

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02315-7501	2-02301-0029	2-02550-0001	2-02581-0024
Condominium Section	0093-R1			
Address	305 EAST 140 STREET	389 EAST 138 STREET	575 EAST 137 STREET	800 EAST 149 STREET
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	18	16	19
Year Built	1904	1931	1910	1914
Gross SqFt	21,092	13,083	11,875	18,000
Estimated Gross Income	\$301,827	\$198,112	\$169,908	\$256,595
Gross Income per SqFt	\$14.31	\$15.14	\$14.31	\$14.26
Estimated Expense	\$144,269	\$108,577	\$81,283	\$128,298
Expense SqFt	\$6.84	\$8.30	\$6.84	\$7.13
Net Operating Income	\$157,558	\$89,535	\$88,625	\$128,297
Full Market Value	\$718,300	\$540,000	\$586,000	\$847,000
Market Value per SqFt	\$34.06	\$41.27	\$49.35	\$47.06
Distance from Condominium in miles		0.14	0.61	0.93

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02359-7501	2-02293-0058	2-02404-0018	2-02647-0005
Condominium Section	0127-R1			
Address	700 BROOK AVENUE	455 EAST 148 STREET	779 MELROSE AVENUE	820 JACKSON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	152	190	87	61
Year Built	2010	2008	2008	1969
Gross SqFt	84,224	91,660	99,362	49,608
Estimated Gross Income	\$1,259,991	\$1,371,627	\$1,451,764	\$787,990
Gross Income per SqFt	\$14.96	\$14.96	\$14.61	\$15.88
Estimated Expense	\$617,362	\$672,097	\$711,364	\$386,115
Expense SqFt	\$7.33	\$7.33	\$7.16	\$7.78
Net Operating Income	\$642,629	\$699,530	\$740,400	\$401,875
Full Market Value	\$4,305,000	\$4,687,000	\$4,925,000	\$1,682,000
Market Value per SqFt	\$51.11	\$51.13	\$49.57	\$33.91
Distance from Condominium in miles		0.29	0.36	0.37

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02359-7501	2-02664-0061	2-02293-0058	2-02404-0018
Condominium Section	0127-R2			
Address	700 BROOK AVENUE	810 EAST 152 STREET	455 EAST 148 STREET	779 MELROSE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	152	120	190	87
Year Built	2010	2004	2008	2008
Gross SqFt	153,044	129,384	91,660	99,362
Estimated Gross Income	\$2,235,973	\$1,353,522	\$1,371,627	\$1,451,764
Gross Income per SqFt	\$14.61	\$10.46	\$14.96	\$14.61
Estimated Expense	\$1,095,795	\$784,154	\$672,097	\$711,364
Expense SqFt	\$7.16	\$6.06	\$7.33	\$7.16
Net Operating Income	\$1,140,178	\$569,368	\$699,530	\$740,400
Full Market Value	\$7,523,000	\$3,341,000	\$4,687,000	\$4,925,000
Market Value per SqFt	\$49.16	\$25.82	\$51.13	\$49.57
Distance from Condominium in miles		0.44	0.29	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02364-7501	2-02643-0060	2-02690-0173	2-02718-0017
Condominium Section	0099-R1			
Address	3044 3 AVENUE	630 CONCORD AVENUE	861 EAST 163 STREET	1140 TIFFANY STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	58	74	84
Year Built	2006	2008	2004	2008
Gross SqFt	72,000	48,574	72,000	90,976
Estimated Gross Income	\$753,840	\$469,871	\$754,157	\$958,590
Gross Income per SqFt	\$10.47	\$9.67	\$10.47	\$10.54
Estimated Expense	\$384,480	\$272,525	\$384,620	\$479,295
Expense SqFt	\$5.34	\$5.61	\$5.34	\$5.27
Net Operating Income	\$369,360	\$197,346	\$369,537	\$479,295
Full Market Value	\$2,168,007	\$807,000	\$2,169,000	\$2,822,000
Market Value per SqFt	\$30.11	\$16.61	\$30.13	\$31.02
Distance from Condominium in miles		0.45	0.68	1.04

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02366-7501	2-02718-0017	2-02925-0042	2-02887-9100
Condominium Section	0141-R1			
Address	505 EAST 161 STREET	1140 TIFFANY STREET	550 EAST 170 STREET	1450 CLAY AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	84	98	98
Year Built	2009	2008	2008	2006
Gross SqFt	91,142	90,976	102,897	100,434
Estimated Gross Income	\$960,637	\$958,590	\$1,027,346	\$1,382,007
Gross Income per SqFt	\$10.54	\$10.54	\$9.98	\$13.76
Estimated Expense	\$480,318	\$479,295	\$433,081	\$668,353
Expense SqFt	\$5.27	\$5.27	\$4.21	\$6.65
Net Operating Income	\$480,319	\$479,295	\$594,265	\$713,654
Full Market Value	\$12,144,404	\$2,822,000	\$3,445,000	\$4,656,000
Market Value per SqFt	\$133.25	\$31.02	\$33.48	\$46.36
Distance from Condominium in miles		0.85	0.78	0.93

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02367-7501	2-02386-0144	2-02607-0038	2-02642-0070
Condominium Section	0143-R1			
Address	508 EAST 163 STREET	1011 WASHINGTON AVENUE	1090 FRANKLIN AVENUE	600 CONCORD AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	136	60	83
Year Built	2008	2004	2006	2004
Gross SqFt	97,370	126,284	54,560	87,072
Estimated Gross Income	\$1,012,648	\$1,465,232	\$577,903	\$930,711
Gross Income per SqFt	\$10.40	\$11.60	\$10.59	\$10.69
Estimated Expense	\$521,311	\$717,964	\$335,184	\$539,812
Expense SqFt	\$5.35	\$5.69	\$6.14	\$6.20
Net Operating Income	\$491,337	\$747,268	\$242,719	\$390,899
Full Market Value	\$6,581,027	\$4,579,000	\$1,432,000	\$2,316,000
Market Value per SqFt	\$67.59	\$36.26	\$26.25	\$26.60
Distance from Condominium in miles		0.20	0.27	0.68

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02368-7501	2-02378-0034	2-02692-0048	2-02964-0029
Condominium Section	0097-R1			
Address	488 EAST 164 STREET	EAST 156 STREET	1157 INTERVALE AVENUE	1402 BRISTOW STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	63	66	80
Year Built	2003	2008	2007	2001
Gross SqFt	72,944	84,552	64,245	77,768
Estimated Gross Income	\$705,368	\$722,407	\$621,386	\$904,912
Gross Income per SqFt	\$9.67	\$8.54	\$9.67	\$11.64
Estimated Expense	\$376,391	\$418,996	\$331,744	\$538,079
Expense SqFt	\$5.16	\$4.96	\$5.16	\$6.92
Net Operating Income	\$328,977	\$303,411	\$289,642	\$366,833
Full Market Value	\$1,919,000	\$1,770,000	\$1,689,000	\$2,251,000
Market Value per SqFt	\$26.31	\$20.93	\$26.29	\$28.95
Distance from Condominium in miles		0.39	0.67	0.98

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02369-7501	2-02370-0049	2-02662-0019	2-02643-0060
Condominium Section	0112-R1			
Address	3305 3 AVENUE	501 EAST 165 STREET	772 EAST 168 STREET	630 CONCORD AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	42	60	58
Year Built	2007	2006	2005	2008
Gross SqFt	45,973	41,000	32,369	48,574
Estimated Gross Income	\$517,196	\$461,171	\$513,058	\$469,871
Gross Income per SqFt	\$11.25	\$11.25	\$15.85	\$9.67
Estimated Expense	\$296,526	\$264,393	\$272,145	\$272,525
Expense SqFt	\$6.45	\$6.45	\$8.41	\$5.61
Net Operating Income	\$220,670	\$196,778	\$240,913	\$197,346
Full Market Value	\$1,336,000	\$1,191,000	\$1,642,000	\$807,000
Market Value per SqFt	\$29.06	\$29.05	\$50.73	\$16.61
Distance from Condominium in miles		0.11	0.45	0.74

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02369-7502	2-02664-0061	2-02925-0042	2-02733-0004
Condominium Section	0122-R1			
Address	500 EAST 165 STREET	810 EAST 152 STREET	550 EAST 170 STREET	870 SOUTHERN BOULEVARD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	120	98	105
Year Built	2007	2004	2008	2005
Gross SqFt	150,121	129,384	102,897	113,896
Estimated Gross Income	\$1,559,757	\$1,353,522	\$1,027,346	\$1,182,836
Gross Income per SqFt	\$10.39	\$10.46	\$9.98	\$10.39
Estimated Expense	\$873,704	\$784,154	\$433,081	\$662,388
Expense SqFt	\$5.82	\$6.06	\$4.21	\$5.82
Net Operating Income	\$686,053	\$569,368	\$594,265	\$520,448
Full Market Value	\$4,013,000	\$3,341,000	\$3,445,000	\$3,045,000
Market Value per SqFt	\$26.73	\$25.82	\$33.48	\$26.73
Distance from Condominium in miles		0.85	0.56	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02378-7501	2-02378-0034	2-02643-0060	2-02692-0048
Condominium Section	0126-R1			
Address	3055 3 AVENUE	EAST 156 STREET	630 CONCORD AVENUE	1157 INTERVALE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	63	58	66
Year Built	2007	2008	2008	2007
Gross SqFt	63,872	84,552	48,574	64,245
Estimated Gross Income	\$617,642	\$722,407	\$469,871	\$621,386
Gross Income per SqFt	\$9.67	\$8.54	\$9.67	\$9.67
Estimated Expense	\$358,322	\$418,996	\$272,525	\$331,744
Expense SqFt	\$5.61	\$4.96	\$5.61	\$5.16
Net Operating Income	\$259,320	\$303,411	\$197,346	\$289,642
Full Market Value	\$1,513,000	\$1,770,000	\$807,000	\$1,689,000
Market Value per SqFt	\$23.69	\$20.93	\$16.61	\$26.29
Distance from Condominium in miles		0.07	0.50	0.97

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02381-7501	2-02404-0018	2-02724-0001	
Condominium Section	0115-R1			
Address	837 WASHINGTON AVENUE	779 MELROSE AVENUE	997 EAST 163 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	90	87	98	
Year Built	2008	2008	1908	
Gross SqFt	128,643	99,362	113,000	
Estimated Gross Income	\$1,846,027	\$1,451,764	\$1,592,021	
Gross Income per SqFt	\$14.35	\$14.61	\$14.09	
Estimated Expense	\$1,058,732	\$711,364	\$1,050,734	
Expense SqFt	\$8.23	\$7.16	\$9.30	
Net Operating Income	\$787,295	\$740,400	\$541,287	
Full Market Value	\$5,208,003	\$4,925,000	\$2,904,000	
Market Value per SqFt	\$40.48	\$49.57	\$25.70	
Distance from Condominium in miles		0.20	1.01	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02382-7501	2-02887-9100	2-02925-0042	2-02387-0032
Condominium Section	0094-R1			
Address	871 ELTON AVENUE	1450 CLAY AVENUE	550 EAST 170 STREET	1085 WASHINGTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	110	98	98	91
Year Built	2005	2006	2008	2007
Gross SqFt	99,240	100,434	102,897	110,544
Estimated Gross Income	\$990,415	\$1,382,007	\$1,027,346	\$1,045,207
Gross Income per SqFt	\$9.98	\$13.76	\$9.98	\$9.46
Estimated Expense	\$417,800	\$668,353	\$433,081	\$606,220
Expense SqFt	\$4.21	\$6.65	\$4.21	\$5.48
Net Operating Income	\$572,615	\$713,654	\$594,265	\$438,987
Full Market Value	\$3,340,000	\$4,656,000	\$3,445,000	\$2,560,000
Market Value per SqFt	\$33.66	\$46.36	\$33.48	\$23.16
Distance from Condominium in miles		0.95	0.87	0.34

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02382-7502	2-02647-0005	2-02293-0058	
Condominium Section	0108-R1			
Address	406 EAST 161 STREET	820 JACKSON AVENUE	455 EAST 148 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	61	190	
Year Built	2006	1969	2008	
Gross SqFt	76,984	49,608	91,660	
Estimated Gross Income	\$1,187,093	\$787,990	\$1,371,627	
Gross Income per SqFt	\$15.42	\$15.88	\$14.96	
Estimated Expense	\$581,999	\$386,115	\$672,097	
Expense SqFt	\$7.56	\$7.78	\$7.33	
Net Operating Income	\$605,094	\$401,875	\$699,530	
Full Market Value	\$4,092,000	\$1,682,000	\$4,687,000	
Market Value per SqFt	\$53.15	\$33.91	\$51.13	
Distance from Condominium in miles		0.46	0.61	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02404-7501	2-02404-0018	2-02718-0017	2-02872-0281
Condominium Section	0130-R1			
Address	390 EAST 158 STREET	779 MELROSE AVENUE	1140 TIFFANY STREET	1530 JESUP AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	87	84	75
Year Built	2008	2008	2008	2007
Gross SqFt	87,248	99,362	90,976	85,600
Estimated Gross Income	\$919,594	\$1,451,764	\$958,590	\$759,515
Gross Income per SqFt	\$10.54	\$14.61	\$10.54	\$8.87
Estimated Expense	\$459,797	\$711,364	\$479,295	\$440,519
Expense SqFt	\$5.27	\$7.16	\$5.27	\$5.15
Net Operating Income	\$459,797	\$740,400	\$479,295	\$318,996
Full Market Value	\$55,449,250	\$4,925,000	\$2,822,000	\$1,861,000
Market Value per SqFt	\$635.54	\$49.57	\$31.02	\$21.74
Distance from Condominium in miles		0.00	1.18	1.41

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02407-7501	2-02861-0052	2-02410-0001	
Condominium Section	0150-R1			
Address	870 COURTLANDT AVENUE	1706 DAVIDSON AVENUE	271 EAST 150 STREET	
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	2	45	20	
Year Built	2010	1927	1910	
Gross SqFt	90,746	41,250	10,587	
Estimated Gross Income	\$1,124,343	\$528,913	\$126,509	
Gross Income per SqFt	\$12.39	\$12.82	\$11.95	
Estimated Expense	\$659,723	\$301,333	\$76,576	
Expense SqFt	\$7.27	\$7.31	\$7.23	
Net Operating Income	\$464,620	\$227,580	\$49,933	
Full Market Value	\$2,710,000	\$1,449,000	\$274,000	
Market Value per SqFt	\$29.86	\$35.13	\$25.88	
Distance from Condominium in miles		1.62	0.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02516-7501	2-02526-0044	2-02477-0029	
Condominium Section	0073-R1			
Address	1209 NELSON AVENUE	1060 DR M L KING JR BOULE	1011 WALTON AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	11	25	
Year Built	2005	2007	1926	
Gross SqFt	24,262	10,819	23,400	
Estimated Gross Income	\$325,111	\$128,354	\$291,391	
Gross Income per SqFt	\$13.40	\$11.86	\$12.45	
Estimated Expense	\$125,192	\$63,365	\$129,529	
Expense SqFt	\$5.16	\$5.86	\$5.54	
Net Operating Income	\$199,919	\$64,989	\$161,862	
Full Market Value	\$1,292,988	\$402,000	\$1,019,000	
Market Value per SqFt	\$53.29	\$37.16	\$43.55	
Distance from Condominium in miles		0.24	0.48	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02609-7501	2-02861-0052	2-02410-0001	
Condominium Section	0160-R1			
Address	3462 3 AVENUE	1706 DAVIDSON AVENUE	271 EAST 150 STREET	
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	
Building Classification	RR-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	228	45	20	
Year Built	2009	1927	1910	
Gross SqFt	230,820	41,250	10,587	
Estimated Gross Income	\$2,859,860	\$528,913	\$126,509	
Gross Income per SqFt	\$12.39	\$12.82	\$11.95	
Estimated Expense	\$1,678,061	\$301,333	\$76,576	
Expense SqFt	\$7.27	\$7.31	\$7.23	
Net Operating Income	\$1,181,799	\$227,580	\$49,933	
Full Market Value	\$7,426,000	\$1,449,000	\$274,000	
Market Value per SqFt	\$32.17	\$35.13	\$25.88	
Distance from Condominium in miles		1.26	1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02618-7501	2-02568-0073	2-02624-0074	2-02690-0027
Condominium Section	0121-R1			
Address	601 EAST 156 STREET	691 EAST 140 STREET	665 CAULDWELL AVENUE	870 EAST 162 STREET
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	480	21	15	71
Year Built	2009	2006	2008	2001
Gross SqFt	579,071	23,087	13,900	37,888
Estimated Gross Income	\$13,446,029	\$483,821	\$406,042	\$765,428
Gross Income per SqFt	\$23.22	\$20.96	\$29.21	\$20.20
Estimated Expense	\$6,091,827	\$362,866	\$138,054	\$448,305
Expense SqFt	\$10.52	\$15.72	\$9.93	\$11.83
Net Operating Income	\$7,354,202	\$120,955	\$267,988	\$317,123
Full Market Value	\$53,958,303	\$744,000	\$715,000	\$2,040,000
Market Value per SqFt	\$93.18	\$32.23	\$51.44	\$53.84
Distance from Condominium in miles		0.92	0.18	0.49

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02651-7501	2-02757-0051	2-02389-0049	
Condominium Section	0020-R1			
Address	1111 FOREST AVENUE	1151 EAST 165 STREET	1165 WASHINGTON AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	8	11	12	
Year Built	1903	1911	2007	
Gross SqFt	7,745	11,025	12,460	
Estimated Gross Income	\$114,084	\$160,023	\$186,242	
Gross Income per SqFt	\$14.73	\$14.51	\$14.95	
Estimated Expense	\$61,728	\$75,211	\$91,259	
Expense SqFt	\$7.97	\$6.82	\$7.32	
Net Operating Income	\$52,356	\$84,812	\$94,983	
Full Market Value	\$348,999	\$563,000	\$636,000	
Market Value per SqFt	\$45.06	\$51.07	\$51.04	
Distance from Condominium in miles		0.82	0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02686-7501	2-02684-0068	2-02674-0027	
Condominium Section	0053-R1			
Address	717 KELLY STREET	972 LEGGETT AVENUE	592 UNION AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	13	48	43	
Year Built	1909	1915	1926	
Gross SqFt	14,384	41,270	33,890	
Estimated Gross Income	\$223,815	\$603,739	\$540,702	
Gross Income per SqFt	\$15.56	\$14.63	\$15.95	
Estimated Expense	\$108,312	\$300,446	\$261,903	
Expense SqFt	\$7.53	\$7.28	\$7.73	
Net Operating Income	\$115,503	\$303,293	\$278,799	
Full Market Value	\$781,999	\$2,019,000	\$1,904,000	
Market Value per SqFt	\$54.37	\$48.92	\$56.18	
Distance from Condominium in miles		0.12	0.21	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02690-7501	2-02692-0048	2-02690-0173	2-02378-0034
Condominium Section	0131-R1			
Address	871 WESTCHESTER AVENUE	1157 INTERVALE AVENUE	861 EAST 163 STREET	EAST 156 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	66	74	63
Year Built	2005	2007	2004	2008
Gross SqFt	72,717	64,245	72,000	84,552
Estimated Gross Income	\$703,173	\$621,386	\$754,157	\$722,407
Gross Income per SqFt	\$9.67	\$9.67	\$10.47	\$8.54
Estimated Expense	\$375,220	\$331,744	\$384,620	\$418,996
Expense SqFt	\$5.16	\$5.16	\$5.34	\$4.96
Net Operating Income	\$327,953	\$289,642	\$369,537	\$303,411
Full Market Value	\$1,913,000	\$1,689,000	\$2,169,000	\$1,770,000
Market Value per SqFt	\$26.31	\$26.29	\$30.13	\$20.93
Distance from Condominium in miles		0.47	0.14	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02690-7502	2-02887-9100	2-02724-0001	
Condominium Section	0132-R1			
Address	890 PROSPECT AVENUE	1450 CLAY AVENUE	997 EAST 163 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	124	98	98	
Year Built	2005	2006	1908	
Gross SqFt	125,905	100,434	113,000	
Estimated Gross Income	\$1,753,857	\$1,382,007	\$1,592,021	
Gross Income per SqFt	\$13.93	\$13.76	\$14.09	
Estimated Expense	\$1,004,722	\$668,353	\$1,050,734	
Expense SqFt	\$7.98	\$6.65	\$9.30	
Net Operating Income	\$749,135	\$713,654	\$541,287	
Full Market Value	\$4,909,000	\$4,656,000	\$2,904,000	
Market Value per SqFt	\$38.99	\$46.36	\$25.70	
Distance from Condominium in miles		1.16	0.41	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02696-7501	2-02692-0048	2-02718-0017	2-02643-0060
Condominium Section	0114-R1			
Address	886 WESTCHESTER AVENUE	1157 INTERVALE AVENUE	1140 TIFFANY STREET	630 CONCORD AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	66	84	58
Year Built	2008	2007	2008	2008
Gross SqFt	70,202	64,245	90,976	48,574
Estimated Gross Income	\$678,853	\$621,386	\$958,590	\$469,871
Gross Income per SqFt	\$9.67	\$9.67	\$10.54	\$9.67
Estimated Expense	\$393,833	\$331,744	\$479,295	\$272,525
Expense SqFt	\$5.61	\$5.16	\$5.27	\$5.61
Net Operating Income	\$285,020	\$289,642	\$479,295	\$197,346
Full Market Value	\$1,662,000	\$1,689,000	\$2,822,000	\$807,000
Market Value per SqFt	\$23.67	\$26.29	\$31.02	\$16.61
Distance from Condominium in miles		0.54	0.58	0.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02703-7501	2-02404-0018	2-02724-0001	
Condominium Section	0074-R1			
Address	950 WESTCHESTER AVENUE	779 MELROSE AVENUE	997 EAST 163 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	111	87	98	
Year Built	2006	2008	1908	
Gross SqFt	112,935	99,362	113,000	
Estimated Gross Income	\$1,620,617	\$1,451,764	\$1,592,021	
Gross Income per SqFt	\$14.35	\$14.61	\$14.09	
Estimated Expense	\$929,455	\$711,364	\$1,050,734	
Expense SqFt	\$8.23	\$7.16	\$9.30	
Net Operating Income	\$691,162	\$740,400	\$541,287	
Full Market Value	\$4,572,000	\$4,925,000	\$2,904,000	
Market Value per SqFt	\$40.48	\$49.57	\$25.70	
Distance from Condominium in miles		1.03	0.19	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02742-7501	2-02834-0001	2-03115-9021	2-03124-0001
Condominium Section	0072-R1			
Address	951 HOE AVENUE	1455 GRAND CONCOURSE	2481 SOUTHERN BOULEVARD	883 EAST 180 STREET
Neighborhood	MORRISANIA/LONGWOOD	MOUNT HOPE/MOUNT EDEN	BELMONT	EAST TREMONT
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	300	291	311	196
Year Built	2005	1923	1975	1979
Gross SqFt	279,904	291,840	249,600	181,093
Estimated Gross Income	\$4,391,694	\$4,580,079	\$3,100,215	\$3,069,156
Gross Income per SqFt	\$15.69	\$15.69	\$12.42	\$16.95
Estimated Expense	\$2,664,686	\$2,777,608	\$1,668,279	\$1,631,238
Expense SqFt	\$9.52	\$9.52	\$6.68	\$9.01
Net Operating Income	\$1,727,008	\$1,802,471	\$1,431,936	\$1,437,918
Full Market Value	\$11,738,000	\$10,684,000	\$9,006,000	\$9,987,000
Market Value per SqFt	\$41.94	\$36.61	\$36.08	\$55.15
Distance from Condominium in miles		1.73	2.34	1.68

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02748-7501	2-03744-0075	2-02995-0038	2-02749-0005
Condominium Section	0046-R1			
Address	1010 FAILE STREET	1168 STRATFORD AVENUE	1473 BRYANT AVENUE	1010 HOE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	SOUNDVIEW	CROTONA PARK	MORRISANIA/LONGWOOD
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	78	61	41	31
Year Built	1930	1930	1923	1905
Gross SqFt	93,600	67,700	37,590	28,900
Estimated Gross Income	\$994,968	\$835,669	\$361,569	\$307,121
Gross Income per SqFt	\$10.63	\$12.34	\$9.62	\$10.63
Estimated Expense	\$576,576	\$409,478	\$216,726	\$177,890
Expense SqFt	\$6.16	\$6.05	\$5.77	\$6.16
Net Operating Income	\$418,392	\$426,191	\$144,843	\$129,231
Full Market Value	\$2,472,000	\$2,675,000	\$819,000	\$764,000
Market Value per SqFt	\$26.41	\$39.51	\$21.79	\$26.44
Distance from Condominium in miles		0.84	0.59	0.00

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02875-7501	2-02526-0044	2-02510-0067	2-02876-0184
Condominium Section	0144-R1			
Address	150 FEATHERBED LANE	1060 DR M L KING JR BOULE	1178 ANDERSON AVENUE	1669 MACOMBS ROAD
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	51	11	17	20
Year Built	2009	2007	2008	1924
Gross SqFt	73,345	10,819	22,785	23,400
Estimated Gross Income	\$869,872	\$128,354	\$262,934	\$215,979
Gross Income per SqFt	\$11.86	\$11.86	\$11.54	\$9.23
Estimated Expense	\$429,802	\$63,365	\$128,838	\$125,268
Expense SqFt	\$5.86	\$5.86	\$5.65	\$5.35
Net Operating Income	\$440,070	\$64,989	\$134,096	\$90,711
Full Market Value	\$2,721,000	\$402,000	\$811,000	\$528,000
Market Value per SqFt	\$37.10	\$37.16	\$35.59	\$22.56
Distance from Condominium in miles		0.84	0.65	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02931-7501	2-02389-0049	2-02615-0048	2-02428-0017
Condominium Section	0096-R1			
Address	1349 FRANKLIN AVENUE	1165 WASHINGTON AVENUE	1245 BOSTON ROAD	1076 TELLER AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	14	20
Year Built	2007	2007	1912	1928
Gross SqFt	18,300	12,460	11,725	15,485
Estimated Gross Income	\$273,585	\$186,242	\$140,668	\$231,538
Gross Income per SqFt	\$14.95	\$14.95	\$12.00	\$14.95
Estimated Expense	\$133,956	\$91,259	\$82,701	\$141,238
Expense SqFt	\$7.32	\$7.32	\$7.05	\$9.12
Net Operating Income	\$139,629	\$94,983	\$57,967	\$90,300
Full Market Value	\$936,000	\$636,000	\$276,000	\$605,000
Market Value per SqFt	\$51.15	\$51.04	\$23.54	\$39.07
Distance from Condominium in miles		0.36	0.18	0.66

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02934-7501	2-02662-0016	2-02615-0048	2-02681-0027
Condominium Section	0086-R1			
Address	1317 BOSTON ROAD	762 EAST 168 STREET	1245 BOSTON ROAD	1315 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	10	17	14	16
Year Built	2005	1913	1912	1909
Gross SqFt	12,319	13,985	11,725	14,120
Estimated Gross Income	\$129,719	\$107,688	\$140,668	\$148,754
Gross Income per SqFt	\$10.53	\$7.70	\$12.00	\$10.53
Estimated Expense	\$77,856	\$62,459	\$82,701	\$89,252
Expense SqFt	\$6.32	\$4.47	\$7.05	\$6.32
Net Operating Income	\$51,863	\$45,229	\$57,967	\$59,502
Full Market Value	\$305,000	\$261,000	\$276,000	\$344,000
Market Value per SqFt	\$24.76	\$18.66	\$23.54	\$24.36
Distance from Condominium in miles		0.26	0.18	0.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02976-7502	2-02410-0001	2-02861-0052	
Condominium Section	0155-R1			
Address	870 JENNINGS STREET	271 EAST 150 STREET	1706 DAVIDSON AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	84	20	45	
Year Built	2009	1910	1927	
Gross SqFt	78,715	10,587	41,250	
Estimated Gross Income	\$975,279	\$126,509	\$528,913	
Gross Income per SqFt	\$12.39	\$11.95	\$12.82	
Estimated Expense	\$572,258	\$76,576	\$301,333	
Expense SqFt	\$7.27	\$7.23	\$7.31	
Net Operating Income	\$403,021	\$49,933	\$227,580	
Full Market Value	\$3,893,709	\$274,000	\$1,449,000	
Market Value per SqFt	\$49.47	\$25.88	\$35.13	
Distance from Condominium in miles				

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02980-7501	2-02757-0051	2-02757-0050	2-02963-0010
Condominium Section	0087-R1			
Address	1308 SOUTHERN BOULEVARD	1151 EAST 165 STREET	1155 EAST 165 STREET	1420 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	11	11	20
Year Built	2005	1911	1911	1904
Gross SqFt	10,816	11,025	11,025	17,640
Estimated Gross Income	\$156,940	\$160,023	\$160,023	\$218,892
Gross Income per SqFt	\$14.51	\$14.51	\$14.51	\$12.41
Estimated Expense	\$73,765	\$75,211	\$89,613	\$113,824
Expense SqFt	\$6.82	\$6.82	\$8.13	\$6.45
Net Operating Income	\$83,175	\$84,812	\$70,410	\$105,068
Full Market Value	\$552,000	\$563,000	\$419,000	\$608,000
Market Value per SqFt	\$51.04	\$51.07	\$38.00	\$34.47
Distance from Condominium in miles		0.43	0.43	0.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02985-7501	2-02816-0066	2-03124-0001	2-03125-0001
Condominium Section	0125-R1			
Address	1926 CROTONA PARKWAY	1305 MORRIS AVENUE	883 EAST 180 STREET	901 EAST 180 STREET
Neighborhood	EAST TREMONT	MELROSE/CONCOURSE	EAST TREMONT	EAST TREMONT
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	98	73	196	76
Year Built	2007	2003	1979	1930
Gross SqFt	98,608	38,212	181,093	73,824
Estimated Gross Income	\$1,152,728	\$744,647	\$3,069,156	\$1,693,607
Gross Income per SqFt	\$11.69	\$19.49	\$16.95	\$22.94
Estimated Expense	\$535,633	\$367,772	\$1,631,238	\$930,324
Expense SqFt	\$5.43	\$9.62	\$9.01	\$12.60
Net Operating Income	\$617,095	\$376,875	\$1,437,918	\$763,283
Full Market Value	\$3,825,000	\$2,706,000	\$9,987,000	\$5,423,000
Market Value per SqFt	\$38.79	\$70.82	\$55.15	\$73.46
Distance from Condominium in miles		1.50	0.28	0.28

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03083-7501	2-03077-0045	2-03091-0005	2-03077-0050
Condominium Section	0090-R1			
Address	2135 CROTONA AVENUE	2481 HUGHES AVENUE	2490 BELMONT AVENUE	2463 HUGHES AVENUE
Neighborhood	EAST TREMONT	BELMONT	BELMONT	BELMONT
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	14	16
Year Built	2006	2007	2006	2004
Gross SqFt	14,200	12,000	13,295	13,520
Estimated Gross Income	\$219,816	\$185,743	\$205,086	\$237,974
Gross Income per SqFt	\$15.48	\$15.48	\$15.43	\$17.60
Estimated Expense	\$108,062	\$91,366	\$112,085	\$109,468
Expense SqFt	\$7.61	\$7.61	\$8.43	\$8.10
Net Operating Income	\$111,754	\$94,377	\$93,001	\$128,506
Full Market Value	\$757,003	\$639,000	\$629,000	\$901,000
Market Value per SqFt	\$53.31	\$53.25	\$47.31	\$66.64
Distance from Condominium in miles		0.47	0.53	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03103-7501	2-03091-0005	2-03077-0045	2-03077-0050
Condominium Section	0110-R1			
Address	2324 BEAUMONT AVENUE	2490 BELMONT AVENUE	2481 HUGHES AVENUE	2463 HUGHES AVENUE
Neighborhood	BELMONT	BELMONT	BELMONT	BELMONT
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	14	12	16
Year Built	2007	2006	2007	2004
Gross SqFt	48,750	13,295	12,000	13,520
Estimated Gross Income	\$754,650	\$205,086	\$185,743	\$237,974
Gross Income per SqFt	\$15.48	\$15.43	\$15.48	\$17.60
Estimated Expense	\$370,988	\$112,085	\$91,366	\$109,468
Expense SqFt	\$7.61	\$8.43	\$7.61	\$8.10
Net Operating Income	\$383,662	\$93,001	\$94,377	\$128,506
Full Market Value	\$2,598,000	\$629,000	\$639,000	\$901,000
Market Value per SqFt	\$53.29	\$47.31	\$53.25	\$66.64
Distance from Condominium in miles		0.29	0.27	0.27

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03125-7501	2-03123-0053	2-03123-0046	2-03123-0044
Condominium Section	0104-R1			
Address	2155 DALY AVENUE	876 EAST 180 STREET	2090 MOHEGAN AVENUE	2082 MOHEGAN AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	25	24	34
Year Built	2007	1910	1925	1925
Gross SqFt	14,664	21,582	22,580	33,803
Estimated Gross Income	\$240,343	\$353,775	\$370,133	\$555,170
Gross Income per SqFt	\$16.39	\$16.39	\$16.39	\$16.42
Estimated Expense	\$131,683	\$193,890	\$202,672	\$303,699
Expense SqFt	\$8.98	\$8.98	\$8.98	\$8.98
Net Operating Income	\$108,660	\$159,885	\$167,461	\$251,471
Full Market Value	\$748,000	\$1,101,000	\$1,153,000	\$1,732,000
Market Value per SqFt	\$51.01	\$51.01	\$51.06	\$51.24
Distance from Condominium in miles		0.15	0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03206-7501	2-02850-0060	2-02861-0067	2-02794-0009
Condominium Section	0071-R1			
Address	57 WEST BURNSIDE AVENUE	1775 WALTON AVENUE	1750 DAVIDSON AVENUE	1660 MORRIS AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	63	74	52
Year Built	2008	2007	2005	2005
Gross SqFt	53,311	62,685	53,511	44,137
Estimated Gross Income	\$534,176	\$627,975	\$517,393	\$505,672
Gross Income per SqFt	\$10.02	\$10.02	\$9.67	\$11.46
Estimated Expense	\$309,737	\$364,226	\$350,377	\$287,923
Expense SqFt	\$5.81	\$5.81	\$6.55	\$6.52
Net Operating Income	\$224,439	\$263,749	\$167,016	\$217,749
Full Market Value	\$1,309,000	\$1,538,000	\$687,000	\$1,328,000
Market Value per SqFt	\$24.55	\$24.54	\$12.84	\$30.09
Distance from Condominium in miles		0.50	0.54	0.79

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03249-7501	2-03214-0074	2-03147-0070	
Condominium Section	0100-R1			
Address	2792 SEDGWICK AVENUE	2525 AQUEDUCT AVENUE WEST	317 EAST 187 STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	40	51	47	
Year Built	2006	1923	1931	
Gross SqFt	48,023	42,790	37,470	
Estimated Gross Income	\$742,916	\$630,293	\$606,937	
Gross Income per SqFt	\$15.47	\$14.73	\$16.20	
Estimated Expense	\$395,710	\$343,360	\$316,623	
Expense SqFt	\$8.24	\$8.02	\$8.45	
Net Operating Income	\$347,206	\$286,933	\$290,314	
Full Market Value	\$2,351,006	\$1,416,000	\$1,992,000	
Market Value per SqFt	\$48.96	\$33.09	\$53.16	
Distance from Condominium in miles		0.38	0.82	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03256-7501	2-03066-0038	2-03077-0045	2-03091-0005
Condominium Section	0117-R1			
Address	189 WEST KINGSBRIDGE ROAD	2464 HOFFMAN STREET	2481 HUGHES AVENUE	2490 BELMONT AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BELMONT	BELMONT	BELMONT
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	12	14
Year Built	2008	2007	2007	2006
Gross SqFt	19,603	15,219	12,000	13,295
Estimated Gross Income	\$303,454	\$275,754	\$185,743	\$205,086
Gross Income per SqFt	\$15.48	\$18.12	\$15.48	\$15.43
Estimated Expense	\$149,179	\$126,847	\$91,366	\$112,085
Expense SqFt	\$7.61	\$8.33	\$7.61	\$8.43
Net Operating Income	\$154,275	\$148,907	\$94,377	\$93,001
Full Market Value	\$1,045,000	\$1,052,000	\$639,000	\$629,000
Market Value per SqFt	\$53.31	\$69.12	\$53.25	\$47.31
Distance from Condominium in miles		1.38	1.42	1.49

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03261-7501	2-03066-0038	2-03310-0023	2-03091-0005
Condominium Section	0081-R1			
Address	3097 HEATH AVENUE	2464 HOFFMAN STREET	3094 VILLA AVENUE	2490 BELMONT AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BELMONT	BEDFORD PARK/NORWOOD	BELMONT
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	16	14
Year Built	2006	2007	1906	2006
Gross SqFt	21,861	15,219	12,425	13,295
Estimated Gross Income	\$396,121	\$275,754	\$225,456	\$205,086
Gross Income per SqFt	\$18.12	\$18.12	\$18.15	\$15.43
Estimated Expense	\$182,102	\$126,847	\$78,555	\$112,085
Expense SqFt	\$8.33	\$8.33	\$6.32	\$8.43
Net Operating Income	\$214,019	\$148,907	\$146,901	\$93,001
Full Market Value	\$1,512,000	\$1,052,000	\$240,000	\$629,000
Market Value per SqFt	\$69.16	\$69.12	\$19.32	\$47.31
Distance from Condominium in miles		1.71	0.79	1.79

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03311-7501	2-04819-0042	2-03298-0021	2-03281-0040
Condominium Section	0034-R1			
Address	3130 GRAND CONCOURSE	3940 BRONX BOULEVARD	2980 BRIGGS AVENUE	357 EAST 201 STREET
Neighborhood	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	92	55	60
Year Built	1968	1960	1954	1948
Gross SqFt	79,920	84,340	69,166	64,824
Estimated Gross Income	\$955,843	\$1,215,885	\$827,520	\$753,348
Gross Income per SqFt	\$11.96	\$14.42	\$11.96	\$11.62
Estimated Expense	\$471,528	\$607,943	\$408,251	\$464,754
Expense SqFt	\$5.90	\$7.21	\$5.90	\$7.17
Net Operating Income	\$484,315	\$607,942	\$419,269	\$288,594
Full Market Value	\$3,004,000	\$2,735,000	\$2,600,000	\$1,770,000
Market Value per SqFt	\$37.59	\$32.43	\$37.59	\$27.30
Distance from Condominium in miles		1.38	0.25	0.37

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03318-7501	2-03318-0144	2-03300-0056	
Condominium Section	0048-R1			
Address	2805 CRESTON AVENUE	2755 CRESTON AVENUE	2707 BRIGGS AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	18	20	26	
Year Built	1993	1916	1915	
Gross SqFt	16,638	22,025	24,250	
Estimated Gross Income	\$218,457	\$279,087	\$329,351	
Gross Income per SqFt	\$13.13	\$12.67	\$13.58	
Estimated Expense	\$108,979	\$142,334	\$160,776	
Expense SqFt	\$6.55	\$6.46	\$6.63	
Net Operating Income	\$109,478	\$136,753	\$168,575	
Full Market Value	\$703,002	\$867,000	\$1,095,000	
Market Value per SqFt	\$42.25	\$39.36	\$45.15	
Distance from Condominium in miles		0.00	0.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03802-0028	2-03744-0075	
Condominium Section	0033-R1			
Address	228 NEPTUNE COURT	2040 GLEASON AVENUE	1168 STRATFORD AVENUE	
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	SOUNDVIEW	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	40	33	61	
Year Built	1989	1964	1930	
Gross SqFt	47,376	20,971	67,700	
Estimated Gross Income	\$653,789	\$319,726	\$835,669	
Gross Income per SqFt	\$13.80	\$15.25	\$12.34	
Estimated Expense	\$283,308	\$123,917	\$409,478	
Expense SqFt	\$5.98	\$5.91	\$6.05	
Net Operating Income	\$370,481	\$195,809	\$426,191	
Full Market Value	\$2,419,998	\$1,027,000	\$2,675,000	
Market Value per SqFt	\$51.08	\$48.97	\$39.51	
Distance from Condominium in miles		1.63	1.80	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-02757-0050	2-02757-0051	2-03818-0029
Condominium Section	0033-R2			
Address	101 FLEET COURT	1155 EAST 165 STREET	1151 EAST 165 STREET	2254 HAVILAND AVENUE
Neighborhood	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	WESTCHESTER
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	10	11	11	15
Year Built	1989	1911	1911	1928
Gross SqFt	11,912	11,025	11,025	12,040
Estimated Gross Income	\$172,843	\$160,023	\$160,023	\$154,727
Gross Income per SqFt	\$14.51	\$14.51	\$14.51	\$12.85
Estimated Expense	\$96,845	\$89,613	\$75,211	\$78,911
Expense SqFt	\$8.13	\$8.13	\$6.82	\$6.55
Net Operating Income	\$75,998	\$70,410	\$84,812	\$75,816
Full Market Value	\$503,998	\$419,000	\$563,000	\$392,000
Market Value per SqFt	\$42.31	\$38.00	\$51.07	\$32.56
Distance from Condominium in miles		2.15	2.15	1.61

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-05371-0060	2-03819-0059	
Condominium Section	0033-R3			
Address	124 NEPTUNE LANE	3080 EAST TREMONT AVENUE	2255 HAVILAND AVENUE	
Neighborhood	SOUNDVIEW	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	14	27	15	
Year Built	1989	1962	1920	
Gross SqFt	15,972	16,507	12,360	
Estimated Gross Income	\$204,122	\$215,186	\$154,727	
Gross Income per SqFt	\$12.78	\$13.04	\$12.52	
Estimated Expense	\$104,617	\$110,838	\$78,911	
Expense SqFt	\$6.55	\$6.71	\$6.38	
Net Operating Income	\$99,505	\$104,348	\$75,816	
Full Market Value	\$633,000	\$668,000	\$360,000	
Market Value per SqFt	\$39.63	\$40.47	\$29.13	
Distance from Condominium in miles		2.35	1.65	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-02757-0050	2-02757-0051	
Condominium Section	0033-R4			
Address	232 FLEET COURT	1155 EAST 165 STREET	1151 EAST 165 STREET	
Neighborhood	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	18	11	11	
Year Built	1989	1911	1911	
Gross SqFt	22,199	11,025	11,025	
Estimated Gross Income	\$322,107	\$160,023	\$160,023	
Gross Income per SqFt	\$14.51	\$14.51	\$14.51	
Estimated Expense	\$166,049	\$89,613	\$75,211	
Expense SqFt	\$7.48	\$8.13	\$6.82	
Net Operating Income	\$156,058	\$70,410	\$84,812	
Full Market Value	\$1,035,998	\$419,000	\$563,000	
Market Value per SqFt	\$46.67	\$38.00	\$51.07	
Distance from Condominium in miles		2.15	2.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-05371-0060	2-02757-0050	2-02757-0051
Condominium Section	0033-R5			
Address	201 SUNSET BOULEVARD	3080 EAST TREMONT AVENUE	1155 EAST 165 STREET	1151 EAST 165 STREET
Neighborhood	SOUNDVIEW	SCHUYLERVILLE/PELHAM BAY	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	27	11	11
Year Built	1989	1962	1911	1911
Gross SqFt	20,304	16,507	11,025	11,025
Estimated Gross Income	\$294,611	\$215,186	\$160,023	\$160,023
Gross Income per SqFt	\$14.51	\$13.04	\$14.51	\$14.51
Estimated Expense	\$165,072	\$110,838	\$89,613	\$75,211
Expense SqFt	\$8.13	\$6.71	\$8.13	\$6.82
Net Operating Income	\$129,539	\$104,348	\$70,410	\$84,812
Full Market Value	\$860,004	\$668,000	\$419,000	\$563,000
Market Value per SqFt	\$42.36	\$40.47	\$38.00	\$51.07
Distance from Condominium in miles		2.35	2.15	2.15

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03792-0047	2-05371-0060	
Condominium Section	0033-R6			
Address	301 ADMIRAL LANE	1165 PUGSLEY AVENUE	3080 EAST TREMONT AVENUE	
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	SCHUYLerville/PELHAM BAY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C9-WALK-UP	
Total Units	28	32	27	
Year Built	1989	1926	1962	
Gross SqFt	34,516	26,655	16,507	
Estimated Gross Income	\$455,956	\$356,496	\$215,186	
Gross Income per SqFt	\$13.21	\$13.37	\$13.04	
Estimated Expense	\$230,567	\$177,236	\$110,838	
Expense SqFt	\$6.68	\$6.65	\$6.71	
Net Operating Income	\$225,389	\$179,260	\$104,348	
Full Market Value	\$1,450,001	\$1,158,000	\$668,000	
Market Value per SqFt	\$42.01	\$43.44	\$40.47	
Distance from Condominium in miles		1.62	2.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-03006-0053	2-03767-0082	2-03805-0043
Condominium Section	0023-R1			
Address	99 METROPOLITAN OVAL	1029 FREEMAN STREET	1221 WHITE PLAINS ROAD	1265 OLMSTEAD AVENUE
Neighborhood	PARKCHESTER	MORRISANIA/LONGWOOD	SOUNDVIEW	WESTCHESTER
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	128	121	109	88
Year Built	1933	1931	1928	1930
Gross SqFt	109,764	107,444	97,000	92,666
Estimated Gross Income	\$1,278,751	\$1,200,000	\$1,130,223	\$1,111,240
Gross Income per SqFt	\$11.65	\$11.17	\$11.65	\$11.99
Estimated Expense	\$670,658	\$696,000	\$593,132	\$554,317
Expense SqFt	\$6.11	\$6.48	\$6.11	\$5.98
Net Operating Income	\$608,093	\$504,000	\$537,091	\$556,923
Full Market Value	\$3,731,976	\$2,871,000	\$3,297,000	\$4,247,000
Market Value per SqFt	\$34.00	\$26.72	\$33.99	\$45.83
Distance from Condominium in miles		1.35	0.19	0.28

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-03895-0001	2-02880-0153	
Condominium Section	0023-R2			
Address	1469 WEST AVENUE	1500 NOBLE AVENUE	1750 SEDGWICK AVENUE	
Neighborhood	BRONX-UNKNOWN	PARKCHESTER	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	2,121	238	227	
Year Built	1933	1965	1974	
Gross SqFt	1,867,373	265,625	272,370	
Estimated Gross Income	\$21,941,633	\$3,291,854	\$3,022,632	
Gross Income per SqFt	\$11.75	\$12.39	\$11.10	
Estimated Expense	\$12,660,789	\$1,757,935	\$1,887,681	
Expense SqFt	\$6.78	\$6.62	\$6.93	
Net Operating Income	\$9,280,844	\$1,533,919	\$1,134,951	
Full Market Value	\$57,155,042	\$6,526,000	\$6,833,000	
Market Value per SqFt	\$30.61	\$24.57	\$25.09	
Distance from Condominium in miles		0.45	3.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-02526-0090	2-02518-0001	
Condominium Section	0023-R3			
Address	1925 MC GRAW AVENUE	1131 OGDEN AVENUE	105 WEST 168 STREET	
Neighborhood	BRONX-UNKNOWN	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	2,659	404	303	
Year Built	1933	1947	1930	
Gross SqFt	2,723,821	475,438	335,500	
Estimated Gross Income	\$31,596,324	\$5,279,844	\$4,055,900	
Gross Income per SqFt	\$11.60	\$11.11	\$12.09	
Estimated Expense	\$15,798,162	\$3,009,055	\$1,768,176	
Expense SqFt	\$5.80	\$6.33	\$5.27	
Net Operating Income	\$15,798,162	\$2,270,789	\$2,287,724	
Full Market Value	\$96,779,065	\$13,670,000	\$9,837,000	
Market Value per SqFt	\$35.53	\$28.75	\$29.32	
Distance from Condominium in miles		3.63	3.46	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-03895-0001	2-02880-0153	
Condominium Section	0023-R4			
Address	14 METROPOLITAN OVAL	1500 NOBLE AVENUE	1750 SEDGWICK AVENUE	
Neighborhood	PARKCHESTER	PARKCHESTER	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	3,378	238	227	
Year Built	1933	1965	1974	
Gross SqFt	3,364,977	265,625	272,370	
Estimated Gross Income	\$39,538,480	\$3,291,854	\$3,022,632	
Gross Income per SqFt	\$11.75	\$12.39	\$11.10	
Estimated Expense	\$22,814,544	\$1,757,935	\$1,887,681	
Expense SqFt	\$6.78	\$6.62	\$6.93	
Net Operating Income	\$16,723,936	\$1,533,919	\$1,134,951	
Full Market Value	\$102,993,020	\$6,526,000	\$6,833,000	
Market Value per SqFt	\$30.61	\$24.57	\$25.09	
Distance from Condominium in miles		0.66	3.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03944-7501	2-02518-0001	2-02880-0153	
Condominium Section	0002-R1			
Address	9 METROPOLITAN OVAL	105 WEST 168 STREET	1750 SEDGWICK AVENUE	
Neighborhood	PARKCHESTER	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	3,857	303	227	
Year Built	1955	1930	1974	
Gross SqFt	3,801,490	335,500	272,370	
Estimated Gross Income	\$44,097,284	\$4,055,900	\$3,022,632	
Gross Income per SqFt	\$11.60	\$12.09	\$11.10	
Estimated Expense	\$23,189,089	\$1,768,176	\$1,887,681	
Expense SqFt	\$6.10	\$5.27	\$6.93	
Net Operating Income	\$20,908,195	\$2,287,724	\$1,134,951	
Full Market Value	\$128,082,539	\$9,837,000	\$6,833,000	
Market Value per SqFt	\$33.69	\$29.32	\$25.09	
Distance from Condominium in miles		3.44	3.28	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03944-7501	2-03114-9052	2-03006-0053	2-03947-0001
Condominium Section	0002-R2			
Address	1722 PURDY STREET	2364 PROSPECT AVENUE	1029 FREEMAN STREET	2141 STARLING AVENUE
Neighborhood	PARKCHESTER	BELMONT	MORRISANIA/LONGWOOD	PARKCHESTER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	128	160	121	102
Year Built	1955	1974	1931	1928
Gross SqFt	109,764	116,569	107,444	93,000
Estimated Gross Income	\$1,297,410	\$1,405,997	\$1,200,000	\$1,099,722
Gross Income per SqFt	\$11.82	\$12.06	\$11.17	\$11.82
Estimated Expense	\$619,069	\$733,653	\$696,000	\$524,309
Expense SqFt	\$5.64	\$6.29	\$6.48	\$5.64
Net Operating Income	\$678,341	\$672,344	\$504,000	\$575,413
Full Market Value	\$4,188,002	\$4,183,000	\$2,871,000	\$3,552,000
Market Value per SqFt	\$38.15	\$35.88	\$26.72	\$38.19
Distance from Condominium in miles		1.66	1.87	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04163-7501	2-04249-0042	2-04196-0030	2-04178-0005
Condominium Section	0012-R1			
Address	1725 EDISON AVENUE	2023 BURR AVENUE	3073 BUHRE AVENUE	3565 BRUCKNER BOULEVARD
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	37	46	49
Year Built	1965	1963	1935	1931
Gross SqFt	27,316	31,125	42,000	38,250
Estimated Gross Income	\$405,096	\$461,659	\$542,474	\$578,088
Gross Income per SqFt	\$14.83	\$14.83	\$12.92	\$15.11
Estimated Expense	\$190,393	\$216,980	\$231,263	\$238,220
Expense SqFt	\$6.97	\$6.97	\$5.51	\$6.23
Net Operating Income	\$214,703	\$244,679	\$311,211	\$339,868
Full Market Value	\$1,435,000	\$1,635,000	\$1,549,000	\$2,285,000
Market Value per SqFt	\$52.53	\$52.53	\$36.88	\$59.74
Distance from Condominium in miles		0.59	0.20	0.29

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04174-7501	2-04249-0042	2-04178-0005	2-04196-0030
Condominium Section	0066-R1			
Address	1600 PARKVIEW AVENUE	2023 BURR AVENUE	3565 BRUCKNER BOULEVARD	3073 BUHRE AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	37	49	46
Year Built	2003	1963	1931	1935
Gross SqFt	16,688	31,125	38,250	42,000
Estimated Gross Income	\$247,483	\$461,659	\$578,088	\$542,474
Gross Income per SqFt	\$14.83	\$14.83	\$15.11	\$12.92
Estimated Expense	\$116,315	\$216,980	\$238,220	\$231,263
Expense SqFt	\$6.97	\$6.97	\$6.23	\$5.51
Net Operating Income	\$131,168	\$244,679	\$339,868	\$311,211
Full Market Value	\$876,999	\$1,635,000	\$2,285,000	\$1,549,000
Market Value per SqFt	\$52.55	\$52.53	\$59.74	\$36.88
Distance from Condominium in miles		0.53	0.12	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04248-7501	2-04249-0042	2-04178-0005	
Condominium Section	0124-R1			
Address	2013 COLONIAL AVENUE	2023 BURR AVENUE	3565 BRUCKNER BOULEVARD	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	11	37	49	
Year Built		1963	1931	
Gross SqFt	10,033	31,125	38,250	
Estimated Gross Income	\$150,194	\$461,659	\$578,088	
Gross Income per SqFt	\$14.97	\$14.83	\$15.11	
Estimated Expense	\$66,218	\$216,980	\$238,220	
Expense SqFt	\$6.60	\$6.97	\$6.23	
Net Operating Income	\$83,976	\$244,679	\$339,868	
Full Market Value	\$562,999	\$1,635,000	\$2,285,000	
Market Value per SqFt	\$56.11	\$52.53	\$59.74	
Distance from Condominium in miles		0.05	0.40	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04284-7501	2-03607-0002	2-04253-0080	
Condominium Section	0070-R1			
Address	2040 WHITE PLAINS ROAD	2025 SEWARD AVENUE	1975 BIRCHALL AVENUE	
Neighborhood	MORRIS PARK/VAN NEST	CASTLE HILL/UNIONPORT	MORRIS PARK/VAN NEST	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	100	154	90	
Year Built	2005	1978	2002	
Gross SqFt	108,100	221,208	87,902	
Estimated Gross Income	\$1,226,935	\$2,699,063	\$1,032,605	
Gross Income per SqFt	\$11.35	\$12.20	\$11.75	
Estimated Expense	\$699,407	\$1,393,212	\$681,519	
Expense SqFt	\$6.47	\$6.30	\$7.75	
Net Operating Income	\$527,528	\$1,305,851	\$351,086	
Full Market Value	\$3,383,000	\$5,058,000	\$2,162,000	
Market Value per SqFt	\$31.30	\$22.87	\$24.60	
Distance from Condominium in miles		2.23	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04307-7501	2-04345-0005	2-04293-0005	2-04287-0055
Condominium Section	0027-R1			
Address	1144 LYDIG AVENUE	2206 HOLLAND AVENUE	2064 BARNES AVENUE	2095 CRUGER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY NORTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	55	50	42
Year Built	1964	1965	1961	1939
Gross SqFt	56,000	59,772	57,053	53,400
Estimated Gross Income	\$590,240	\$644,667	\$507,292	\$562,771
Gross Income per SqFt	\$10.54	\$10.79	\$8.89	\$10.54
Estimated Expense	\$273,840	\$330,616	\$309,706	\$261,102
Expense SqFt	\$4.89	\$5.53	\$5.43	\$4.89
Net Operating Income	\$316,400	\$314,051	\$197,586	\$301,669
Full Market Value	\$1,863,006	\$1,868,000	\$768,000	\$1,464,000
Market Value per SqFt	\$33.27	\$31.25	\$13.46	\$27.42
Distance from Condominium in miles		0.61	0.48	0.67

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04340-7501	2-04348-0005	2-03143-0285	2-04286-0004
Condominium Section	0014-R1			
Address	610 WARING AVENUE	2310 HOLLAND AVENUE	2332 TIEBOUT AVENUE	2070 BRONX PARK EAST
Neighborhood	BRONXDALE	PELHAM PARKWAY NORTH	FORDHAM	PELHAM PARKWAY SOUTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	66	124	104
Year Built	1960	1951	1965	1928
Gross SqFt	116,200	65,250	110,235	129,000
Estimated Gross Income	\$1,299,116	\$729,665	\$1,456,559	\$1,312,054
Gross Income per SqFt	\$11.18	\$11.18	\$13.21	\$10.17
Estimated Expense	\$629,804	\$353,519	\$809,461	\$839,715
Expense SqFt	\$5.42	\$5.42	\$7.34	\$6.51
Net Operating Income	\$669,312	\$376,146	\$647,098	\$472,339
Full Market Value	\$3,438,649	\$2,271,000	\$4,163,000	\$2,738,000
Market Value per SqFt	\$29.59	\$34.80	\$37.76	\$21.22
Distance from Condominium in miles		0.26	1.38	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04340-7502	2-04286-0004	2-04285-0001	
Condominium Section	0017-R1			
Address	2385 BARKER AVENUE	2070 BRONX PARK EAST	2011 HOLLAND AVENUE	
Neighborhood	BRONXDALE	PELHAM PARKWAY SOUTH	MORRIS PARK/VAN NEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	122	104	140	
Year Built	1960	1928	2007	
Gross SqFt	127,290	129,000	152,124	
Estimated Gross Income	\$1,428,194	\$1,312,054	\$1,864,539	
Gross Income per SqFt	\$11.22	\$10.17	\$12.26	
Estimated Expense	\$796,835	\$839,715	\$913,624	
Expense SqFt	\$6.26	\$6.51	\$6.01	
Net Operating Income	\$631,359	\$472,339	\$950,915	
Full Market Value	\$3,766,376	\$2,738,000	\$5,952,000	
Market Value per SqFt	\$29.59	\$21.22	\$39.13	
Distance from Condominium in miles		0.50	0.64	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04545-7501	2-03031-0021	2-03274-0027	2-04132-0026
Condominium Section	0091-R1			
Address	3035 WHITE PLAINS ROAD	2348 WEBSTER AVENUE	2995 BOTANICAL SQUARE	1819 WILLIAMSBRIDGE ROAD
Neighborhood	BRONXDALE	BATHGATE	BRONX PARK	MORRIS PARK/VAN NEST
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	74	64	100	65
Year Built	2007	2005	1927	1962
Gross SqFt	85,582	70,808	89,700	72,715
Estimated Gross Income	\$810,462	\$670,777	\$940,124	\$582,430
Gross Income per SqFt	\$9.47	\$9.47	\$10.48	\$8.01
Estimated Expense	\$439,891	\$363,952	\$526,469	\$378,580
Expense SqFt	\$5.14	\$5.14	\$5.87	\$5.21
Net Operating Income	\$370,571	\$306,825	\$413,655	\$203,850
Full Market Value	\$2,161,000	\$1,670,000	\$1,960,000	\$1,111,000
Market Value per SqFt	\$25.25	\$23.58	\$21.85	\$15.28
Distance from Condominium in miles		1.61	0.76	1.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04664-7501	2-04847-0039	2-04643-0031	2-04852-0008
Condominium Section	0075-R1			
Address	720 EAST 217 STREET	800 EAST 223 STREET	664 EAST 213 STREET	859 EAST 227 STREET
Neighborhood	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	23	20	16
Year Built	2006	1927	1927	1957
Gross SqFt	19,225	18,850	17,001	9,880
Estimated Gross Income	\$283,184	\$300,806	\$250,385	\$110,477
Gross Income per SqFt	\$14.73	\$15.96	\$14.73	\$11.18
Estimated Expense	\$133,037	\$135,363	\$117,681	\$56,711
Expense SqFt	\$6.92	\$7.18	\$6.92	\$5.74
Net Operating Income	\$150,147	\$165,443	\$132,704	\$53,766
Full Market Value	\$1,001,002	\$1,130,000	\$885,000	\$325,000
Market Value per SqFt	\$52.07	\$59.95	\$52.06	\$32.89
Distance from Condominium in miles		0.35	0.28	0.60

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04668-7501	2-04847-0039	2-04831-0018	
Condominium Section	0076-R1			
Address	724 EAST 221 STREET	800 EAST 223 STREET	685 EAST 228 STREET	
Neighborhood	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	23	33	
Year Built	2005	1927	1929	
Gross SqFt	29,320	18,850	28,495	
Estimated Gross Income	\$404,030	\$300,806	\$330,163	
Gross Income per SqFt	\$13.78	\$15.96	\$11.59	
Estimated Expense	\$192,046	\$135,363	\$168,383	
Expense SqFt	\$6.55	\$7.18	\$5.91	
Net Operating Income	\$211,984	\$165,443	\$161,780	
Full Market Value	\$1,383,999	\$1,130,000	\$924,000	
Market Value per SqFt	\$47.20	\$59.95	\$32.43	
Distance from Condominium in miles		0.19	0.44	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05529-7501	2-05371-0060	2-03802-0028	
Condominium Section	0083-R1			
Address	24 PENNYFIELD AVENUE	3080 EAST TREMONT AVENUE	2040 GLEASON AVENUE	
Neighborhood	THROGS NECK	SCHUYLERVILLE/PELHAM BAY	CASTLE HILL/UNIONPORT	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	15	27	33	
Year Built	2000	1962	1964	
Gross SqFt	12,624	16,507	20,971	
Estimated Gross Income	\$178,630	\$215,186	\$319,726	
Gross Income per SqFt	\$14.15	\$13.04	\$15.25	
Estimated Expense	\$79,657	\$110,838	\$123,917	
Expense SqFt	\$6.31	\$6.71	\$5.91	
Net Operating Income	\$98,973	\$104,348	\$195,809	
Full Market Value	\$652,000	\$668,000	\$1,027,000	
Market Value per SqFt	\$51.65	\$40.47	\$48.97	
Distance from Condominium in miles		2.60	3.09	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05529-7502	2-03744-0075	2-05333-0106	
Condominium Section	0082-R1			
Address	1 PENNYFIELD AVENUE	1168 STRATFORD AVENUE	1235 BRADFORD AVENUE	
Neighborhood	THROGS NECK	SOUNDVIEW	SCHUYLerville/PELHAM BAY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	45	61	13	
Year Built	1998	1930	1929	
Gross SqFt	63,738	67,700	6,510	
Estimated Gross Income	\$961,169	\$835,669	\$116,021	
Gross Income per SqFt	\$15.08	\$12.34	\$17.82	
Estimated Expense	\$460,188	\$409,478	\$54,530	
Expense SqFt	\$7.22	\$6.05	\$8.38	
Net Operating Income	\$500,981	\$426,191	\$61,491	
Full Market Value	\$3,364,989	\$2,675,000	\$433,000	
Market Value per SqFt	\$52.79	\$39.51	\$66.51	
Distance from Condominium in miles		3.96	2.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05604-7501	2-05606-0001	2-05825-1554	
Condominium Section	0016-R1			
Address	2718 SCHURZ AVENUE	2631 SCHURZ AVENUE	6225 BROADWAY	
Neighborhood	THROGS NECK	THROGS NECK	FIELDSTON	
Building Classification	R4-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	52	79	96	
Year Built	1984	1978	1950	
Gross SqFt	63,416	46,832	78,825	
Estimated Gross Income	\$1,065,389	\$901,339	\$1,129,784	
Gross Income per SqFt	\$16.80	\$19.25	\$14.33	
Estimated Expense	\$461,668	\$420,948	\$508,767	
Expense SqFt	\$7.28	\$8.99	\$6.45	
Net Operating Income	\$603,721	\$480,391	\$621,017	
Full Market Value	\$3,800,513	\$3,443,000	\$4,106,000	
Market Value per SqFt	\$59.93	\$73.52	\$52.09	
Distance from Condominium in miles		0.21	7.02	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05606-7502	2-05371-0060	2-03802-0028	
Condominium Section	0056-R1			
Address	195 BALCOM AVENUE	3080 EAST TREMONT AVENUE	2040 GLEASON AVENUE	
Neighborhood	THROGS NECK	SCHUYLERVILLE/PELHAM BAY	CASTLE HILL/UNIONPORT	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	20	27	33	
Year Built	1997	1962	1964	
Gross SqFt	19,080	16,507	20,971	
Estimated Gross Income	\$269,982	\$215,186	\$319,726	
Gross Income per SqFt	\$14.15	\$13.04	\$15.25	
Estimated Expense	\$120,395	\$110,838	\$123,917	
Expense SqFt	\$6.31	\$6.71	\$5.91	
Net Operating Income	\$149,587	\$104,348	\$195,809	
Full Market Value	\$1,006,994	\$668,000	\$1,027,000	
Market Value per SqFt	\$52.78	\$40.47	\$48.97	
Distance from Condominium in miles		2.00	2.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05643-7501	2-05394-0014	2-04238-0015	2-04158-0034
Condominium Section	0060-R1			
Address	190 FORDHAM STREET	1527 PLYMOUTH AVENUE	3108 WILKINSON AVENUE	1649 EDISON AVENUE
Neighborhood	CITY ISLAND	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	26	21
Year Built	1897	1931	1928	1927
Gross SqFt	16,605	17,400	22,333	16,125
Estimated Gross Income	\$213,872	\$224,071	\$251,801	\$220,800
Gross Income per SqFt	\$12.88	\$12.88	\$11.27	\$13.69
Estimated Expense	\$98,634	\$103,300	\$147,304	\$145,728
Expense SqFt	\$5.94	\$5.94	\$6.60	\$9.04
Net Operating Income	\$115,238	\$120,771	\$104,497	\$75,072
Full Market Value	\$735,002	\$770,000	\$633,000	\$489,000
Market Value per SqFt	\$44.26	\$44.25	\$28.34	\$30.33
Distance from Condominium in miles		2.59	2.39	2.62

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05723-7501	2-05904-0267	2-05787-0137	
Condominium Section	0084-R1			
Address	2287 JOHNSON AVENUE	600 WEST 239 STREET	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	73	90	85	
Year Built	1983	1956	1954	
Gross SqFt	99,590	98,681	100,498	
Estimated Gross Income	\$1,357,412	\$1,377,757	\$1,335,746	
Gross Income per SqFt	\$13.63	\$13.96	\$13.29	
Estimated Expense	\$623,433	\$717,979	\$526,854	
Expense SqFt	\$6.26	\$7.28	\$5.24	
Net Operating Income	\$733,979	\$659,778	\$808,892	
Full Market Value	\$4,773,005	\$4,325,000	\$4,174,000	
Market Value per SqFt	\$47.93	\$43.83	\$41.53	
Distance from Condominium in miles		0.83	0.58	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05725-7501	2-05716-0287	2-05781-1100	
Condominium Section	0011-R1			
Address	2600 HENRY HUDSON PARKWAY	2475 PALISADE AVENUE	3900 HENRY HUDSON PARKWAY	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	25	37	
Year Built	1941	1932	1928	
Gross SqFt	35,000	31,098	37,962	
Estimated Gross Income	\$531,300	\$559,180	\$470,000	
Gross Income per SqFt	\$15.18	\$17.98	\$12.38	
Estimated Expense	\$229,950	\$184,415	\$273,421	
Expense SqFt	\$6.57	\$5.93	\$7.20	
Net Operating Income	\$301,350	\$374,765	\$196,579	
Full Market Value	\$2,029,000	\$2,642,000	\$1,235,000	
Market Value per SqFt	\$57.97	\$84.96	\$32.53	
Distance from Condominium in miles		0.29	0.80	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05745-7501	2-05907-0348	2-05793-0467	2-05851-2105
Condominium Section	0028-R1			
Address	2521 PALISADE AVENUE	3725 BLACKSTONE AVENUE	3555 OXFORD AVENUE	6425 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	42	57	55
Year Built	1986	1968	1960	1974
Gross SqFt	62,350	41,803	72,553	48,100
Estimated Gross Income	\$980,766	\$657,438	\$958,288	\$846,204
Gross Income per SqFt	\$15.73	\$15.73	\$13.21	\$17.59
Estimated Expense	\$387,194	\$259,521	\$335,365	\$343,519
Expense SqFt	\$6.21	\$6.21	\$4.62	\$7.14
Net Operating Income	\$593,572	\$397,917	\$622,923	\$502,685
Full Market Value	\$3,228,825	\$2,706,000	\$4,007,000	\$3,525,000
Market Value per SqFt	\$51.79	\$64.73	\$55.23	\$73.28
Distance from Condominium in miles		0.67	0.68	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05764-7501	2-03271-0101	2-03267-0020	2-03262-0097
Condominium Section	0129-R1			
Address	460 WEST 236 STREET	3800 PUTNAM AVENUE WEST	3130 ALBANY CRESCENT	3489 FT INDEPENDENCE STRE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	44	59	52
Year Built	2005	2003	1963	1963
Gross SqFt	56,512	40,033	58,000	49,290
Estimated Gross Income	\$764,607	\$586,840	\$785,000	\$634,581
Gross Income per SqFt	\$13.53	\$14.66	\$13.53	\$12.87
Estimated Expense	\$273,518	\$246,772	\$280,540	\$389,559
Expense SqFt	\$4.84	\$6.16	\$4.84	\$7.90
Net Operating Income	\$491,089	\$340,068	\$504,460	\$245,022
Full Market Value	\$3,186,002	\$2,043,000	\$2,541,000	\$1,561,000
Market Value per SqFt	\$56.38	\$51.03	\$43.81	\$31.67
Distance from Condominium in miles		0.46	0.49	0.45

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05771-7501	2-05792-0430	2-05903-0283	2-05920-0687
Condominium Section	0041-R1			
Address	3636 FIELDSTON ROAD	530 WEST 236 STREET	3611 HENRY HUDSON PARKWAY	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	106	86	123	132
Year Built	1962	1954	1951	1962
Gross SqFt	132,000	103,392	134,000	162,000
Estimated Gross Income	\$1,999,800	\$1,485,010	\$2,185,058	\$2,454,747
Gross Income per SqFt	\$15.15	\$14.36	\$16.31	\$15.15
Estimated Expense	\$839,520	\$605,495	\$1,019,942	\$1,030,994
Expense SqFt	\$6.36	\$5.86	\$7.61	\$6.36
Net Operating Income	\$1,160,280	\$879,515	\$1,165,116	\$1,423,753
Full Market Value	\$7,807,000	\$5,818,000	\$8,009,000	\$9,581,000
Market Value per SqFt	\$59.14	\$56.27	\$59.77	\$59.14
Distance from Condominium in miles		0.12	0.33	0.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05777-7501	2-03305-0045	2-05907-0348	2-03263-0104
Condominium Section	0079-R1			
Address	3816 WALDO AVENUE	2903 VALENTINE AVENUE	3725 BLACKSTONE AVENUE	3855 ORLOFF AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	53	42	52
Year Built	2004	2007	1968	1964
Gross SqFt	55,005	46,549	41,803	45,375
Estimated Gross Income	\$865,229	\$749,650	\$657,438	\$678,249
Gross Income per SqFt	\$15.73	\$16.10	\$15.73	\$14.95
Estimated Expense	\$341,581	\$352,336	\$259,521	\$413,732
Expense SqFt	\$6.21	\$7.57	\$6.21	\$9.12
Net Operating Income	\$523,648	\$397,314	\$397,917	\$264,517
Full Market Value	\$3,562,008	\$2,721,000	\$2,706,000	\$1,773,000
Market Value per SqFt	\$64.76	\$58.45	\$64.73	\$39.07
Distance from Condominium in miles		1.39	0.48	0.43

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05780-7501	2-03252-0310	2-05798-0077	2-05773-0290
Condominium Section	0040-R1			
Address	3900 GREYSTONE AVENUE	3971 GOUVERNEUR AVENUE	545 WEST 236 STREET	275 WEST 238 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	78	67	64	72
Year Built	1928	1928	1939	1937
Gross SqFt	95,061	65,394	90,025	71,091
Estimated Gross Income	\$1,277,620	\$850,571	\$1,209,984	\$977,135
Gross Income per SqFt	\$13.44	\$13.01	\$13.44	\$13.74
Estimated Expense	\$620,748	\$425,752	\$588,133	\$469,863
Expense SqFt	\$6.53	\$6.51	\$6.53	\$6.61
Net Operating Income	\$656,872	\$424,819	\$621,851	\$507,272
Full Market Value	\$4,252,001	\$2,238,000	\$3,884,000	\$3,116,000
Market Value per SqFt	\$44.73	\$34.22	\$43.14	\$43.83
Distance from Condominium in miles		0.73	0.28	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05787-7501	2-05907-0348	2-05716-0287	2-05851-2105
Condominium Section	0030-R1			
Address	3240 NETHERLAND AVENUE	3725 BLACKSTONE AVENUE	2475 PALISADE AVENUE	6425 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	15	42	25	55
Year Built	1988	1968	1932	1974
Gross SqFt	10,108	41,803	31,098	48,100
Estimated Gross Income	\$177,800	\$657,438	\$559,180	\$846,204
Gross Income per SqFt	\$17.59	\$15.73	\$17.98	\$17.59
Estimated Expense	\$72,171	\$259,521	\$184,415	\$343,519
Expense SqFt	\$7.14	\$6.21	\$5.93	\$7.14
Net Operating Income	\$105,629	\$397,917	\$374,765	\$502,685
Full Market Value	\$741,001	\$2,706,000	\$2,642,000	\$3,525,000
Market Value per SqFt	\$73.31	\$64.73	\$84.96	\$73.28
Distance from Condominium in miles		0.33	0.70	1.52

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05788-7501	2-05792-0430	2-05907-0348	
Condominium Section	0106-R1			
Address	3220 ARLINGTON AVENUE	530 WEST 236 STREET	3725 BLACKSTONE AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	26	86	42	
Year Built	2004	1954	1968	
Gross SqFt	105,300	103,392	41,803	
Estimated Gross Income	\$1,584,765	\$1,485,010	\$657,438	
Gross Income per SqFt	\$15.05	\$14.36	\$15.73	
Estimated Expense	\$636,012	\$605,495	\$259,521	
Expense SqFt	\$6.04	\$5.86	\$6.21	
Net Operating Income	\$948,753	\$879,515	\$397,917	
Full Market Value	\$6,368,003	\$5,818,000	\$2,706,000	
Market Value per SqFt	\$60.47	\$56.27	\$64.73	
Distance from Condominium in miles		0.19	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05789-7501	2-05907-0348	2-03271-0101	2-05851-2105
Condominium Section	0032-R1			
Address	3220 FAIRFIELD AVENUE	3725 BLACKSTONE AVENUE	3800 PUTNAM AVENUE WEST	6425 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	42	44	55
Year Built	1989	1968	2003	1974
Gross SqFt	30,743	41,803	40,033	48,100
Estimated Gross Income	\$483,587	\$657,438	\$586,840	\$846,204
Gross Income per SqFt	\$15.73	\$15.73	\$14.66	\$17.59
Estimated Expense	\$190,914	\$259,521	\$246,772	\$343,519
Expense SqFt	\$6.21	\$6.21	\$6.16	\$7.14
Net Operating Income	\$292,673	\$397,917	\$340,068	\$502,685
Full Market Value	\$1,827,092	\$2,706,000	\$2,043,000	\$3,525,000
Market Value per SqFt	\$59.43	\$64.73	\$51.03	\$73.28
Distance from Condominium in miles		0.29	0.77	1.54

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05789-7502	2-05844-1935	2-03310-0023	
Condominium Section	0077-R1			
Address	3205 ARLINGTON AVENUE	5431 SYLVAN AVENUE	3094 VILLA AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	BEDFORD PARK/NORWOOD	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	9	24	16	
Year Built	2006	1972	1906	
Gross SqFt	9,973	18,756	12,425	
Estimated Gross Income	\$169,641	\$297,663	\$225,456	
Gross Income per SqFt	\$17.01	\$15.87	\$18.15	
Estimated Expense	\$66,320	\$130,678	\$78,555	
Expense SqFt	\$6.65	\$6.97	\$6.32	
Net Operating Income	\$103,321	\$166,985	\$146,901	
Full Market Value	\$718,001	\$1,139,000	\$240,000	
Market Value per SqFt	\$71.99	\$60.73	\$19.32	
Distance from Condominium in miles		1.40	1.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05791-7501	2-05907-0348	2-03305-0045	
Condominium Section	0095-R1			
Address	3536 CAMBRIDGE AVENUE	3725 BLACKSTONE AVENUE	2903 VALENTINE AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	BEDFORD PARK/NORWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	31	42	53	
Year Built	2005	1968	2007	
Gross SqFt	52,918	41,803	46,549	
Estimated Gross Income	\$842,455	\$657,438	\$749,650	
Gross Income per SqFt	\$15.92	\$15.73	\$16.10	
Estimated Expense	\$364,605	\$259,521	\$352,336	
Expense SqFt	\$6.89	\$6.21	\$7.57	
Net Operating Income	\$477,850	\$397,917	\$397,314	
Full Market Value	\$3,261,999	\$2,706,000	\$2,721,000	
Market Value per SqFt	\$61.64	\$64.73	\$58.45	
Distance from Condominium in miles		0.35	1.42	

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05798-7501	2-05907-0348	2-05716-0287	2-05851-2105
Condominium Section	0062-R1			
Address	3614 JOHNSON AVENUE	3725 BLACKSTONE AVENUE	2475 PALISADE AVENUE	6425 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	15	42	25	55
Year Built	2002	1968	1932	1974
Gross SqFt	14,969	41,803	31,098	48,100
Estimated Gross Income	\$263,305	\$657,438	\$559,180	\$846,204
Gross Income per SqFt	\$17.59	\$15.73	\$17.98	\$17.59
Estimated Expense	\$106,879	\$259,521	\$184,415	\$343,519
Expense SqFt	\$7.14	\$6.21	\$5.93	\$7.14
Net Operating Income	\$156,426	\$397,917	\$374,765	\$502,685
Full Market Value	\$1,097,003	\$2,706,000	\$2,642,000	\$3,525,000
Market Value per SqFt	\$73.28	\$64.73	\$84.96	\$73.28
Distance from Condominium in miles		0.21	0.89	1.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05798-7502	2-05907-0348	2-03271-0101	2-03305-0045
Condominium Section	0067-R1			
Address	3625 OXFORD AVENUE	3725 BLACKSTONE AVENUE	3800 PUTNAM AVENUE WEST	2903 VALENTINE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	23	42	44	53
Year Built	2005	1968	2003	2007
Gross SqFt	40,468	41,803	40,033	46,549
Estimated Gross Income	\$636,562	\$657,438	\$586,840	\$749,650
Gross Income per SqFt	\$15.73	\$15.73	\$14.66	\$16.10
Estimated Expense	\$251,306	\$259,521	\$246,772	\$352,336
Expense SqFt	\$6.21	\$6.21	\$6.16	\$7.57
Net Operating Income	\$385,256	\$397,917	\$340,068	\$397,314
Full Market Value	\$2,620,001	\$2,706,000	\$2,043,000	\$2,721,000
Market Value per SqFt	\$64.74	\$64.73	\$51.03	\$58.45
Distance from Condominium in miles		0.21	0.60	1.55

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05857-7501	2-05851-2105	2-05864-0516	
Condominium Section	0019-R1			
Address	5775 MOSHOLU AVENUE	6425 BROADWAY	6555 BROADWAY	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	68	55	73	
Year Built	1962	1974	1961	
Gross SqFt	71,146	48,100	62,570	
Estimated Gross Income	\$1,156,123	\$846,204	\$932,782	
Gross Income per SqFt	\$16.25	\$17.59	\$14.91	
Estimated Expense	\$487,350	\$343,519	\$410,135	
Expense SqFt	\$6.85	\$7.14	\$6.55	
Net Operating Income	\$668,773	\$502,685	\$522,647	
Full Market Value	\$3,555,224	\$3,525,000	\$3,499,000	
Market Value per SqFt	\$49.97	\$73.28	\$55.92	
Distance from Condominium in miles		0.14	0.08	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05903-7501	2-05920-0687	2-05792-0430	2-05903-0283
Condominium Section	0092-R1			
Address	640 WEST 237 STREET	699 WEST 239 STREET	530 WEST 236 STREET	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	65	132	86	123
Year Built	2006	1962	1954	1951
Gross SqFt	163,887	162,000	103,392	134,000
Estimated Gross Income	\$2,482,888	\$2,454,747	\$1,485,010	\$2,185,058
Gross Income per SqFt	\$15.15	\$15.15	\$14.36	\$16.31
Estimated Expense	\$1,042,321	\$1,030,994	\$605,495	\$1,019,942
Expense SqFt	\$6.36	\$6.36	\$5.86	\$7.61
Net Operating Income	\$1,440,567	\$1,423,753	\$879,515	\$1,165,116
Full Market Value	\$9,688,014	\$9,581,000	\$5,818,000	\$8,009,000
Market Value per SqFt	\$59.11	\$59.14	\$56.27	\$59.77
Distance from Condominium in miles		0.23	0.25	0.00

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05904-7501	2-05907-0348	2-05851-2105	
Condominium Section	0063-R1			
Address	3800 BLACKSTONE AVENUE	3725 BLACKSTONE AVENUE	6425 BROADWAY	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	12	42	55	
Year Built	2004	1968	1974	
Gross SqFt	20,280	41,803	48,100	
Estimated Gross Income	\$337,865	\$657,438	\$846,204	
Gross Income per SqFt	\$16.66	\$15.73	\$17.59	
Estimated Expense	\$135,470	\$259,521	\$343,519	
Expense SqFt	\$6.68	\$6.21	\$7.14	
Net Operating Income	\$202,395	\$397,917	\$502,685	
Full Market Value	\$1,398,999	\$2,706,000	\$3,525,000	
Market Value per SqFt	\$68.98	\$64.73	\$73.28	
Distance from Condominium in miles		0.08	1.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05906-7501	2-05907-0348	2-05716-0287	2-05851-2105
Condominium Section	0139-R1			
Address	628 WEST 238 STREET	3725 BLACKSTONE AVENUE	2475 PALISADE AVENUE	6425 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	11	42	25	55
Year Built	2004	1968	1932	1974
Gross SqFt	25,166	41,803	31,098	48,100
Estimated Gross Income	\$442,670	\$657,438	\$559,180	\$846,204
Gross Income per SqFt	\$17.59	\$15.73	\$17.98	\$17.59
Estimated Expense	\$179,685	\$259,521	\$184,415	\$343,519
Expense SqFt	\$7.14	\$6.21	\$5.93	\$7.14
Net Operating Income	\$262,985	\$397,917	\$374,765	\$502,685
Full Market Value	\$2,135,998	\$2,706,000	\$2,642,000	\$3,525,000
Market Value per SqFt	\$84.88	\$64.73	\$84.96	\$73.28
Distance from Condominium in miles		0.05	0.85	1.33

BOROUGH OF BRONX - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05923-7501	2-03263-0050	2-05851-2105	
Condominium Section	0006-R1			
Address	4455 DOUGLAS AVENUE	140 VAN CORTLANDT AVENUE	6425 BROADWAY	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	177	88	55	
Year Built	1955	1943	1974	
Gross SqFt	292,370	70,300	48,100	
Estimated Gross Income	\$5,087,238	\$1,320,980	\$846,204	
Gross Income per SqFt	\$17.40	\$18.79	\$17.59	
Estimated Expense	\$2,537,772	\$575,961	\$343,519	
Expense SqFt	\$8.68	\$8.19	\$7.14	
Net Operating Income	\$2,549,466	\$745,019	\$502,685	
Full Market Value	\$17,649,002	\$5,309,000	\$3,525,000	
Market Value per SqFt	\$60.37	\$75.52	\$73.28	
Distance from Condominium in miles		1.24	1.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05944-7501	2-05801-1054	2-05844-1935	
Condominium Section	0038-R1			
Address	4961 HENRY HUDSON PARKWAY	215 WEST 242 STREET	5431 SYLVAN AVENUE	
Neighborhood	RIVERDALE	VAN CORTLANDT PARK	RIVERDALE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	33	24	
Year Built	1940	1923	1972	
Gross SqFt	15,934	21,660	18,756	
Estimated Gross Income	\$253,351	\$345,064	\$297,663	
Gross Income per SqFt	\$15.90	\$15.93	\$15.87	
Estimated Expense	\$123,967	\$186,005	\$130,678	
Expense SqFt	\$7.78	\$8.59	\$6.97	
Net Operating Income	\$129,384	\$159,059	\$166,985	
Full Market Value	\$883,001	\$1,086,000	\$1,139,000	
Market Value per SqFt	\$55.42	\$50.14	\$60.73	
Distance from Condominium in miles		0.76	0.59	