value	\$1,165,999	\$880,000	\$2,314,000	
Market Value per SqFt	\$82.34	\$40.45	\$119.48	
Distance from Condominium in miles		0.50	0.83	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01929-7504	1-01821-0055	1-01667-0042	
Condominium Section	2225-R1			
Address	2300 FREDERICK DOUGLASS B	132 WEST 112 STREET	210 EAST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	44	29	27	
Year Built	2008	2004	2003	
Gross SqFt	55,379	35,987	29,280	
Estimated Gross Income	\$1,160,190	\$714,325	\$645,757	
Gross Income per SqFt	\$20.95	\$19.85	\$22.05	
Estimated Expense	\$439,155	\$292,873	\$226,015	
Expense SqFt	\$7.93	\$8.14	\$7.72	
Net Operating Income	\$721,035	\$421,452	\$419,742	
Full Market Value	\$5,818,358	\$3,039,000	\$3,090,000	
Market Value per SqFt	\$105.06	\$84.45	\$105.53	
Distance from Condominium in miles		0.63	0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01930-7501	1-02034-0022	1-01825-0041	
Condominium Section	1712-R1			
Address	267 WEST 124 STREET	209 WEST 148 STREET	112 WEST 116 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	11	16	18	
Year Built	1910	1920	1910	
Gross SqFt	25,230	13,335	13,800	
Estimated Gross Income	\$652,448	\$449,067	\$428,853	
Gross Income per SqFt	\$25.86	\$33.68	\$31.08	
Estimated Expense	\$357,761	\$199,712	\$146,535	
Expense SqFt	\$14.18	\$14.98	\$10.62	
Net Operating Income	\$294,687	\$249,355	\$282,318	
Full Market Value	\$2,224,999	\$1,883,000	\$1,222,000	
Market Value per SqFt	\$88.19	\$141.21	\$88.55	
Distance from Condominium in miles		1.20	0.49	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01941-7501	1-02030-0004	1-01667-0042	
Condominium Section	2133-R1			
Address	239 WEST 135 STREET	2722 FREDRICK DOUGLASS BL	210 EAST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	12	27	27	
Year Built	2008	1921	2003	
Gross SqFt	9,741	16,430	29,280	
Estimated Gross Income	\$223,069	\$389,977	\$645,757	
Gross Income per SqFt	\$22.90	\$23.74	\$22.05	
Estimated Expense	\$85,039	\$159,891	\$226,015	
Expense SqFt	\$8.73	\$9.73	\$7.72	
Net Operating Income	\$138,030	\$230,086	\$419,742	
Full Market Value	\$2,039,000	\$695,000	\$3,090,000	
Market Value per SqFt	\$209.32	\$42.30	\$105.53	
Distance from Condominium in miles		0.44	1.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01942-7501	1-02007-0010	1-02048-0043	1-02006-0030
Condominium Section	0887-R1			
Address	273 WEST 136 STREET	135 WEST 138 STREET	614 ST NICHOLAS AVENUE	539 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	32	27	20	30
Year Built	1994	1910	1910	1910
Gross SqFt	35,082	29,520	12,995	28,340
Estimated Gross Income	\$542,719	\$649,308	\$171,087	\$438,473
Gross Income per SqFt	\$15.47	\$22.00	\$13.17	\$15.47
Estimated Expense	\$228,033	\$266,216	\$80,411	\$184,159
Expense SqFt	\$6.50	\$9.02	\$6.19	\$6.50
Net Operating Income	\$314,686	\$383,092	\$90,676	\$254,314
Full Market Value	\$2,131,005	\$2,747,000	\$583,000	\$1,722,000
Market Value per SqFt	\$60.74	\$93.06	\$44.86	\$60.76
Distance from Condominium in miles		0.20	0.27	0.18

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01942-7502	1-02006-0042	1-02006-0045	1-02051-0039
Condominium Section	1284-R1			
Address	2322 ADAM C POWELL BOULEV	112 WEST 138 STREET	120 WEST 138 STREET	672 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	54	47	48
Year Built	1933	1920	1937	1915
Gross SqFt	38,386	38,904	29,412	42,144
Estimated Gross Income	\$604,196	\$573,228	\$483,637	\$663,228
Gross Income per SqFt	\$15.74	\$14.73	\$16.44	\$15.74
Estimated Expense	\$264,096	\$286,108	\$203,128	\$289,995
Expense SqFt	\$6.88	\$7.35	\$6.91	\$6.88
Net Operating Income	\$340,100	\$287,120	\$280,509	\$373,233
Full Market Value	\$2,313,999	\$1,915,000	\$1,932,000	\$1,435,000
Market Value per SqFt	\$60.28	\$49.22	\$65.69	\$34.05
Distance from Condominium in miles		0.18	0.18	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01943-7501	1-01821-0046	1-01842-0051	1-01821-0055
Condominium Section	0793-R1			
Address	352 WEST 117 STREET	19 ST NICHOLAS AVENUE	50 WEST 107 STREET	132 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	41	84	29
Year Built	1900	1915	1920	2004
Gross SqFt	45,436	35,430	27,521	35,987
Estimated Gross Income	\$901,905	\$498,167	\$678,992	\$714,325
Gross Income per SqFt	\$19.85	\$14.06	\$24.67	\$19.85
Estimated Expense	\$369,849	\$244,102	\$289,426	\$292,873
Expense SqFt	\$8.14	\$6.89	\$10.52	\$8.14
Net Operating Income	\$532,056	\$254,065	\$389,566	\$421,452
Full Market Value	\$3,837,004	\$1,670,000	\$2,922,000	\$3,039,000
Market Value per SqFt	\$84.45	\$47.14	\$106.17	\$84.45
Distance from Condominium in miles		0.45	0.50	0.45

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01943-7502	1-01885-0040	1-01962-0061	1-01846-0044
Condominium Section	1373-R1			
Address	364 WEST 117 STREET	514 WEST 114 STREET	414 WEST 120 STREET	2053 FREDRICK DOUGLASS BL
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	MANHATTAN VALLEY
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	49	49	87	31
Year Built	1901	1920	1926	1900
Gross SqFt	66,936	57,300	64,842	37,822
Estimated Gross Income	\$1,293,204	\$845,351	\$1,252,603	\$1,025,679
Gross Income per SqFt	\$19.32	\$14.75	\$19.32	\$27.12
Estimated Expense	\$554,899	\$424,759	\$537,312	\$198,056
Expense SqFt	\$8.29	\$7.41	\$8.29	\$5.24
Net Operating Income	\$738,305	\$420,592	\$715,291	\$827,623
Full Market Value	\$5,294,000	\$2,807,000	\$5,129,000	\$6,249,000
Market Value per SqFt	\$79.09	\$48.99	\$79.10	\$165.22
Distance from Condominium in miles		0.34	0.21	0.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01944-7502	1-01922-0003	1-01925-0001	1-01925-0061
Condominium Section	1190-R1			
Address	370 WEST 118 STREET	259 WEST 116 STREET	2210 FREDRICK DOUGLASS BL	2222 FREDRICK DOUGLASS BL
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	49	33	15	19
Year Built	1931	1910	1910	1910
Gross SqFt	63,586	26,800	11,800	20,643
Estimated Gross Income	\$1,157,901	\$472,388	\$391,996	\$375,990
Gross Income per SqFt	\$18.21	\$17.63	\$33.22	\$18.21
Estimated Expense	\$532,851	\$193,679	\$142,175	\$172,955
Expense SqFt	\$8.38	\$7.23	\$12.05	\$8.38
Net Operating Income	\$625,050	\$278,709	\$249,821	\$203,035
Full Market Value	\$4,421,003	\$1,955,000	\$1,886,000	\$1,436,000
Market Value per SqFt	\$69.53	\$72.95	\$159.83	\$69.56
Distance from Condominium in miles		0.21	0.18	0.18

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01945-7502	1-01970-0002	1-01953-0012	1-01893-0003
Condominium Section	1391-R1			
Address	309 WEST 118 STREET	1423 AMSTERDAM AVENUE	327 ST NICHOLAS AVENUE	362 RIVERSIDE DRIVE
Neighborhood	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	48	130	73	41
Year Built	2003	1988	1900	1905
Gross SqFt	108,510	120,570	80,237	124,458
Estimated Gross Income	\$2,368,773	\$2,319,399	\$1,048,327	\$2,716,955
Gross Income per SqFt	\$21.83	\$19.24	\$13.07	\$21.83
Estimated Expense	\$972,250	\$950,954	\$543,269	\$1,114,611
Expense SqFt	\$8.96	\$7.89	\$6.77	\$8.96
Net Operating Income	\$1,396,523	\$1,368,445	\$505,058	\$1,602,344
Full Market Value	\$10,264,003	\$9,802,000	\$3,237,000	\$11,774,000
Market Value per SqFt	\$94.59	\$81.30	\$40.34	\$94.60
Distance from Condominium in miles		0.65	0.41	0.73

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01945-7504	1-01970-0002	1-01839-0029	1-01628-0037
Condominium Section	1762-R1			
Address	2187 FRED DOUGLASS BOULEV	1423 AMSTERDAM AVENUE	431 CENTRAL PARK WEST	1810 3 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-WEST	MANHATTAN VALLEY	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	93	130	124	78
Year Built	2006	1988	1930	2005
Gross SqFt	108,572	120,570	115,776	84,206
Estimated Gross Income	\$2,342,984	\$2,319,399	\$1,827,342	\$1,817,260
Gross Income per SqFt	\$21.58	\$19.24	\$15.78	\$21.58
Estimated Expense	\$907,662	\$950,954	\$855,152	\$703,632
Expense SqFt	\$8.36	\$7.89	\$7.39	\$8.36
Net Operating Income	\$1,435,322	\$1,368,445	\$972,190	\$1,113,628
Full Market Value	\$10,528,984	\$9,802,000	\$6,621,000	\$7,086,000
Market Value per SqFt	\$96.98	\$81.30	\$57.19	\$84.15
Distance from Condominium in miles		0.65	0.76	1.29

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01946-7501	1-01846-0044	1-01962-0044	1-01842-0029
<b>Condominium Section</b>	1681-R1			
<b>Address</b>	313 WEST 119 STREET	2053 FREDRICK DOUGLASS BL	421 WEST 119 STREET	463 CENTRAL PARK WEST
<b>Neighborhood</b>	HARLEM-CENTRAL	MANHATTAN VALLEY	MORNINGSIDE HEIGHTS	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	31	80	66
<b>Year Built</b>	2006	1900	1920	1956
<b>Gross SqFt</b>	67,413	37,822	56,423	71,216
<b>Estimated Gross Income</b>	\$1,483,086	\$1,025,679	\$1,241,093	\$1,503,214
<b>Gross Income per SqFt</b>	\$22.00	\$27.12	\$22.00	\$21.11
<b>Estimated Expense</b>	\$563,573	\$198,056	\$471,615	\$616,318
<b>Expense SqFt</b>	\$8.36	\$5.24	\$8.36	\$8.65
<b>Net Operating Income</b>	\$919,513	\$827,623	\$769,478	\$886,896
<b>Full Market Value</b>	\$6,765,990	\$6,249,000	\$5,663,000	\$6,476,000
<b>Market Value per SqFt</b>	\$100.37	\$165.22	\$100.37	\$90.93
<b>Distance from Condominium in miles</b>		0.40	0.25	0.65

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01947-7501	1-01953-0012	1-01970-0002	1-01963-0001
<b>Condominium Section</b>	1289-R1			
<b>Address</b>	2235 FRED DOUGLASS BOULEV	327 ST NICHOLAS AVENUE	1423 AMSTERDAM AVENUE	1221 AMSTERDAM AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST	MORNINGSIDE HEIGHTS
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	74	73	130	80
<b>Year Built</b>	2003	1900	1988	1914
<b>Gross SqFt</b>	93,600	80,237	120,570	90,827
<b>Estimated Gross Income</b>	\$1,800,864	\$1,048,327	\$2,319,399	\$1,642,592
<b>Gross Income per SqFt</b>	\$19.24	\$13.07	\$19.24	\$18.08
<b>Estimated Expense</b>	\$738,504	\$543,269	\$950,954	\$673,463
<b>Expense SqFt</b>	\$7.89	\$6.77	\$7.89	\$7.41
<b>Net Operating Income</b>	\$1,062,360	\$505,058	\$1,368,445	\$969,129
<b>Full Market Value</b>	\$7,610,000	\$3,237,000	\$9,802,000	\$5,955,000
<b>Market Value per SqFt</b>	\$81.30	\$40.34	\$81.30	\$65.56
<b>Distance from Condominium in miles</b>		0.32	0.56	0.25

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01948-7502	1-01962-0061	1-01962-0038	
Condominium Section	2114-R1			
Address	88 MORNINGSIDE AVENUE	414 WEST 120 STREET	1201 AMSTERDAM AVENUE	
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	74	87	119	
Year Built	2009	1926	1912	
Gross SqFt	76,735	64,842	87,271	
Estimated Gross Income	\$1,670,521	\$1,252,603	\$2,113,967	
Gross Income per SqFt	\$21.77	\$19.32	\$24.22	
Estimated Expense	\$671,431	\$537,312	\$803,307	
Expense SqFt	\$8.75	\$8.29	\$9.20	
Net Operating Income	\$999,090	\$715,291	\$1,310,660	
Full Market Value	\$1,141,760	\$5,129,000	\$9,804,000	
Market Value per SqFt	\$14.88	\$79.10	\$112.34	
Distance from Condominium in miles		0.19	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01950-7501	1-01821-0055	1-01667-0042	1-01639-0057
Condominium Section	1852-R1			
Address	258 ST NICHOLAS AVENUE	132 WEST 112 STREET	210 EAST 118 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	52	29	27	21
Year Built	2006	2004	2003	2004
Gross SqFt	70,212	35,987	29,280	23,553
Estimated Gross Income	\$1,768,640	\$714,325	\$645,757	\$899,539
Gross Income per SqFt	\$25.19	\$19.85	\$22.05	\$38.19
Estimated Expense	\$773,034	\$292,873	\$226,015	\$239,485
Expense SqFt	\$11.01	\$8.14	\$7.72	\$10.17
Net Operating Income	\$995,606	\$421,452	\$419,742	\$660,054
Full Market Value	\$7,493,991	\$3,039,000	\$3,090,000	\$4,983,000
Market Value per SqFt	\$106.73	\$84.45	\$105.53	\$211.57
Distance from Condominium in miles		0.67	1.06	1.01

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01954-7501	1-01831-0056	1-01821-0055	
Condominium Section	2078-R1			
Address	311 WEST 127 STREET	246 WEST 116 STREET	132 WEST 112 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	39	33	29	
Year Built	2009	2005	2004	
Gross SqFt	42,760	37,491	35,987	
Estimated Gross Income	\$711,526	\$503,470	\$714,325	
Gross Income per SqFt	\$16.64	\$13.43	\$19.85	
Estimated Expense	\$314,714	\$246,700	\$292,873	
Expense SqFt	\$7.36	\$6.58	\$8.14	
Net Operating Income	\$396,812	\$256,770	\$421,452	
Full Market Value	\$2,572,350	\$1,662,000	\$3,039,000	
Market Value per SqFt	\$60.16	\$44.33	\$84.45	
Distance from Condominium in miles		0.62	0.86	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01955-7501	1-01937-0031	1-01927-0051	1-01927-0052
Condominium Section	1340-R1			
Address	368 ST NICHOLAS AVENUE	2228 ADAM C POWELL BOULEV	234 WEST 122 STREET	236 WEST 122 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	24	14	14
Year Built	1910	1910	1910	1910
Gross SqFt	23,765	20,462	12,350	12,350
Estimated Gross Income	\$424,443	\$441,790	\$136,248	\$142,923
Gross Income per SqFt	\$17.86	\$21.59	\$11.03	\$11.57
Estimated Expense	\$157,044	\$170,970	\$69,486	\$72,891
Expense SqFt	\$6.61	\$8.36	\$5.63	\$5.90
Net Operating Income	\$267,399	\$270,820	\$66,762	\$70,032
Full Market Value	\$1,637,000	\$1,986,000	\$401,000	\$429,000
Market Value per SqFt	\$68.88	\$97.06	\$32.47	\$34.74
Distance from Condominium in miles		0.19	0.37	0.37

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01955-7502	1-02180-0350	1-01889-0060	1-02170-0096
Condominium Section	2270-R1			
Address	362 ST NICHOLAS AVENUE	620 FT WASHINGTON AVENUE	851 WEST END AVENUE	4530 BROADWAY
Neighborhood	HARLEM-CENTRAL	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS UPPER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	22	140	18	76
Year Built	2008	1937	1921	1920
Gross SqFt	25,512	148,793	10,584	62,514
Estimated Gross Income	\$419,162	\$2,149,097	\$308,846	\$1,027,195
Gross Income per SqFt	\$16.43	\$14.44	\$29.18	\$16.43
Estimated Expense	\$175,012	\$1,010,076	\$105,008	\$428,673
Expense SqFt	\$6.86	\$6.79	\$9.92	\$6.86
Net Operating Income	\$244,150	\$1,139,021	\$203,838	\$598,522
Full Market Value	\$1,682,000	\$7,548,000	\$1,430,000	\$3,884,000
Market Value per SqFt	\$65.93	\$50.73	\$135.11	\$62.13
Distance from Condominium in miles		3.10	1.46	3.44

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01959-7501	1-01221-0001	1-01962-0019	
Condominium Section	1423-R1			
Address	300 WEST 135 STREET	621 AMSTERDAM AVENUE	88 MORNINGSIDE DRIVE	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)	MORNINGSIDE HEIGHTS	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	170	190	288	
Year Built	2003	1974	1925	
Gross SqFt	240,000	233,880	189,905	
Estimated Gross Income	\$6,093,600	\$6,039,391	\$4,739,123	
Gross Income per SqFt	\$25.39	\$25.82	\$24.96	
Estimated Expense	\$2,282,400	\$2,228,149	\$1,800,867	
Expense SqFt	\$9.51	\$9.53	\$9.48	
Net Operating Income	\$3,811,200	\$3,811,242	\$2,938,256	
Full Market Value	\$28,698,993	\$28,771,000	\$22,072,000	
Market Value per SqFt	\$119.58	\$123.02	\$116.23	
Distance from Condominium in miles		2.22	0.84	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01960-7502	1-02007-0010	1-02048-0043	1-02048-0044
Condominium Section	0899-R1			
Address	300 WEST 137 STREET	135 WEST 138 STREET	614 ST NICHOLAS AVENUE	610 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	27	20	20
Year Built	1994	1910	1910	1910
Gross SqFt	41,964	29,520	12,995	12,585
Estimated Gross Income	\$769,200	\$649,308	\$171,087	\$230,630
Gross Income per SqFt	\$18.33	\$22.00	\$13.17	\$18.33
Estimated Expense	\$315,150	\$266,216	\$80,411	\$94,558
Expense SqFt	\$7.51	\$9.02	\$6.19	\$7.51
Net Operating Income	\$454,050	\$383,092	\$90,676	\$136,072
Full Market Value	\$3,215,999	\$2,747,000	\$583,000	\$964,000
Market Value per SqFt	\$76.64	\$93.06	\$44.86	\$76.60
Distance from Condominium in miles		0.32	0.21	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01987-7501	1-01820-0058	1-01821-0055	1-02215-0538
Condominium Section	2232-R1			
Address	525 WEST 133 STREET	150 WEST 111 STREET	132 WEST 112 STREET	22 MARBLE HILL AVENUE
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	INWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	34	18	29	50
Year Built	2008	2006	2004	2004
Gross SqFt	27,897	17,820	35,987	51,181
Estimated Gross Income	\$506,610	\$286,754	\$714,325	\$1,031,243
Gross Income per SqFt	\$18.16	\$16.09	\$19.85	\$20.15
Estimated Expense	\$254,142	\$102,257	\$292,873	\$422,810
Expense SqFt	\$9.11	\$5.74	\$8.14	\$8.26
Net Operating Income	\$252,468	\$184,497	\$421,452	\$608,433
Full Market Value	\$1,810,908	\$1,263,000	\$3,039,000	\$4,402,000
Market Value per SqFt	\$64.91	\$70.88	\$84.45	\$86.01
Distance from Condominium in miles		1.33	1.28	4.56

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01988-7501	1-02012-0012	1-02053-0058	
Condominium Section	1273-R1			
Address	519 WEST 135 STREET	147 WEST 143 STREET	742 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	13	19	25	
Year Built	2002	2005	1920	
Gross SqFt	21,862	15,075	27,108	
Estimated Gross Income	\$428,495	\$266,335	\$583,671	
Gross Income per SqFt	\$19.60	\$17.67	\$21.53	
Estimated Expense	\$157,406	\$109,197	\$194,122	
Expense SqFt	\$7.20	\$7.24	\$7.16	
Net Operating Income	\$271,089	\$157,138	\$389,549	
Full Market Value	\$1,949,001	\$1,103,000	\$2,565,000	
Market Value per SqFt	\$89.15	\$73.17	\$94.62	
Distance from Condominium in miles		0.78	0.66	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01988-7502	1-02053-0058	1-02050-0118	
Condominium Section	1565-R1			
Address	504 WEST 136 STREET	742 ST NICHOLAS AVENUE	63 HAMILTON TERRACE	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	29	25	52	
Year Built	2006	1920	1930	
Gross SqFt	31,308	27,108	47,586	
Estimated Gross Income	\$610,506	\$583,671	\$830,695	
Gross Income per SqFt	\$19.50	\$21.53	\$17.46	
Estimated Expense	\$223,226	\$194,122	\$337,171	
Expense SqFt	\$7.13	\$7.16	\$7.09	
Net Operating Income	\$387,280	\$389,549	\$493,524	
Full Market Value	\$2,782,000	\$2,565,000	\$3,454,000	
Market Value per SqFt	\$88.86	\$94.62	\$72.58	
Distance from Condominium in miles		0.66	0.40	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-7501	1-01994-0088	1-01994-0093	1-01993-0112
Condominium Section	0457-R1			
Address	31 TIEMANN PLACE	547 RIVERSIDE DRIVE	530 RIVERSIDE DRIVE	180 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	36	52	38
Year Built	1926	1926	1926	1926
Gross SqFt	37,103	41,967	44,052	44,622
Estimated Gross Income	\$657,465	\$729,847	\$780,394	\$899,198
Gross Income per SqFt	\$17.72	\$17.39	\$17.72	\$20.15
Estimated Expense	\$302,389	\$357,786	\$358,955	\$308,333
Expense SqFt	\$8.15	\$8.53	\$8.15	\$6.91
Net Operating Income	\$355,076	\$372,061	\$421,439	\$590,865
Full Market Value	\$2,494,000	\$2,601,000	\$2,960,000	\$3,836,000
Market Value per SqFt	\$67.22	\$61.98	\$67.19	\$85.97
Distance from Condominium in miles		0.18	0.18	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02007-7501	1-02012-0012	1-02053-0058	1-02010-0003
Condominium Section	1922-R1			
Address	555 LENOX AVENUE	147 WEST 143 STREET	742 ST NICHOLAS AVENUE	2419 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	32	19	25	24
Year Built	1910	2005	1920	1920
Gross SqFt	23,822	15,075	27,108	16,998
Estimated Gross Income	\$512,888	\$266,335	\$583,671	\$367,123
Gross Income per SqFt	\$21.53	\$17.67	\$21.53	\$21.60
Estimated Expense	\$170,566	\$109,197	\$194,122	\$150,520
Expense SqFt	\$7.16	\$7.24	\$7.16	\$8.86
Net Operating Income	\$342,322	\$157,138	\$389,549	\$216,603
Full Market Value	\$2,494,813	\$1,103,000	\$2,565,000	\$1,588,000
Market Value per SqFt	\$104.73	\$73.17	\$94.62	\$93.42
Distance from Condominium in miles		0.25	0.60	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02011-7501	1-02012-0012	1-02053-0058	1-02010-0003
Condominium Section	1979-R1			
Address	147 WEST 142 STREET	147 WEST 143 STREET	742 ST NICHOLAS AVENUE	2419 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	10	19	25	24
Year Built	2008	2005	1920	1920
Gross SqFt	11,928	15,075	27,108	16,998
Estimated Gross Income	\$256,810	\$266,335	\$583,671	\$367,123
Gross Income per SqFt	\$21.53	\$17.67	\$21.53	\$21.60
Estimated Expense	\$85,404	\$109,197	\$194,122	\$150,520
Expense SqFt	\$7.16	\$7.24	\$7.16	\$8.86
Net Operating Income	\$171,406	\$157,138	\$389,549	\$216,603
Full Market Value	\$1,257,000	\$1,103,000	\$2,565,000	\$1,588,000
Market Value per SqFt	\$105.38	\$73.17	\$94.62	\$93.42
Distance from Condominium in miles		0.05	0.47	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02023-7503	1-02007-0010	1-02048-0043	1-02048-0044
Condominium Section	0874-R1			
Address	297 WEST 137 STREET	135 WEST 138 STREET	614 ST NICHOLAS AVENUE	610 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	27	20	20
Year Built	1993	1910	1910	1910
Gross SqFt	30,976	29,520	12,995	12,585
Estimated Gross Income	\$567,790	\$649,308	\$171,087	\$230,630
Gross Income per SqFt	\$18.33	\$22.00	\$13.17	\$18.33
Estimated Expense	\$232,630	\$266,216	\$80,411	\$94,558
Expense SqFt	\$7.51	\$9.02	\$6.19	\$7.51
Net Operating Income	\$335,160	\$383,092	\$90,676	\$136,072
Full Market Value	\$2,374,005	\$2,747,000	\$583,000	\$964,000
Market Value per SqFt	\$76.64	\$93.06	\$44.86	\$76.60
Distance from Condominium in miles		0.18	0.24	0.24

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02025-7501	1-02007-0010	1-02048-0044	1-01937-0031
Condominium Section	1737-R1			
Address	202 WEST 140 STREET	135 WEST 138 STREET	610 ST NICHOLAS AVENUE	2228 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	29	27	20	24
Year Built	1926	1910	1910	1910
Gross SqFt	30,584	29,520	12,585	20,462
Estimated Gross Income	\$660,309	\$649,308	\$230,630	\$441,790
Gross Income per SqFt	\$21.59	\$22.00	\$18.33	\$21.59
Estimated Expense	\$255,682	\$266,216	\$94,558	\$170,970
Expense SqFt	\$8.36	\$9.02	\$7.51	\$8.36
Net Operating Income	\$404,627	\$383,092	\$136,072	\$270,820
Full Market Value	\$2,967,000	\$2,747,000	\$964,000	\$1,986,000
Market Value per SqFt	\$97.01	\$93.06	\$76.60	\$97.06
Distance from Condominium in miles		0.18	0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02033-7501	1-01970-0002	1-02057-0039	
Condominium Section	2164-R1			
Address	220 WEST 148 STREET	1423 AMSTERDAM AVENUE	260 CONVENT AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-UPPER	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	75	130	62	
Year Built	1907	1988	1916	
Gross SqFt	130,124	120,570	70,863	
Estimated Gross Income	\$2,476,260	\$2,319,399	\$1,333,002	
Gross Income per SqFt	\$19.03	\$19.24	\$18.81	
Estimated Expense	\$996,750	\$950,954	\$525,761	
Expense SqFt	\$7.66	\$7.89	\$7.42	
Net Operating Income	\$1,479,510	\$1,368,445	\$807,241	
Full Market Value	\$10,660,891	\$9,802,000	\$5,754,000	
Market Value per SqFt	\$81.93	\$81.30	\$81.20	
Distance from Condominium in miles		0.94	0.52	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02034-7501	1-01970-0002	1-02057-0039	1-02050-0118
<b>Condominium Section</b>	1365-R1			
<b>Address</b>	255 WEST 148 STREET	1423 AMSTERDAM AVENUE	260 CONVENT AVENUE	63 HAMILTON TERRACE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-UPPER	HARLEM-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	104	130	62	52
<b>Year Built</b>	1920	1988	1916	1930
<b>Gross SqFt</b>	143,389	120,570	70,863	47,586
<b>Estimated Gross Income</b>	\$2,697,147	\$2,319,399	\$1,333,002	\$830,695
<b>Gross Income per SqFt</b>	\$18.81	\$19.24	\$18.81	\$17.46
<b>Estimated Expense</b>	\$1,063,946	\$950,954	\$525,761	\$337,171
<b>Expense SqFt</b>	\$7.42	\$7.89	\$7.42	\$7.09
<b>Net Operating Income</b>	\$1,633,201	\$1,368,445	\$807,241	\$493,524
<b>Full Market Value</b>	\$11,638,000	\$9,802,000	\$5,754,000	\$3,454,000
<b>Market Value per SqFt</b>	\$81.16	\$81.30	\$81.20	\$72.58
<b>Distance from Condominium in miles</b>		0.98	0.55	0.44

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02041-7502	1-02007-0010	1-02048-0043	1-02048-0044
<b>Condominium Section</b>	0900-R1			
<b>Address</b>	300 WEST 138 STREET	135 WEST 138 STREET	614 ST NICHOLAS AVENUE	610 ST NICHOLAS AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	28	27	20	20
<b>Year Built</b>	1994	1910	1910	1910
<b>Gross SqFt</b>	36,188	29,520	12,995	12,585
<b>Estimated Gross Income</b>	\$663,326	\$649,308	\$171,087	\$230,630
<b>Gross Income per SqFt</b>	\$18.33	\$22.00	\$13.17	\$18.33
<b>Estimated Expense</b>	\$271,772	\$266,216	\$80,411	\$94,558
<b>Expense SqFt</b>	\$7.51	\$9.02	\$6.19	\$7.51
<b>Net Operating Income</b>	\$391,554	\$383,092	\$90,676	\$136,072
<b>Full Market Value</b>	\$2,774,005	\$2,747,000	\$583,000	\$964,000
<b>Market Value per SqFt</b>	\$76.66	\$93.06	\$44.86	\$76.60
<b>Distance from Condominium in miles</b>		0.30	0.16	0.16

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02041-7503	1-02012-0012	1-02053-0058	1-02010-0003
Condominium Section	1716-R1			
Address	2605 FRED DOUGLASS BOULEV	147 WEST 143 STREET	742 ST NICHOLAS AVENUE	2419 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	19	25	24
Year Built	1894	2005	1920	1920
Gross SqFt	18,306	15,075	27,108	16,998
Estimated Gross Income	\$394,128	\$266,335	\$583,671	\$367,123
Gross Income per SqFt	\$21.53	\$17.67	\$21.53	\$21.60
Estimated Expense	\$131,071	\$109,197	\$194,122	\$150,520
Expense SqFt	\$7.16	\$7.24	\$7.16	\$8.86
Net Operating Income	\$263,057	\$157,138	\$389,549	\$216,603
Full Market Value	\$1,928,000	\$1,103,000	\$2,565,000	\$1,588,000
Market Value per SqFt	\$105.32	\$73.17	\$94.62	\$93.42
Distance from Condominium in miles		0.39	0.46	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02041-7504	1-02053-0058	1-01667-0042	
Condominium Section	1919-R1			
Address	2601 FRED DOUGLASS BOULEV	742 ST NICHOLAS AVENUE	210 EAST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	20	25	27	
Year Built	2006	1920	2003	
Gross SqFt	28,879	27,108	29,280	
Estimated Gross Income	\$629,273	\$583,671	\$645,757	
Gross Income per SqFt	\$21.79	\$21.53	\$22.05	
Estimated Expense	\$214,860	\$194,122	\$226,015	
Expense SqFt	\$7.44	\$7.16	\$7.72	
Net Operating Income	\$414,413	\$389,549	\$419,742	
Full Market Value	\$3,044,998	\$2,565,000	\$3,090,000	
Market Value per SqFt	\$105.44	\$94.62	\$105.53	
Distance from Condominium in miles		0.46	1.47	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02042-7502	1-02076-0056	1-02076-0053	
Condominium Section	0974-R1			
Address	2611 FRED DOUGLASS BOULEV	538 WEST 145 STREET	532 WEST 145 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	47	48	41	
Year Built	1896	1905	1905	
Gross SqFt	76,584	40,990	31,830	
Estimated Gross Income	\$1,544,699	\$825,047	\$643,367	
Gross Income per SqFt	\$20.17	\$20.13	\$20.21	
Estimated Expense	\$633,350	\$338,269	\$263,780	
Expense SqFt	\$8.27	\$8.25	\$8.29	
Net Operating Income	\$911,349	\$486,778	\$379,587	
Full Market Value	\$6,593,997	\$3,521,000	\$1,112,000	
Market Value per SqFt	\$86.10	\$85.90	\$34.94	
Distance from Condominium in miles		0.45	0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02044-7501	1-01196-0003	1-02026-0033	
Condominium Section	1422-R1			
Address	300 WEST 145 STREET	465 COLUMBUS AVENUE	202 WEST 141 STREET	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	128	21	69	
Year Built	2003	1988	1992	
Gross SqFt	212,047	19,303	28,351	
Estimated Gross Income	\$5,538,668	\$803,058	\$1,382,910	
Gross Income per SqFt	\$26.12	\$41.60	\$48.78	
Estimated Expense	\$2,379,167	\$193,777	\$416,130	
Expense SqFt	\$11.22	\$10.04	\$14.68	
Net Operating Income	\$3,159,501	\$609,281	\$966,780	
Full Market Value	\$23,890,000	\$4,600,000	\$5,647,000	
Market Value per SqFt	\$112.66	\$238.30	\$199.18	
Distance from Condominium in miles		3.12	0.23	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02044-7502	1-02051-0039	1-02050-0015	1-02050-0007
Condominium Section	1511-R1			
Address	24 BRADHURST AVENUE	672 ST NICHOLAS AVENUE	305 CONVENT AVENUE	289 CONVENT AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	48	42	42
Year Built	1920	1915	1920	1920
Gross SqFt	35,390	42,144	41,982	41,982
Estimated Gross Income	\$557,039	\$663,228	\$700,976	\$632,979
Gross Income per SqFt	\$15.74	\$15.74	\$16.70	\$15.08
Estimated Expense	\$243,483	\$289,995	\$294,410	\$304,799
Expense SqFt	\$6.88	\$6.88	\$7.01	\$7.26
Net Operating Income	\$313,556	\$373,233	\$406,566	\$328,180
Full Market Value	\$2,134,003	\$1,435,000	\$2,812,000	\$2,206,000
Market Value per SqFt	\$60.30	\$34.05	\$66.98	\$52.55
Distance from Condominium in miles		0.09	0.16	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02045-7501	1-01868-0061	1-01221-0001	
Condominium Section	1640-R1			
Address	68 BRADHURST AVENUE	752 WEST END AVENUE	621 AMSTERDAM AVENUE	
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	180	197	190	
Year Built	2005	1931	1974	
Gross SqFt	204,835	198,248	233,880	
Estimated Gross Income	\$5,710,800	\$5,936,259	\$6,039,391	
Gross Income per SqFt	\$27.88	\$29.94	\$25.82	
Estimated Expense	\$2,447,778	\$2,849,404	\$2,228,149	
Expense SqFt	\$11.95	\$14.37	\$9.53	
Net Operating Income	\$3,263,022	\$3,086,855	\$3,811,242	
Full Market Value	\$24,636,010	\$23,306,000	\$28,771,000	
Market Value per SqFt	\$120.27	\$117.56	\$123.02	
Distance from Condominium in miles		2.50	2.77	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02045-7502	1-01970-0002	1-02057-0039	1-02053-0058
<b>Condominium Section</b>	1717-R1			
<b>Address</b>	102 BRADHURST AVENUE	1423 AMSTERDAM AVENUE	260 CONVENT AVENUE	742 ST NICHOLAS AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-UPPER	HARLEM-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	135	130	62	25
<b>Year Built</b>	2005	1988	1916	1920
<b>Gross SqFt</b>	164,085	120,570	70,863	27,108
<b>Estimated Gross Income</b>	\$3,156,995	\$2,319,399	\$1,333,002	\$583,671
<b>Gross Income per SqFt</b>	\$19.24	\$19.24	\$18.81	\$21.53
<b>Estimated Expense</b>	\$1,294,631	\$950,954	\$525,761	\$194,122
<b>Expense SqFt</b>	\$7.89	\$7.89	\$7.42	\$7.16
<b>Net Operating Income</b>	\$1,862,364	\$1,368,445	\$807,241	\$389,549
<b>Full Market Value</b>	\$13,341,000	\$9,802,000	\$5,754,000	\$2,565,000
<b>Market Value per SqFt</b>	\$81.31	\$81.30	\$81.20	\$94.62
<b>Distance from Condominium in miles</b>		0.90	0.44	0.11

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02045-7503	1-01970-0002	1-01779-0007	1-02053-0058
<b>Condominium Section</b>	2049-R1			
<b>Address</b>	130 BRADHURST AVENUE	1423 AMSTERDAM AVENUE	107 EAST 130 STREET	742 ST NICHOLAS AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	134	130	179	25
<b>Year Built</b>	2007	1988	1900	1920
<b>Gross SqFt</b>	161,156	120,570	191,721	27,108
<b>Estimated Gross Income</b>	\$3,110,311	\$2,319,399	\$3,699,314	\$583,671
<b>Gross Income per SqFt</b>	\$19.30	\$19.24	\$19.30	\$21.53
<b>Estimated Expense</b>	\$1,274,744	\$950,954	\$1,516,719	\$194,122
<b>Expense SqFt</b>	\$7.91	\$7.89	\$7.91	\$7.16
<b>Net Operating Income</b>	\$1,835,567	\$1,368,445	\$2,182,595	\$389,549
<b>Full Market Value</b>	\$13,157,000	\$9,802,000	\$15,648,000	\$2,565,000
<b>Market Value per SqFt</b>	\$81.64	\$81.30	\$81.62	\$94.62
<b>Distance from Condominium in miles</b>		0.94	1.21	0.12

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02051-7501	1-01970-0002	1-02053-0058	
Condominium Section	1327-R1			
Address	330 WEST 145 STREET	1423 AMSTERDAM AVENUE	742 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	77	130	25	
Year Built	2001	1988	1920	
Gross SqFt	91,858	120,570	27,108	
Estimated Gross Income	\$1,872,985	\$2,319,399	\$583,671	
Gross Income per SqFt	\$20.39	\$19.24	\$21.53	
Estimated Expense	\$691,691	\$950,954	\$194,122	
Expense SqFt	\$7.53	\$7.89	\$7.16	
Net Operating Income	\$1,181,294	\$1,368,445	\$389,549	
Full Market Value	\$8,566,000	\$9,802,000	\$2,565,000	
Market Value per SqFt	\$93.25	\$81.30	\$94.62	
Distance from Condominium in miles		0.70	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-7501	1-02046-0015	1-02115-0056	1-02108-0059
Condominium Section	0561-R1			
Address	443 WEST 151 STREET	2829 FREDRICK DOUGLASS BL	539 WEST 156 STREET	1973 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	38	47	22	32
Year Built	1926	1900	1916	1908
Gross SqFt	25,050	23,058	13,280	23,020
Estimated Gross Income	\$506,511	\$466,203	\$243,435	\$493,086
Gross Income per SqFt	\$20.22	\$20.22	\$18.33	\$21.42
Estimated Expense	\$228,707	\$210,427	\$105,218	\$185,138
Expense SqFt	\$9.13	\$9.13	\$7.92	\$8.04
Net Operating Income	\$277,804	\$255,776	\$138,217	\$307,948
Full Market Value	\$2,011,001	\$1,851,000	\$979,000	\$2,255,000
Market Value per SqFt	\$80.28	\$80.28	\$73.72	\$97.96
Distance from Condominium in miles		0.25	0.29	0.30

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02067-7501	1-02061-0002	1-02061-0003	
Condominium Section	1823-R1			
Address	469 WEST 152 STREET	1741 AMSTERDAM AVENUE	1743 AMSTERDAM AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	6	14	13	
Year Built	1920	1920	1920	
Gross SqFt	6,390	9,230	9,230	
Estimated Gross Income	\$126,650	\$233,244	\$201,644	
Gross Income per SqFt	\$19.82	\$25.27	\$21.85	
Estimated Expense	\$77,191	\$95,630	\$91,489	
Expense SqFt	\$12.08	\$10.36	\$9.91	
Net Operating Income	\$49,459	\$137,614	\$110,155	
Full Market Value	\$356,998	\$706,000	\$706,000	
Market Value per SqFt	\$55.87	\$76.49	\$76.49	
Distance from Condominium in miles		0.30	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02067-7501	1-02053-0058	1-02047-0023	
Condominium Section	1823-R2			
Address	479 WEST 152 STREET	742 ST NICHOLAS AVENUE	246 BRADHURST AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	20	25	47	
Year Built	1920	1920	1920	
Gross SqFt	17,565	27,108	22,560	
Estimated Gross Income	\$315,643	\$583,671	\$325,130	
Gross Income per SqFt	\$17.97	\$21.53	\$14.41	
Estimated Expense	\$122,428	\$194,122	\$152,811	
Expense SqFt	\$6.97	\$7.16	\$6.77	
Net Operating Income	\$193,215	\$389,549	\$172,319	
Full Market Value	\$1,361,998	\$2,565,000	\$520,000	
Market Value per SqFt	\$77.54	\$94.62	\$23.05	
Distance from Condominium in miles		0.28	0.26	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02079-7501	1-02012-0012	1-02053-0058	
Condominium Section	1490-R1			
Address	529 WEST 147 STREET	147 WEST 143 STREET	742 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	12	19	25	
Year Built	2005	2005	1920	
Gross SqFt	12,000	15,075	27,108	
Estimated Gross Income	\$235,200	\$266,335	\$583,671	
Gross Income per SqFt	\$19.60	\$17.67	\$21.53	
Estimated Expense	\$86,400	\$109,197	\$194,122	
Expense SqFt	\$7.20	\$7.24	\$7.16	
Net Operating Income	\$148,800	\$157,138	\$389,549	
Full Market Value	\$1,070,001	\$1,103,000	\$2,565,000	
Market Value per SqFt	\$89.17	\$73.17	\$94.62	
Distance from Condominium in miles		0.71	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02090-7501	1-02063-0057	1-02095-0020	
Condominium Section	1832-R1			
Address	660 RIVERSIDE DRIVE	460 WEST 149 STREET	710 RIVERSIDE DRIVE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	37	36	
Year Built	1908	1910	1920	
Gross SqFt	30,886	29,425	37,620	
Estimated Gross Income	\$490,161	\$471,157	\$591,701	
Gross Income per SqFt	\$15.87	\$16.01	\$15.73	
Estimated Expense	\$206,627	\$199,086	\$248,514	
Expense SqFt	\$6.69	\$6.77	\$6.61	
Net Operating Income	\$283,534	\$272,071	\$343,187	
Full Market Value	\$1,933,996	\$1,861,000	\$766,000	
Market Value per SqFt	\$62.62	\$63.25	\$20.36	
Distance from Condominium in miles		0.36	0.25	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02090-7502	1-02092-0036	1-02091-0032	1-02072-0001
Condominium Section	2015-R1			
Address	668 RIVERSIDE DRIVE	3551 BROADWAY	3517 BROADWAY	3440 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	64	34	39	42
Year Built	1907	1906	1910	1906
Gross SqFt	43,135	45,870	43,611	47,714
Estimated Gross Income	\$761,333	\$1,063,523	\$769,929	\$782,891
Gross Income per SqFt	\$17.65	\$23.19	\$17.65	\$16.41
Estimated Expense	\$283,828	\$429,513	\$286,790	\$328,814
Expense SqFt	\$6.58	\$9.36	\$6.58	\$6.89
Net Operating Income	\$477,505	\$634,010	\$483,139	\$454,077
Full Market Value	\$3,350,999	\$4,709,000	\$3,390,000	\$3,126,000
Market Value per SqFt	\$77.69	\$102.66	\$77.73	\$65.52
Distance from Condominium in miles		0.10	0.05	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02092-7501	1-02072-0059	1-02099-0015	
Condominium Section	1897-R1			
Address	680 RIVERSIDE DRIVE	572 WEST 141 STREET	625 WEST 152 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	25	24	30	
Year Built	1926	1910	1928	
Gross SqFt	24,132	20,616	18,882	
Estimated Gross Income	\$389,249	\$334,228	\$303,053	
Gross Income per SqFt	\$16.13	\$16.21	\$16.05	
Estimated Expense	\$168,683	\$140,376	\$135,306	
Expense SqFt	\$6.99	\$6.81	\$7.17	
Net Operating Income	\$220,566	\$193,852	\$167,747	
Full Market Value	\$1,510,998	\$1,330,000	\$1,148,000	
Market Value per SqFt	\$62.61	\$64.51	\$60.80	
Distance from Condominium in miles		0.27	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02093-7501	1-02063-0057	1-02054-0096	
Condominium Section	1896-R1			
Address	690 RIVERSIDE DRIVE	460 WEST 149 STREET	38 ST NICHOLAS PLACE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	37	30	
Year Built	1920	1910	1920	
Gross SqFt	30,441	29,425	31,014	
Estimated Gross Income	\$489,796	\$471,157	\$501,278	
Gross Income per SqFt	\$16.09	\$16.01	\$16.16	
Estimated Expense	\$216,131	\$199,086	\$230,008	
Expense SqFt	\$7.10	\$6.77	\$7.42	
Net Operating Income	\$273,665	\$272,071	\$271,270	
Full Market Value	\$1,873,999	\$1,861,000	\$1,075,000	
Market Value per SqFt	\$61.56	\$63.25	\$34.66	
Distance from Condominium in miles		0.27	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02094-7501	1-02093-0029	1-02075-0036	1-02097-0047
Condominium Section	1673-R1			
Address	706 RIVERSIDE DRIVE	3565 BROADWAY	144 HAMILTON PLACE	736 RIVERSIDE DRIVE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	71	54	60
Year Built	1913	1915	1920	1926
Gross SqFt	86,020	72,099	56,688	67,248
Estimated Gross Income	\$1,429,652	\$1,198,313	\$1,350,067	\$728,911
Gross Income per SqFt	\$16.62	\$16.62	\$23.82	\$10.84
Estimated Expense	\$600,420	\$503,291	\$553,527	\$383,746
Expense SqFt	\$6.98	\$6.98	\$9.76	\$5.71
Net Operating Income	\$829,232	\$695,022	\$796,540	\$345,165
Full Market Value	\$5,728,000	\$3,170,000	\$3,514,000	\$2,057,000
Market Value per SqFt	\$66.59	\$43.97	\$61.99	\$30.59
Distance from Condominium in miles		0.05	0.24	0.15

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02094-7502	1-02080-0011	1-02099-0008	1-02075-0020
<b>Condominium Section</b>	2100-R1			
<b>Address</b>	700 RIVERSIDE DRIVE	545 WEST 148 STREET	750 RIVERSIDE DRIVE	511 WEST 143 STREET
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	36	36	42	31
<b>Year Built</b>	1920	1920	1920	1920
<b>Gross SqFt</b>	38,578	39,845	40,506	29,520
<b>Estimated Gross Income</b>	\$512,316	\$528,983	\$551,607	\$388,895
<b>Gross Income per SqFt</b>	\$13.28	\$13.28	\$13.62	\$13.17
<b>Estimated Expense</b>	\$267,731	\$276,669	\$305,948	\$182,781
<b>Expense SqFt</b>	\$6.94	\$6.94	\$7.55	\$6.19
<b>Net Operating Income</b>	\$244,585	\$252,314	\$245,659	\$206,114
<b>Full Market Value</b>	\$1,576,998	\$1,626,000	\$1,597,000	\$1,325,000
<b>Market Value per SqFt</b>	\$40.88	\$40.81	\$39.43	\$44.88
<b>Distance from Condominium in miles</b>		0.14	0.25	0.24

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02095-7501	1-02053-0058	1-02096-0026	1-02075-0036
<b>Condominium Section</b>	1710-R1			
<b>Address</b>	608 WEST 149 STREET	742 ST NICHOLAS AVENUE	3621 BROADWAY	144 HAMILTON PLACE
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	49	25	54	54
<b>Year Built</b>	2005	1920	1920	1920
<b>Gross SqFt</b>	67,805	27,108	65,050	56,688
<b>Estimated Gross Income</b>	\$1,459,842	\$583,671	\$1,391,991	\$1,350,067
<b>Gross Income per SqFt</b>	\$21.53	\$21.53	\$21.40	\$23.82
<b>Estimated Expense</b>	\$485,484	\$194,122	\$570,716	\$553,527
<b>Expense SqFt</b>	\$7.16	\$7.16	\$8.77	\$9.76
<b>Net Operating Income</b>	\$974,358	\$389,549	\$821,275	\$796,540
<b>Full Market Value</b>	\$7,144,001	\$2,565,000	\$6,014,000	\$3,514,000
<b>Market Value per SqFt</b>	\$105.36	\$94.62	\$92.45	\$61.99
<b>Distance from Condominium in miles</b>		0.41	0.05	0.28

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02096-7501	1-02097-0040	1-02093-0029	
Condominium Section	1680-R1			
Address	725 RIVERSIDE DRIVE	618 WEST 151 STREET	3565 BROADWAY	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	74	65	71	
Year Built	1912	1914	1915	
Gross SqFt	107,100	62,604	72,099	
Estimated Gross Income	\$1,706,103	\$953,231	\$1,198,313	
Gross Income per SqFt	\$15.93	\$15.23	\$16.62	
Estimated Expense	\$795,753	\$493,277	\$503,291	
Expense SqFt	\$7.43	\$7.88	\$6.98	
Net Operating Income	\$910,350	\$459,954	\$695,022	
Full Market Value	\$6,217,001	\$3,100,000	\$3,170,000	
Market Value per SqFt	\$58.05	\$49.52	\$43.97	
Distance from Condominium in miles		0.05	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02122-7501	1-02053-0058	1-02128-0003	1-02126-0010
Condominium Section	1873-R1			
Address	540 WEST 163 STREET	742 ST NICHOLAS AVENUE	1224 ST NICHOLAS AVENUE	560 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	25	47	45
Year Built	2008	1920	1937	1929
Gross SqFt	22,052	27,108	21,582	20,736
Estimated Gross Income	\$474,780	\$583,671	\$556,271	\$413,820
Gross Income per SqFt	\$21.53	\$21.53	\$25.77	\$19.96
Estimated Expense	\$157,892	\$194,122	\$211,383	\$185,947
Expense SqFt	\$7.16	\$7.16	\$9.79	\$8.97
Net Operating Income	\$316,888	\$389,549	\$344,888	\$227,873
Full Market Value	\$2,323,998	\$2,565,000	\$2,603,000	\$1,646,000
Market Value per SqFt	\$105.39	\$94.62	\$120.61	\$79.38
Distance from Condominium in miles		0.80	0.47	0.36

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02132-7501	1-02142-0175	1-02128-0003	
Condominium Section	2122-R1			
Address	2360 AMSTERDAM AVENUE	350 FT WASHINGTON AVENUE	1224 ST NICHOLAS AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	28	42	47	
Year Built	2007	1923	1937	
Gross SqFt	38,351	40,135	21,582	
Estimated Gross Income	\$826,464	\$695,505	\$556,271	
Gross Income per SqFt	\$21.55	\$17.33	\$25.77	
Estimated Expense	\$327,518	\$292,112	\$211,383	
Expense SqFt	\$8.54	\$7.28	\$9.79	
Net Operating Income	\$498,946	\$403,393	\$344,888	
Full Market Value	\$3,659,001	\$2,728,000	\$2,603,000	
Market Value per SqFt	\$95.41	\$67.97	\$120.61	
Distance from Condominium in miles		0.31	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-7501	1-02115-0021	1-02098-0043	1-02075-0036
Condominium Section	1833-R1			
Address	801 RIVERSIDE DRIVE	522 WEST 157 STREET	614 WEST 152 STREET	144 HAMILTON PLACE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	44	55	54
Year Built	1920	1928	1920	1920
Gross SqFt	52,476	42,546	41,526	56,688
Estimated Gross Income	\$916,756	\$743,272	\$676,073	\$1,350,067
Gross Income per SqFt	\$17.47	\$17.47	\$16.28	\$23.82
Estimated Expense	\$398,818	\$323,504	\$305,133	\$553,527
Expense SqFt	\$7.60	\$7.60	\$7.35	\$9.76
Net Operating Income	\$517,938	\$419,768	\$370,940	\$796,540
Full Market Value	\$3,625,003	\$2,939,000	\$2,549,000	\$3,514,000
Market Value per SqFt	\$69.08	\$69.08	\$61.38	\$61.99
Distance from Condominium in miles		0.25	0.30	0.72

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-7502	1-02099-0063	1-02136-0020	1-02097-0034
Condominium Section	1909-R1			
Address	779 RIVERSIDE DRIVE	760 RIVERSIDE DRIVE	838 RIVERSIDE DRIVE	3653 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	93	56	61	84
Year Built	1930	1929	1920	1917
Gross SqFt	97,650	66,366	56,190	111,420
Estimated Gross Income	\$1,348,547	\$916,837	\$782,468	\$1,516,644
Gross Income per SqFt	\$13.81	\$13.81	\$13.93	\$13.61
Estimated Expense	\$633,749	\$430,913	\$367,760	\$712,823
Expense SqFt	\$6.49	\$6.49	\$6.54	\$6.40
Net Operating Income	\$714,798	\$485,924	\$414,708	\$803,821
Full Market Value	\$4,668,998	\$3,173,000	\$2,717,000	\$3,775,000
Market Value per SqFt	\$47.81	\$47.81	\$48.35	\$33.88
Distance from Condominium in miles		0.24	0.11	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-7503	1-02136-0007	1-02134-0100	1-02134-0200
Condominium Section	2059-R1			
Address	807 RIVERSIDE DRIVE	611 WEST 158 STREET	605 WEST 156 STREET	775 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	45	44	67
Year Built	1900	1920	1930	1931
Gross SqFt	58,230	54,448	44,154	72,429
Estimated Gross Income	\$649,265	\$587,690	\$492,290	\$819,420
Gross Income per SqFt	\$11.15	\$10.79	\$11.15	\$11.31
Estimated Expense	\$331,329	\$287,968	\$251,068	\$430,208
Expense SqFt	\$5.69	\$5.29	\$5.69	\$5.94
Net Operating Income	\$317,936	\$299,722	\$241,222	\$389,212
Full Market Value	\$1,916,999	\$1,102,000	\$1,455,000	\$1,585,000
Market Value per SqFt	\$32.92	\$20.24	\$32.95	\$21.88
Distance from Condominium in miles		0.11	0.09	0.00

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02135-7501	1-02136-0170	1-02134-0250	1-02134-0200
Condominium Section	2022-R1			
Address	835 RIVERSIDE DRIVE	910 RIVERSIDE DRIVE	156 RIVERSIDE DRIVE WEST	775 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	65	66	67
Year Built	1920	1922	1920	1931
Gross SqFt	76,000	74,730	71,287	72,429
Estimated Gross Income	\$965,960	\$950,064	\$910,057	\$819,420
Gross Income per SqFt	\$12.71	\$12.71	\$12.77	\$11.31
Estimated Expense	\$412,680	\$405,616	\$464,129	\$430,208
Expense SqFt	\$5.43	\$5.43	\$6.51	\$5.94
Net Operating Income	\$553,280	\$544,448	\$445,928	\$389,212
Full Market Value	\$3,511,000	\$3,454,000	\$1,525,000	\$1,585,000
Market Value per SqFt	\$46.20	\$46.22	\$21.39	\$21.88
Distance from Condominium in miles		0.12	0.09	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-7501	1-02136-0225	1-02142-0001	
Condominium Section	1946-R1			
Address	812 RIVERSIDE DRIVE	652 WEST 163 STREET	250 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	54	48	
Year Built	1920	1923	1921	
Gross SqFt	51,426	59,274	51,600	
Estimated Gross Income	\$838,758	\$930,557	\$872,635	
Gross Income per SqFt	\$16.31	\$15.70	\$16.91	
Estimated Expense	\$351,754	\$389,407	\$366,507	
Expense SqFt	\$6.84	\$6.57	\$7.10	
Net Operating Income	\$487,004	\$541,150	\$506,128	
Full Market Value	\$3,348,001	\$3,679,000	\$3,513,000	
Market Value per SqFt	\$65.10	\$62.07	\$68.08	
Distance from Condominium in miles		0.18	0.58	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02164-7501	1-02179-0207	1-02180-0435	1-02180-0427
Condominium Section	0769-R1			
Address	4260 BROADWAY	205 PINEHURST AVENUE	680 FT WASHINGTON AVENUE	802 WEST 190 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	113	65	86	81
Year Built	1969	1949	1941	1942
Gross SqFt	109,752	68,432	90,198	78,120
Estimated Gross Income	\$2,089,678	\$1,302,767	\$1,698,490	\$1,572,378
Gross Income per SqFt	\$19.04	\$19.04	\$18.83	\$20.13
Estimated Expense	\$857,163	\$534,134	\$696,381	\$647,514
Expense SqFt	\$7.81	\$7.81	\$7.72	\$8.29
Net Operating Income	\$1,232,515	\$768,633	\$1,002,109	\$924,864
Full Market Value	\$8,809,986	\$5,493,000	\$7,144,000	\$6,691,000
Market Value per SqFt	\$80.27	\$80.27	\$79.20	\$85.65
Distance from Condominium in miles		0.27	0.32	0.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-7501	1-02180-0427	1-02179-0425	
Condominium Section	0448-R1			
Address	255 CABRINI BOULEVARD	802 WEST 190 STREET	825 WEST 187 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	79	81	87	
Year Built	1937	1942	1929	
Gross SqFt	101,844	78,120	78,564	
Estimated Gross Income	\$2,181,498	\$1,572,378	\$1,783,996	
Gross Income per SqFt	\$21.42	\$20.13	\$22.71	
Estimated Expense	\$877,895	\$647,514	\$702,308	
Expense SqFt	\$8.62	\$8.29	\$8.94	
Net Operating Income	\$1,303,603	\$924,864	\$1,081,688	
Full Market Value	\$9,544,001	\$6,691,000	\$8,008,000	
Market Value per SqFt	\$93.71	\$85.65	\$101.93	
Distance from Condominium in miles		0.05	0.39	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02179-7502	1-02179-0095	1-02180-0007	
<b>Condominium Section</b>	0648-R1			
<b>Address</b>	92 PINEHURST AVENUE	105 PINEHURST AVENUE	482 FT WASHINGTON AVENUE	
<b>Neighborhood</b>	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
<b>Building Classification</b>	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	72	58	48	
<b>Year Built</b>	1928	1925	1930	
<b>Gross SqFt</b>	72,986	62,366	51,138	
<b>Estimated Gross Income</b>	\$1,113,037	\$890,394	\$829,560	
<b>Gross Income per SqFt</b>	\$15.25	\$14.28	\$16.22	
<b>Estimated Expense</b>	\$502,144	\$418,485	\$360,035	
<b>Expense SqFt</b>	\$6.88	\$6.71	\$7.04	
<b>Net Operating Income</b>	\$610,893	\$471,909	\$469,525	
<b>Full Market Value</b>	\$4,119,000	\$2,953,000	\$3,223,000	
<b>Market Value per SqFt</b>	\$56.44	\$47.35	\$63.03	
<b>Distance from Condominium in miles</b>		0.12	0.15	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02179-7503	1-02179-0429	1-02179-0354	
<b>Condominium Section</b>	1362-R1			
<b>Address</b>	340 CABRINI BOULEVARD	268 CABRINI BOULEVARD	615 FT WASHINGTON AVENUE	
<b>Neighborhood</b>	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	20	53	47	
<b>Year Built</b>	2002	1930	1930	
<b>Gross SqFt</b>	22,838	52,446	39,852	
<b>Estimated Gross Income</b>	\$484,851	\$1,100,830	\$855,138	
<b>Gross Income per SqFt</b>	\$21.23	\$20.99	\$21.46	
<b>Estimated Expense</b>	\$191,382	\$451,340	\$324,952	
<b>Expense SqFt</b>	\$8.38	\$8.61	\$8.15	
<b>Net Operating Income</b>	\$293,469	\$649,490	\$530,186	
<b>Full Market Value</b>	\$2,145,998	\$4,737,000	\$3,885,000	
<b>Market Value per SqFt</b>	\$93.97	\$90.32	\$97.49	
<b>Distance from Condominium in miles</b>		0.00	0.39	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-7501	1-02180-0007	1-02180-0020	
Condominium Section	0699-R1			
Address	1 BENNETT AVENUE	482 FT WASHINGTON AVENUE	13 MAGAW PLACE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	65	48	48	
Year Built	1950	1930	1927	
Gross SqFt	55,522	51,138	43,326	
Estimated Gross Income	\$945,540	\$829,560	\$773,078	
Gross Income per SqFt	\$17.03	\$16.22	\$17.84	
Estimated Expense	\$357,562	\$360,035	\$324,693	
Expense SqFt	\$6.44	\$7.04	\$7.49	
Net Operating Income	\$587,978	\$469,525	\$448,385	
Full Market Value	\$4,089,000	\$3,223,000	\$3,155,000	
Market Value per SqFt	\$73.65	\$63.03	\$72.82	
Distance from Condominium in miles		0.09	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-7503	1-01827-0001	1-01775-0020	
Condominium Section	1451-R1			
Address	736 WEST 187 STREET	257 WEST 111 STREET	2089 LEXINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	56	113	40	
Year Built	2003	1985	1990	
Gross SqFt	75,765	105,273	36,000	
Estimated Gross Income	\$1,940,342	\$2,439,850	\$993,892	
Gross Income per SqFt	\$25.61	\$23.18	\$27.61	
Estimated Expense	\$850,083	\$1,236,095	\$409,497	
Expense SqFt	\$11.22	\$11.74	\$11.37	
Net Operating Income	\$1,090,259	\$1,203,755	\$584,395	
Full Market Value	\$8,244,004	\$8,942,000	\$4,412,000	
Market Value per SqFt	\$108.81	\$84.94	\$122.56	
Distance from Condominium in miles		3.84	3.41	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-7504	1-02180-0350	1-01889-0060	1-02170-0096
Condominium Section	2140-R1			
Address	210 BENNETT AVENUE	620 FT WASHINGTON AVENUE	851 WEST END AVENUE	4530 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	UPPER WEST SIDE (96-116)	WASHINGTON HEIGHTS UPPER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	40	140	18	76
Year Built	2008	1937	1921	1920
Gross SqFt	45,699	148,793	10,584	62,514
Estimated Gross Income	\$750,835	\$2,149,097	\$308,846	\$1,027,195
Gross Income per SqFt	\$16.43	\$14.44	\$29.18	\$16.43
Estimated Expense	\$313,495	\$1,010,076	\$105,008	\$428,673
Expense SqFt	\$6.86	\$6.79	\$9.92	\$6.86
Net Operating Income	\$437,340	\$1,139,021	\$203,838	\$598,522
Full Market Value	\$9,190,005	\$7,548,000	\$1,430,000	\$3,884,000
Market Value per SqFt	\$201.10	\$50.73	\$135.11	\$62.13
Distance from Condominium in miles		0.07	4.43	0.44

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02221-7501	1-02174-0020	1-02242-0005	
Condominium Section	0557-R1			
Address	571 ACADEMY STREET	31 SHERMAN AVENUE	165 SEAMAN AVENUE	
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	INWOOD	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	89	80	73	
Year Built	1925	1920	1937	
Gross SqFt	76,970	75,352	74,338	
Estimated Gross Income	\$1,069,113	\$1,037,932	\$1,040,373	
Gross Income per SqFt	\$13.89	\$13.77	\$14.00	
Estimated Expense	\$471,826	\$503,840	\$413,923	
Expense SqFt	\$6.13	\$6.69	\$5.57	
Net Operating Income	\$597,287	\$534,092	\$626,450	
Full Market Value	\$3,672,888	\$3,485,000	\$4,111,000	
Market Value per SqFt	\$47.72	\$46.25	\$55.30	
Distance from Condominium in miles		0.31	0.35	

**BOROUGH OF MANHATTAN - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02248-7501	1-02236-0015	1-02243-0386	
<b>Condominium Section</b>	1893-R1			
<b>Address</b>	175 PAYSON AVENUE	570 ISHAM STREET	87 PARK TERRACE WEST	
<b>Neighborhood</b>	INWOOD	INWOOD	INWOOD	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	12	30	36	
<b>Year Built</b>	2006	1938	1940	
<b>Gross SqFt</b>	10,950	20,598	33,280	
<b>Estimated Gross Income</b>	\$187,793	\$358,307	\$574,957	
<b>Gross Income per SqFt</b>	\$17.15	\$17.40	\$17.28	
<b>Estimated Expense</b>	\$71,504	\$150,489	\$241,482	
<b>Expense SqFt</b>	\$6.53	\$7.31	\$7.26	
<b>Net Operating Income</b>	\$116,289	\$207,818	\$333,475	
<b>Full Market Value</b>	\$810,000	\$1,453,000	\$2,329,000	
<b>Market Value per SqFt</b>	\$73.97	\$70.54	\$69.98	
<b>Distance from Condominium in miles</b>		0.26	0.46	