

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00007-7501	1-00097-0024	1-00097-0030
Condominium Section	735-R1		
Address	1 COENTIES SLIP	225 FRONT STREET	36 PECK SLIP
Neighborhood	FINANCIAL	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R9-CONDOPS	C7-WALK-UP	C7-WALK-UP
Total Units	42	12	12
Year Built	1920	1900	1900
Gross SqFt	36,500	15,400	17,475
Estimated Gross Income	\$1,222,750	\$654,000	\$732,000
Gross Income per SqFt	\$33.50	\$42.50	\$41.90
Full Market Value	\$5,810,000	\$3,280,000	\$3,670,000
Market Value per SqFt	\$159.00	\$213.00	\$210.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00015-7501	1-00042-0022	1-00069-0018
Condominium Section	1025-R1		
Address	17 BATTERY PLACE	10 LIBERTY STREET	2 GOLD STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	500	288	650
Year Built	0	2002	2003
Gross SqFt	554,174	387,000	627,330
Estimated Gross Income	\$19,396,090	\$13,579,420	\$25,002,565
Gross Income per SqFt	\$35.00	\$35.10	\$39.90
Full Market Value	\$92,200,000	\$65,000,000	\$125,000,000
Market Value per SqFt	\$166.00	\$168.00	\$199.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00015-7502	1-00042-0022	1-00069-0018
Condominium Section	1557-R1		
Address	20 WEST STREET	10 LIBERTY STREET	2 GOLD STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	282	288	650
Year Built	1930	2002	2003
Gross SqFt	249,076	387,000	627,330
Estimated Gross Income	\$9,464,888	\$13,579,420	\$25,002,565
Gross Income per SqFt	\$38.00	\$35.10	\$39.90
Full Market Value	\$47,500,002	\$65,000,000	\$125,000,000
Market Value per SqFt	\$191.00	\$168.00	\$199.00
Distance from Condominium in miles		0.45	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7501	1-00016-0100	1-00016-0210
Condominium Section	308-R1		
Address	377 RECTOR PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	239	1,720	341
Year Built	1985	1983	1998
Gross SqFt	219,495	1,881,621	357,000
Estimated Gross Income	\$7,682,325	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$36,800,005	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7502	1-00016-0100	1-00016-0210
Condominium Section	313-R1		
Address	320 ALBANY STREET	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	133	1,720	341
Year Built	1986	1983	1998
Gross SqFt	139,719	1,881,621	357,000
Estimated Gross Income	\$4,890,165	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$23,399,997	\$278,000,000	\$67,000,000
Market Value per SqFt	\$167.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7503	1-00016-0100	1-00016-0210
Condominium Section	385-R1		
Address	250 SOUTH END AVENUE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	109	1,720	341
Year Built	1985	1983	1998
Gross SqFt	105,000	1,881,621	357,000
Estimated Gross Income	\$3,675,000	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$17,600,009	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7504	1-00016-0100	1-00016-0210
Condominium Section	360-R1		
Address	300 ALBANY STREET	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	107	1,720	341
Year Built	1986	1983	1998
Gross SqFt	87,479	1,881,621	357,000
Estimated Gross Income	\$3,061,765	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$14,700,006	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7505	1-00016-0100	1-00016-0210
Condominium Section	371-R1		
Address	380 RECTOR PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	247	1,720	341
Year Built	1987	1983	1998
Gross SqFt	255,845	1,881,621	357,000
Estimated Gross Income	\$8,954,575	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$42,900,004	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7506	1-00016-0100	1-00016-0210
Condominium Section	398-R1		
Address	280 RECTOR PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	121	1,720	341
Year Built	1985	1983	1998
Gross SqFt	106,129	1,881,621	357,000
Estimated Gross Income	\$3,714,515	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$17,799,993	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7507	1-00016-0100	1-00016-0210
Condominium Section	450-R1		
Address	300 RECTOR PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	154	1,720	341
Year Built	1986	1983	1998
Gross SqFt	126,008	1,881,621	357,000
Estimated Gross Income	\$4,410,280	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$21,099,999	\$278,000,000	\$67,000,000
Market Value per SqFt	\$167.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7508	1-00016-0100	1-00016-0210
Condominium Section	498-R1		
Address	200 RECTOR PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	546	1,720	341
Year Built	1987	1983	1998
Gross SqFt	586,224	1,881,621	357,000
Estimated Gross Income	\$20,517,840	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$98,299,985	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7509	1-00016-0100	1-00016-0210
Condominium Section	621-R1		
Address	21 SOUTH END AVENUE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	182	1,720	341
Year Built	1988	1983	1998
Gross SqFt	208,281	1,881,621	357,000
Estimated Gross Income	\$7,289,835	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$34,899,998	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7510	1-00016-0100	1-00016-0210
Condominium Section	779-R1		
Address	99 BATTERY PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	293	1,720	341
Year Built	1988	1983	1998
Gross SqFt	341,489	1,881,621	357,000
Estimated Gross Income	\$11,952,115	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$57,300,016	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7511	1-00016-0100	1-00016-0210
Condominium Section	780-R1		
Address	2 SOUTH END AVENUE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	163	1,720	341
Year Built	0	1983	1998
Gross SqFt	156,260	1,881,621	357,000
Estimated Gross Income	\$5,469,100	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$26,200,003	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7513	1-00016-0100	1-00016-0210
Condominium Section	1217-R1		
Address	25 BATTERY PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	117	1,720	341
Year Built	2003	1983	1998
Gross SqFt	267,723	1,881,621	357,000
Estimated Gross Income	\$9,370,305	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$44,900,000	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7514	1-00016-0100	1-00016-0210
Condominium Section	1623-R1		
Address	30 UNKNOWN	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	234	1,720	341
Year Built	2006	1983	1998
Gross SqFt	424,004	1,881,621	357,000
Estimated Gross Income	\$15,476,146	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$36.50	\$30.80	\$37.40
Full Market Value	\$77,600,002	\$278,000,000	\$67,000,000
Market Value per SqFt	\$183.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00016-7515	1-00016-0100	1-00016-0210
Condominium Section	1848-R1		
Address	225 RECTOR PLACE	345 SOUTH END AVENUE	399 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	304	1,720	341
Year Built	1985	1983	1998
Gross SqFt	257,848	1,881,621	357,000
Estimated Gross Income	\$9,024,680	\$57,968,000	\$13,358,015
Gross Income per SqFt	\$35.00	\$30.80	\$37.40
Full Market Value	\$43,199,949	\$278,000,000	\$67,000,000
Market Value per SqFt	\$168.00	\$148.00	\$188.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00017-7502	1-00065-0010	1-00053-0033
Condominium Section	1192-R1		
Address	33 RECTOR STREET	9 MAIDEN LANE	110 GREENWICH STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	13	69	60
Year Built	1920	1900	1929
Gross SqFt	37,236	58,354	57,941
Estimated Gross Income	\$1,303,260	\$1,955,948	\$2,231,133
Gross Income per SqFt	\$35.00	\$33.50	\$38.50
Full Market Value	\$6,240,000	\$9,370,000	\$11,200,000
Market Value per SqFt	\$168.00	\$161.00	\$193.00
Distance from Condominium in miles		0.30	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00018-7501	1-00042-0022	1-00069-0018
Condominium Section	1741-R1		
Address	13 RECTOR STREET	10 LIBERTY STREET	2 GOLD STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	452	288	650
Year Built	1956	2002	2003
Gross SqFt	316,810	387,000	627,330
Estimated Gross Income	\$11,088,350	\$13,579,420	\$25,002,565
Gross Income per SqFt	\$35.00	\$35.10	\$39.90
Full Market Value	\$53,099,990	\$65,000,000	\$125,000,000
Market Value per SqFt	\$168.00	\$168.00	\$199.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00026-7501	1-00069-0018	1-00075-0001
Condominium Section	1480-R1		
Address	15 BROAD STREET	2 GOLD STREET	127 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	382	650	579
Year Built	1914	2003	1973
Gross SqFt	648,926	627,330	541,000
Estimated Gross Income	\$25,308,114	\$25,002,565	\$24,362,905
Gross Income per SqFt	\$39.00	\$39.90	\$45.00
Full Market Value	\$126,999,981	\$125,000,000	\$122,000,000
Market Value per SqFt	\$196.00	\$199.00	\$226.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00027-7501	1-00069-0018	1-00075-0001
Condominium Section	1424-R1		
Address	55 WALL STREET	2 GOLD STREET	127 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	107	650	579
Year Built	1836	2003	1973
Gross SqFt	159,544	627,330	541,000
Estimated Gross Income	\$6,222,216	\$25,002,565	\$24,362,905
Gross Income per SqFt	\$39.00	\$39.90	\$45.00
Full Market Value	\$31,199,996	\$125,000,000	\$122,000,000
Market Value per SqFt	\$196.00	\$199.00	\$226.00
Distance from Condominium in miles		0.15	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00028-7501	1-00053-0033	1-00065-0010
Condominium Section	1590-R1		
Address	82 BEAVER STREET	110 GREENWICH STREET	9 MAIDEN LANE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	126	60	69
Year Built	1987	1929	1900
Gross SqFt	81,884	57,941	58,354
Estimated Gross Income	\$3,029,708	\$2,231,133	\$1,955,948
Gross Income per SqFt	\$37.00	\$38.50	\$33.50
Full Market Value	\$15,199,998	\$11,200,000	\$9,370,000
Market Value per SqFt	\$186.00	\$193.00	\$161.00
Distance from Condominium in miles		0.35	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00029-7501	1-00053-0033	
Condominium Section	1002-R1		
Address	48 BEAVER STREET	110 GREENWICH STREET	
Neighborhood	FINANCIAL	FINANCIAL	
Building Classification	R9-CONDOPS	D8-ELEVATOR	
Total Units	40	60	
Year Built	1920	1929	
Gross SqFt	65,396	57,941	
Estimated Gross Income	\$2,223,464	\$2,231,133	
Gross Income per SqFt	\$34.00	\$38.50	
Full Market Value	\$10,600,000	\$11,200,000	
Market Value per SqFt	\$162.00	\$193.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00029-7503	1-00053-0033	
Condominium Section	1541-R1		
Address	21 SOUTH WILLIAM STREET	110 GREENWICH STREET	
Neighborhood	FINANCIAL	FINANCIAL	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	31	60	
Year Built	1900	1929	
Gross SqFt	20,308	57,941	
Estimated Gross Income	\$751,396	\$2,231,133	
Gross Income per SqFt	\$37.00	\$38.50	
Full Market Value	\$3,770,002	\$11,200,000	
Market Value per SqFt	\$186.00	\$193.00	
Distance from Condominium in miles		0.35	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00039-7501	1-00077-0024	1-00077-0001
Condominium Section	122-R1		
Address	164 PEARL STREET	82 FULTON STREET	87 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	121	208	164
Year Built	1956	1900	1926
Gross SqFt	109,468	159,000	160,000
Estimated Gross Income	\$3,612,444	\$5,484,019	\$5,506,000
Gross Income per SqFt	\$33.00	\$34.50	\$34.40
Full Market Value	\$17,299,999	\$26,300,000	\$26,400,000
Market Value per SqFt	\$158.00	\$165.00	\$165.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00041-7501	1-00065-0006	1-00053-0033
Condominium Section	1054-R1		
Address	50 PINE STREET	21 MAIDEN LANE	110 GREENWICH STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	20	25	60
Year Built	1902	1900	1929
Gross SqFt	39,607	37,800	57,941
Estimated Gross Income	\$1,386,245	\$1,241,892	\$2,231,133
Gross Income per SqFt	\$35.00	\$32.90	\$38.50
Full Market Value	\$6,640,000	\$5,950,000	\$11,200,000
Market Value per SqFt	\$168.00	\$157.00	\$193.00
Distance from Condominium in miles		0.20	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00041-7503	1-00065-0006	1-00053-0033
Condominium Section	1186-R1		
Address	56 PINE STREET	21 MAIDEN LANE	110 GREENWICH STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	90	25	60
Year Built	1893	1900	1929
Gross SqFt	73,507	37,800	57,941
Estimated Gross Income	\$2,572,745	\$1,241,892	\$2,231,133
Gross Income per SqFt	\$35.00	\$32.90	\$38.50
Full Market Value	\$12,300,003	\$5,950,000	\$11,200,000
Market Value per SqFt	\$167.00	\$157.00	\$193.00
Distance from Condominium in miles		0.20	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00052-7501	1-00078-0043	1-00065-0006
Condominium Section	947-R1		
Address	112 LIBERTY STREET	90 NASSAU STREET	21 MAIDEN LANE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	13	11	25
Year Built	1900	1900	1900
Gross SqFt	21,069	12,560	37,800
Estimated Gross Income	\$611,001	\$585,090	\$1,241,892
Gross Income per SqFt	\$29.00	\$46.60	\$32.90
Full Market Value	\$2,800,000	\$2,930,000	\$5,950,000
Market Value per SqFt	\$133.00	\$233.00	\$157.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00053-7501	1-00053-0033	1-00065-0010
Condominium Section	1572-R1		
Address	120 GREENWICH STREET	110 GREENWICH STREET	9 MAIDEN LANE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	102	60	69
Year Built	1903	1929	1900
Gross SqFt	71,985	57,941	58,354
Estimated Gross Income	\$2,519,475	\$2,231,133	\$1,955,948
Gross Income per SqFt	\$35.00	\$38.50	\$33.50
Full Market Value	\$10,560,787	\$11,200,000	\$9,370,000
Market Value per SqFt	\$147.00	\$193.00	\$161.00
Distance from Condominium in miles		0.04	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00065-7501	1-00065-0010	1-00053-0036
Condominium Section	21-R1		
Address	65 NASSAU STREET	9 MAIDEN LANE	106 GREENWICH STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	C7-WALK-UP
Total Units	29	69	19
Year Built	1920	1900	1900
Gross SqFt	28,550	58,354	10,950
Estimated Gross Income	\$750,000	\$1,955,948	\$366,000
Gross Income per SqFt	\$26.30	\$33.50	\$33.40
Full Market Value	\$3,430,000	\$9,370,000	\$1,750,000
Market Value per SqFt	\$120.00	\$161.00	\$160.00
Distance from Condominium in miles		0.00	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00068-7501	1-00068-0016	1-00056-0004
Condominium Section	1648-R1		
Address	80 JOHN STREET	84 WILLIAM STREET	90 WEST STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	145	124	413
Year Built	1927	1907	1908
Gross SqFt	186,512	111,184	357,000
Estimated Gross Income	\$7,450,000	\$4,867,077	\$12,993,000
Gross Income per SqFt	\$39.90	\$43.80	\$36.40
Full Market Value	\$37,399,998	\$24,400,000	\$65,200,000
Market Value per SqFt	\$201.00	\$219.00	\$183.00
Distance from Condominium in miles		0.04	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00072-7501	1-00248-0070	1-00372-0060
Condominium Section	65-R1		
Address	170 JOHN STREET	80 RUTGERS SLIP	274 EAST 2 STREET
Neighborhood	FINANCIAL	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	109	103
Year Built	1982	1987	1997
Gross SqFt	24,362	83,904	80,500
Estimated Gross Income	\$850,000	\$1,893,593	\$2,692,536
Gross Income per SqFt	\$34.90	\$22.57	\$33.40
Full Market Value	\$4,070,000	\$4,430,000	\$12,900,000
Market Value per SqFt	\$167.00	\$53.00	\$160.00
Distance from Condominium in miles		0.80	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00076-7501	1-00016-0180	1-00042-0022
Condominium Section	1800-R1		
Address	15 CLIFF STREET	20 RIVER TERRACE	10 LIBERTY STREET
Neighborhood	FINANCIAL	TRIBECA	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	156	293	288
Year Built	2000	2002	2002
Gross SqFt	142,626	356,786	387,000
Estimated Gross Income	\$6,980,000	\$17,536,000	\$13,579,420
Gross Income per SqFt	\$48.90	\$49.10	\$35.10
Full Market Value	\$34,800,000	\$87,900,000	\$65,000,000
Market Value per SqFt	\$244.00	\$246.00	\$168.00
Distance from Condominium in miles		0.60	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7503	1-00106-0004	1-00053-0033
Condominium Section	1023-R1		
Address	80 NASSAU STREET	272 WATER STREET	110 GREENWICH STREET
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL
Building Classification	R9-CONDOPS	D9-ELEVATOR	D8-ELEVATOR
Total Units	11	14	60
Year Built	1900	1900	1929
Gross SqFt	31,738	16,424	57,941
Estimated Gross Income	\$1,100,000	\$508,656	\$2,231,133
Gross Income per SqFt	\$34.70	\$31.00	\$38.50
Full Market Value	\$5,260,000	\$2,440,000	\$11,200,000
Market Value per SqFt	\$166.00	\$149.00	\$193.00
Distance from Condominium in miles		0.30	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7504	1-00106-0004	1-00065-0006
Condominium Section	1060-R1		
Address	9 DUTCH STREET	272 WATER STREET	21 MAIDEN LANE
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	22	14	25
Year Built	1930	1900	1900
Gross SqFt	28,775	16,424	37,800
Estimated Gross Income	\$945,000	\$508,656	\$1,241,892
Gross Income per SqFt	\$32.80	\$31.00	\$32.90
Full Market Value	\$4,330,000	\$2,440,000	\$5,950,000
Market Value per SqFt	\$150.00	\$149.00	\$157.00
Distance from Condominium in miles		0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7505	1-00078-0001	1-00106-0004
Condominium Section	1310-R1		
Address	39 JOHN STREET	135 WILLIAM STREET	272 WATER STREET
Neighborhood	FINANCIAL	FINANCIAL	SOUTHBRIDGE
Building Classification	R9-CONDOPS	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	31	14
Year Built	1930	1905	1900
Gross SqFt	17,122	59,488	16,424
Estimated Gross Income	\$620,000	\$1,607,641	\$508,656
Gross Income per SqFt	\$36.20	\$27.00	\$31.00
Full Market Value	\$2,960,000	\$7,700,000	\$2,440,000
Market Value per SqFt	\$173.00	\$129.00	\$149.00
Distance from Condominium in miles		0.04	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7506	1-00106-0004	
Condominium Section	1329-R1		
Address	102 FULTON STREET	272 WATER STREET	
Neighborhood	FINANCIAL	SOUTHBRIDGE	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	14	14	
Year Built	1910	1900	
Gross SqFt	22,613	16,424	
Estimated Gross Income	\$824,000	\$508,656	
Gross Income per SqFt	\$36.40	\$31.00	
Full Market Value	\$4,130,002	\$2,440,000	
Market Value per SqFt	\$183.00	\$149.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00078-7507	1-00079-0010	1-00078-0001
Condominium Section	1627-R1		
Address	111 WILLIAM STREET	17 JOHN STREET	135 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	73	116	31
Year Built	1909	1920	1905
Gross SqFt	89,994	107,243	59,488
Estimated Gross Income	\$3,275,000	\$3,956,253	\$1,607,641
Gross Income per SqFt	\$36.40	\$36.90	\$27.00
Full Market Value	\$16,400,003	\$19,800,000	\$7,700,000
Market Value per SqFt	\$182.00	\$185.00	\$129.00
Distance from Condominium in miles		0.10	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00079-7502	1-00065-0010	1-00078-0001
Condominium Section	1543-R1		
Address	130 FULTON STREET	9 MAIDEN LANE	135 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	21	69	31
Year Built	1900	1900	1905
Gross SqFt	66,930	58,354	59,488
Estimated Gross Income	\$2,435,000	\$1,955,948	\$1,607,641
Gross Income per SqFt	\$36.40	\$33.50	\$27.00
Full Market Value	\$12,200,002	\$9,370,000	\$7,700,000
Market Value per SqFt	\$182.00	\$161.00	\$129.00
Distance from Condominium in miles		0.05	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00079-7503	1-00078-0001	1-00079-0010
Condominium Section	1551-R1		
Address	71 NASSAU STREET	135 WILLIAM STREET	17 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	67	31	116
Year Built	1906	1905	1920
Gross SqFt	66,575	59,488	107,243
Estimated Gross Income	\$2,425,000	\$1,607,641	\$3,956,253
Gross Income per SqFt	\$36.40	\$27.00	\$36.90
Full Market Value	\$12,200,010	\$7,700,000	\$19,800,000
Market Value per SqFt	\$183.00	\$129.00	\$185.00
Distance from Condominium in miles		0.10	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00090-7501	1-00079-0010	1-00077-0024
Condominium Section	1121-R1		
Address	15 PARK ROW	17 JOHN STREET	82 FULTON STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	210	116	208
Year Built	1896	1920	1900
Gross SqFt	196,837	107,243	159,000
Estimated Gross Income	\$6,298,784	\$3,956,253	\$5,484,019
Gross Income per SqFt	\$32.00	\$36.90	\$34.50
Full Market Value	\$28,799,999	\$19,800,000	\$26,300,000
Market Value per SqFt	\$146.00	\$185.00	\$165.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00091-7501	1-00079-0010	1-00106-0004
Condominium Section	1605-R1		
Address	119 FULTON STREET	17 JOHN STREET	272 WATER STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	19	116	14
Year Built	1919	1920	1900
Gross SqFt	26,528	107,243	16,424
Estimated Gross Income	\$848,896	\$3,956,253	\$508,656
Gross Income per SqFt	\$32.00	\$36.90	\$31.00
Full Market Value	\$4,069,999	\$19,800,000	\$2,440,000
Market Value per SqFt	\$153.00	\$185.00	\$149.00
Distance from Condominium in miles		0.10	0.30

**BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-00095-7501	1-00079-0004	1-00079-0010
<b>Condominium Section</b>	118-R1		
<b>Address</b>	117 BEEKMAN STREET	79 NASSAU STREET	17 JOHN STREET
<b>Neighborhood</b>	SOUTHBRIDGE	FINANCIAL	FINANCIAL
<b>Building Classification</b>	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	22	43	116
<b>Year Built</b>	1983	1987	1920
<b>Gross SqFt</b>	37,170	30,400	107,243
<b>Estimated Gross Income</b>	\$1,300,000	\$1,346,703	\$3,956,253
<b>Gross Income per SqFt</b>	\$35.00	\$44.30	\$36.90
<b>Full Market Value</b>	\$6,230,001	\$6,750,000	\$19,800,000
<b>Market Value per SqFt</b>	\$168.00	\$222.00	\$185.00
<b>Distance from Condominium in miles</b>		0.30	0.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-00097-7502	1-00097-0018	1-00097-0024
<b>Condominium Section</b>	1218-R1		
<b>Address</b>	130 BEEKMAN STREET	217 FRONT STREET	225 FRONT STREET
<b>Neighborhood</b>	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
<b>Total Units</b>	18	32	12
<b>Year Built</b>	1900	2004	1900
<b>Gross SqFt</b>	23,044	40,000	15,400
<b>Estimated Gross Income</b>	\$795,000	\$1,601,000	\$654,000
<b>Gross Income per SqFt</b>	\$34.50	\$40.00	\$42.50
<b>Full Market Value</b>	\$3,810,002	\$8,030,000	\$3,280,000
<b>Market Value per SqFt</b>	\$165.00	\$201.00	\$213.00
<b>Distance from Condominium in miles</b>		0.04	0.04

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-00097-7503	1-00092-0017	1-00097-0001
<b>Condominium Section</b>	1412-R1		
<b>Address</b>	220 FRONT STREET	47 ANN STREET	119 SOUTH STREET
<b>Neighborhood</b>	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	15	13	19
<b>Year Built</b>	1910	1935	1900
<b>Gross SqFt</b>	25,825	24,610	14,053
<b>Estimated Gross Income</b>	\$960,000	\$628,762	\$517,108
<b>Gross Income per SqFt</b>	\$37.20	\$25.50	\$36.80
<b>Full Market Value</b>	\$4,560,000	\$2,730,000	\$2,590,000
<b>Market Value per SqFt</b>	\$177.00	\$111.00	\$184.00
<b>Distance from Condominium in miles</b>		0.30	0.04

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00097-7504	1-00078-0001	1-00097-0018
Condominium Section	1413-R1		
Address	214 FRONT STREET	135 WILLIAM STREET	217 FRONT STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	31	32
Year Built	1999	1905	2004
Gross SqFt	20,091	59,488	40,000
Estimated Gross Income	\$742,808	\$1,607,641	\$1,601,000
Gross Income per SqFt	\$37.00	\$27.00	\$40.00
Full Market Value	\$3,530,000	\$7,700,000	\$8,030,000
Market Value per SqFt	\$176.00	\$129.00	\$201.00
Distance from Condominium in miles		0.25	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00100-7501	1-00079-0010	
Condominium Section	1286-R1		
Address	150 NASSAU STREET	17 JOHN STREET	
Neighborhood	SOUTHBRIDGE	FINANCIAL	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	125	116	
Year Built	1900	1920	
Gross SqFt	168,889	107,243	
Estimated Gross Income	\$5,404,448	\$3,956,253	
Gross Income per SqFt	\$32.00	\$36.90	
Full Market Value	\$25,900,002	\$19,800,000	
Market Value per SqFt	\$153.00	\$185.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00106-7502	1-00097-0024	1-00097-0030
Condominium Section	1164-R1		
Address	324 PEARL STREET	225 FRONT STREET	36 PECK SLIP
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	49	12	12
Year Built	1900	1900	1900
Gross SqFt	37,646	15,400	17,475
Estimated Gross Income	\$1,167,000	\$654,000	\$732,000
Gross Income per SqFt	\$31.00	\$42.50	\$41.90
Full Market Value	\$5,589,997	\$3,280,000	\$3,670,000
Market Value per SqFt	\$148.00	\$213.00	\$210.00
Distance from Condominium in miles		0.10	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00132-7501	1-00016-0210	1-00140-0005
Condominium Section	401-R1		
Address	295 GREENWICH STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	128	341	124
Year Built	1987	1998	1997
Gross SqFt	115,909	357,000	130,568
Estimated Gross Income	\$4,056,815	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$35.00	\$37.40	\$36.50
Full Market Value	\$19,399,996	\$67,000,000	\$23,900,000
Market Value per SqFt	\$167.00	\$188.00	\$183.00
Distance from Condominium in miles		0.45	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00132-7501	1-00016-0210	1-00140-0005
Condominium Section	401-R2		
Address	275 GREENWICH STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	133	341	124
Year Built	1987	1998	1997
Gross SqFt	138,016	357,000	130,568
Estimated Gross Income	\$4,830,560	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$35.00	\$37.40	\$36.50
Full Market Value	\$23,100,002	\$67,000,000	\$23,900,000
Market Value per SqFt	\$167.00	\$188.00	\$183.00
Distance from Condominium in miles		0.40	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00132-7503	1-00140-0005	1-00170-0001
Condominium Section	1042-R1		
Address	71 MURRAY STREET	147 CHAMBERS STREET	336 BROADWAY
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	124	159
Year Built	2001	1997	1999
Gross SqFt	54,500	130,568	139,697
Estimated Gross Income	\$1,907,500	\$4,762,369	\$6,496,079
Gross Income per SqFt	\$35.00	\$36.50	\$46.50
Full Market Value	\$9,140,000	\$23,900,000	\$32,600,000
Market Value per SqFt	\$168.00	\$183.00	\$233.00
Distance from Condominium in miles		0.10	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00134-7503	1-00126-0013	1-00173-0019
Condominium Section	1148-R1		
Address	9 MURRAY STREET	53 PARK PLACE	78 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	27	116	11
Year Built	1900	1921	1910
Gross SqFt	59,853	138,600	20,200
Estimated Gross Income	\$1,855,443	\$4,064,024	\$708,000
Gross Income per SqFt	\$31.00	\$29.30	\$35.00
Full Market Value	\$8,890,001	\$19,500,000	\$3,390,000
Market Value per SqFt	\$149.00	\$141.00	\$168.00
Distance from Condominium in miles		0.10	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00134-7503	1-00126-0013	1-00170-0001
Condominium Section	1796-R1		
Address	25 MURRAY STREET	53 PARK PLACE	336 BROADWAY
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	75	116	159
Year Built	1930	1921	1999
Gross SqFt	118,046	138,600	139,697
Estimated Gross Income	\$3,895,518	\$4,064,024	\$6,496,079
Gross Income per SqFt	\$33.00	\$29.30	\$46.50
Full Market Value	\$18,700,005	\$19,500,000	\$32,600,000
Market Value per SqFt	\$158.00	\$141.00	\$233.00
Distance from Condominium in miles		0.10	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00135-7501	1-00126-0013	1-00170-0001
Condominium Section	25-R1		
Address	260 BROADWAY	53 PARK PLACE	336 BROADWAY
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R9-CONDOPS	D5-ELEVATOR	D6-ELEVATOR
Total Units	65	116	159
Year Built	1915	1921	1999
Gross SqFt	112,500	138,600	139,697
Estimated Gross Income	\$3,487,500	\$4,064,024	\$6,496,079
Gross Income per SqFt	\$31.00	\$29.30	\$46.50
Full Market Value	\$16,000,000	\$19,500,000	\$32,600,000
Market Value per SqFt	\$142.00	\$141.00	\$233.00
Distance from Condominium in miles		0.15	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00135-7504	1-00126-0027	1-00170-0001
Condominium Section	1131-R1		
Address	270 BROADWAY	38 MURRAY STREET	336 BROADWAY
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	87	392	159
Year Built	1910	1964	1999
Gross SqFt	217,318	620,552	139,697
Estimated Gross Income	\$7,606,130	\$20,844,000	\$6,496,079
Gross Income per SqFt	\$35.00	\$33.60	\$46.50
Full Market Value	\$36,400,003	\$99,800,000	\$32,600,000
Market Value per SqFt	\$167.00	\$161.00	\$233.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00136-7502	1-00173-0019	1-00173-0020
Condominium Section	1007-R1		
Address	38 WARREN STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	26	11	11
Year Built	1900	1910	1910
Gross SqFt	50,165	20,200	26,815
Estimated Gross Income	\$1,555,115	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$7,450,000	\$3,390,000	\$3,070,000
Market Value per SqFt	\$149.00	\$168.00	\$114.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00137-7503	1-00173-0019	1-00173-0020
Condominium Section	1593-R1		
Address	92 WARREN STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	TRIBECA	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	11	11
Year Built	1920	1910	1910
Gross SqFt	30,062	20,200	26,815
Estimated Gross Income	\$931,922	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$4,459,998	\$3,390,000	\$3,070,000
Market Value per SqFt	\$148.00	\$168.00	\$114.00
Distance from Condominium in miles		0.30	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00140-7501	1-00016-0210	1-00140-0005
Condominium Section	499-R1		
Address	165 CHAMBERS STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	83	341	124
Year Built	1987	1998	1997
Gross SqFt	89,377	357,000	130,568
Estimated Gross Income	\$3,128,195	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$35.00	\$37.40	\$36.50
Full Market Value	\$14,999,999	\$67,000,000	\$23,900,000
Market Value per SqFt	\$168.00	\$188.00	\$183.00
Distance from Condominium in miles		0.45	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00140-7502	1-00016-0210	1-00140-0005
Condominium Section	594-R1		
Address	311 GREENWICH STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	80	341	124
Year Built	1988	1998	1997
Gross SqFt	66,551	357,000	130,568
Estimated Gross Income	\$2,329,285	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$35.00	\$37.40	\$36.50
Full Market Value	\$11,199,991	\$67,000,000	\$23,900,000
Market Value per SqFt	\$168.00	\$188.00	\$183.00
Distance from Condominium in miles		0.45	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00141-7504	1-00016-0210	1-00140-0005
Condominium Section	996-R1		
Address	166 DUANE STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	30	341	124
Year Built	1910	1998	1997
Gross SqFt	90,000	357,000	130,568
Estimated Gross Income	\$3,150,000	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$35.00	\$37.40	\$36.50
Full Market Value	\$15,100,000	\$67,000,000	\$23,900,000
Market Value per SqFt	\$168.00	\$188.00	\$183.00
Distance from Condominium in miles		0.50	0.04

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00142-7501	1-00016-0210	1-00140-0005
Condominium Section	1507-R1		
Address	99 WARREN STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	163	341	124
Year Built	2006	1998	1997
Gross SqFt	182,235	357,000	130,568
Estimated Gross Income	\$6,560,460	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$36.00	\$37.40	\$36.50
Full Market Value	\$31,200,000	\$67,000,000	\$23,900,000
Market Value per SqFt	\$171.00	\$188.00	\$183.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00142-7501	1-00016-0210	1-00140-0005
Condominium Section	1507-R2		
Address	99 WARREN STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	220	341	124
Year Built	2006	1998	1997
Gross SqFt	535,060	357,000	130,568
Estimated Gross Income	\$19,262,160	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$36.00	\$37.40	\$36.50
Full Market Value	\$96,599,995	\$67,000,000	\$23,900,000
Market Value per SqFt	\$181.00	\$188.00	\$183.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00142-7502	1-00016-0210	1-00140-0005
Condominium Section	1629-R1		
Address	200 CHAMBERS STREET	399 CHAMBERS STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	311	341	124
Year Built	2005	1998	1997
Gross SqFt	314,373	357,000	130,568
Estimated Gross Income	\$11,317,428	\$13,358,015	\$4,762,369
Gross Income per SqFt	\$36.00	\$37.40	\$36.50
Full Market Value	\$56,800,017	\$67,000,000	\$23,900,000
Market Value per SqFt	\$181.00	\$188.00	\$183.00
Distance from Condominium in miles		0.50	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-7501	1-00173-0019	1-00173-0020
Condominium Section	328-R1		
Address	8 JAY STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	TRIBECA	CIVIC CENTER	CIVIC CENTER
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	11	11
Year Built	1915	1910	1910
Gross SqFt	19,882	20,200	26,815
Estimated Gross Income	\$616,342	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$2,820,000	\$3,390,000	\$3,070,000
Market Value per SqFt	\$142.00	\$168.00	\$114.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00144-7502	1-00173-0019	1-00173-0020
Condominium Section	1597-R1		
Address	36 HUDSON STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	TRIBECA	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	11	11
Year Built	1910	1910	1910
Gross SqFt	27,928	20,200	26,815
Estimated Gross Income	\$865,768	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$4,150,004	\$3,390,000	\$3,070,000
Market Value per SqFt	\$149.00	\$168.00	\$114.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00145-7504	1-00173-0019	1-00173-0020
Condominium Section	668-R1		
Address	97 READE STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	11	11
Year Built	1920	1910	1910
Gross SqFt	24,992	20,200	26,815
Estimated Gross Income	\$774,752	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$3,709,996	\$3,390,000	\$3,070,000
Market Value per SqFt	\$148.00	\$168.00	\$114.00
Distance from Condominium in miles		0.20	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00146-7501	1-00173-0019	1-00173-0020
Condominium Section	715-R1		
Address	96 READE STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	21	11	11
Year Built	1895	1910	1910
Gross SqFt	26,050	20,200	26,815
Estimated Gross Income	\$807,550	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$3,870,001	\$3,390,000	\$3,070,000
Market Value per SqFt	\$149.00	\$168.00	\$114.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00147-7508	1-00173-0019	1-00173-0020
Condominium Section	1702-R1		
Address	52 THOMAS STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	11	11
Year Built	1915	1910	1910
Gross SqFt	35,900	20,200	26,815
Estimated Gross Income	\$1,112,900	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$5,329,998	\$3,390,000	\$3,070,000
Market Value per SqFt	\$148.00	\$168.00	\$114.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00147-7509	1-00173-0019	1-00173-0020
Condominium Section	1816-R1		
Address	137 DUANE STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	11	11
Year Built	1915	1910	1910
Gross SqFt	45,510	20,200	26,815
Estimated Gross Income	\$1,410,810	\$708,000	\$708,000
Gross Income per SqFt	\$31.00	\$35.00	\$26.40
Full Market Value	\$6,760,000	\$3,390,000	\$3,070,000
Market Value per SqFt	\$149.00	\$168.00	\$114.00
Distance from Condominium in miles		0.15	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00171-7501	1-00097-0024	1-00097-0030
Condominium Section	32-R1		
Address	356 BROADWAY	225 FRONT STREET	36 PECK SLIP
Neighborhood	CHINATOWN	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	18	12	12
Year Built	1915	1900	1900
Gross SqFt	20,000	15,400	17,475
Estimated Gross Income	\$600,000	\$654,000	\$732,000
Gross Income per SqFt	\$30.00	\$42.50	\$41.90
Full Market Value	\$2,869,998	\$3,280,000	\$3,670,000
Market Value per SqFt	\$143.00	\$213.00	\$210.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00171-7502	1-00170-0001	1-00875-0003
Condominium Section	1074-R1		
Address	354 BROADWAY	336 BROADWAY	239 PARK AVENUE SOUTH
Neighborhood	CHINATOWN	CIVIC CENTER	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	159	46
Year Built	1900	1999	1911
Gross SqFt	41,204	139,697	51,122
Estimated Gross Income	\$1,370,000	\$6,496,079	\$1,580,157
Gross Income per SqFt	\$33.20	\$46.50	\$30.90
Full Market Value	\$6,560,001	\$32,600,000	\$7,570,000
Market Value per SqFt	\$159.00	\$233.00	\$148.00
Distance from Condominium in miles		0.05	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00172-7501	1-00170-0020	1-00140-0005
Condominium Section	730-R1		
Address	374 BROADWAY	95 WORTH STREET	147 CHAMBERS STREET
Neighborhood	CHINATOWN	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	163	338	124
Year Built	1990	2001	1997
Gross SqFt	126,500	364,721	130,568
Estimated Gross Income	\$4,048,001	\$13,821,661	\$4,762,369
Gross Income per SqFt	\$32.00	\$37.90	\$36.50
Full Market Value	\$19,400,011	\$69,300,000	\$23,900,000
Market Value per SqFt	\$153.00	\$190.00	\$183.00
Distance from Condominium in miles		0.10	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00172-7502	1-00310-0027	1-00348-0040
Condominium Section	1433-R1		
Address	81 WHITE STREET	35 ESSEX STREET	90 CLINTON STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	11	31	39
Year Built	1915	1910	1900
Gross SqFt	28,500	31,536	38,498
Estimated Gross Income	\$860,000	\$1,046,003	\$1,255,601
Gross Income per SqFt	\$30.20	\$33.20	\$32.60
Full Market Value	\$4,120,001	\$5,010,000	\$6,010,000
Market Value per SqFt	\$145.00	\$159.00	\$156.00
Distance from Condominium in miles		0.65	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00173-7501	1-00170-0001	1-00220-0027
Condominium Section	1157-R1		
Address	66 LEONARD STREET	336 BROADWAY	36 LAIGHT STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	47	159	13
Year Built	1900	1999	1900
Gross SqFt	132,423	139,697	26,712
Estimated Gross Income	\$4,767,228	\$6,496,079	\$827,938
Gross Income per SqFt	\$36.00	\$46.50	\$31.00
Full Market Value	\$23,899,997	\$32,600,000	\$3,970,000
Market Value per SqFt	\$180.00	\$233.00	\$149.00
Distance from Condominium in miles		0.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00173-7502	1-00170-0020	1-00140-0005
Condominium Section	1434-R1		
Address	65 WORTH STREET	95 WORTH STREET	147 CHAMBERS STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	30	338	124
Year Built	1920	2001	1997
Gross SqFt	89,678	364,721	130,568
Estimated Gross Income	\$2,690,340	\$13,821,661	\$4,762,369
Gross Income per SqFt	\$30.00	\$37.90	\$36.50
Full Market Value	\$12,900,001	\$69,300,000	\$23,900,000
Market Value per SqFt	\$144.00	\$190.00	\$183.00
Distance from Condominium in miles		0.10	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00175-7503	1-00135-0014	1-00174-0007
Condominium Section	711-R1		
Address	55 WHITE STREET	102 CHAMBERS STREET	75 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	17	23	18
Year Built	1860	1920	1920
Gross SqFt	32,939	32,800	23,072
Estimated Gross Income	\$895,000	\$1,455,551	\$750,212
Gross Income per SqFt	\$27.20	\$44.40	\$32.50
Full Market Value	\$4,289,999	\$7,300,000	\$3,590,000
Market Value per SqFt	\$130.00	\$223.00	\$156.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00175-7504	1-00170-0001	1-00220-0027
Condominium Section	1108-R1		
Address	90 FRANKLIN STREET	336 BROADWAY	36 LAIGHT STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	24	159	13
Year Built	1915	1999	1900
Gross SqFt	98,891	139,697	26,712
Estimated Gross Income	\$3,560,000	\$6,496,079	\$827,938
Gross Income per SqFt	\$36.00	\$46.50	\$31.00
Full Market Value	\$17,900,000	\$32,600,000	\$3,970,000
Market Value per SqFt	\$181.00	\$233.00	\$149.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00178-7502	1-00173-0019	1-00173-0020
Condominium Section	932-R1		
Address	211 WEST BROADWAY	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER
Building Classification	R2-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	11	11
Year Built	1915	1910	1910
Gross SqFt	24,985	20,200	26,815
Estimated Gross Income	\$624,000	\$708,000	\$708,000
Gross Income per SqFt	\$24.97	\$35.00	\$26.40
Full Market Value	\$2,710,000	\$3,390,000	\$3,070,000
Market Value per SqFt	\$108.00	\$168.00	\$114.00
Distance from Condominium in miles		0.15	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-7506	1-00173-0019	1-00173-0020
Condominium Section	1196-R1		
Address	14 LEONARD STREET	78 LEONARD STREET	80 LEONARD STREET
Neighborhood	TRIBECA	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	11	11
Year Built	1915	1910	1910
Gross SqFt	88,615	20,200	26,815
Estimated Gross Income	\$2,259,000	\$708,000	\$708,000
Gross Income per SqFt	\$25.50	\$35.00	\$26.40
Full Market Value	\$9,810,000	\$3,390,000	\$3,070,000
Market Value per SqFt	\$111.00	\$168.00	\$114.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00180-7502	1-00173-0019	1-00220-0027
Condominium Section	198-R1		
Address	67 HUDSON STREET	78 LEONARD STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	11	13
Year Built	1915	1910	1900
Gross SqFt	20,750	20,200	26,712
Estimated Gross Income	\$622,500	\$708,000	\$827,938
Gross Income per SqFt	\$30.00	\$35.00	\$31.00
Full Market Value	\$2,980,001	\$3,390,000	\$3,970,000
Market Value per SqFt	\$144.00	\$168.00	\$149.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00188-7502	1-00078-0001	1-00220-0027
Condominium Section	1063-R1		
Address	387 GREENWICH STREET	135 WILLIAM STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	31	13
Year Built	1915	1905	1900
Gross SqFt	86,451	59,488	26,712
Estimated Gross Income	\$2,939,334	\$1,607,641	\$827,938
Gross Income per SqFt	\$34.00	\$27.00	\$31.00
Full Market Value	\$14,100,000	\$7,700,000	\$3,970,000
Market Value per SqFt	\$163.00	\$129.00	\$149.00
Distance from Condominium in miles		0.80	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00188-7503	1-00220-0027	
Condominium Section	1155-R1		
Address	53 NORTH MOORE STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	46	13	
Year Built	1910	1900	
Gross SqFt	83,020	26,712	
Estimated Gross Income	\$2,822,680	\$827,938	
Gross Income per SqFt	\$34.00	\$31.00	
Full Market Value	\$13,500,003	\$3,970,000	
Market Value per SqFt	\$163.00	\$149.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7501	1-00239-0008	1-00220-0027
Condominium Section	229-R1		
Address	220 WEST BROADWAY	84 ELIZABETH STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	CHINATOWN	TRIBECA
Building Classification	R9-CONDOPS	C7-WALK-UP	D7-ELEVATOR
Total Units	24	25	13
Year Built	1915	1910	1900
Gross SqFt	52,735	10,200	26,712
Estimated Gross Income	\$1,338,414	\$235,422	\$827,938
Gross Income per SqFt	\$25.40	\$23.08	\$31.00
Full Market Value	\$6,130,000	\$1,020,000	\$3,970,000
Market Value per SqFt	\$116.00	\$100.00	\$149.00
Distance from Condominium in miles		0.55	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7502	1-00126-0013	1-00220-0027
Condominium Section	430-R1		
Address	104 HUDSON STREET	53 PARK PLACE	36 LAIGHT STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	14	116	13
Year Built	1921	1921	1900
Gross SqFt	40,581	138,600	26,712
Estimated Gross Income	\$1,156,558	\$4,064,024	\$827,938
Gross Income per SqFt	\$28.50	\$29.30	\$31.00
Full Market Value	\$5,540,001	\$19,500,000	\$3,970,000
Market Value per SqFt	\$137.00	\$141.00	\$149.00
Distance from Condominium in miles		0.40	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7507	1-00173-0019	1-00201-0014
Condominium Section	1052-R1		
Address	132 FRANKLIN STREET	78 LEONARD STREET	174 CANAL STREET
Neighborhood	TRIBECA	CIVIC CENTER	CHINATOWN
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
Total Units	13	11	28
Year Built	1915	1910	1910
Gross SqFt	53,468	20,200	19,155
Estimated Gross Income	\$1,657,500	\$708,000	\$602,928
Gross Income per SqFt	\$31.00	\$35.00	\$31.50
Full Market Value	\$7,940,002	\$3,390,000	\$2,890,000
Market Value per SqFt	\$149.00	\$168.00	\$151.00
Distance from Condominium in miles		0.20	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-7508	1-00174-0007	1-00173-0019
Condominium Section	1061-R1		
Address	38 NORTH MOORE STREET	75 LEONARD STREET	78 LEONARD STREET
Neighborhood	TRIBECA	CIVIC CENTER	CIVIC CENTER
Building Classification	R9-CONDOPS	C7-WALK-UP	D7-ELEVATOR
Total Units	11	18	11
Year Built	1915	1920	1910
Gross SqFt	18,315	23,072	20,200
Estimated Gross Income	\$503,662	\$750,212	\$708,000
Gross Income per SqFt	\$27.50	\$32.50	\$35.00
Full Market Value	\$2,310,000	\$3,590,000	\$3,390,000
Market Value per SqFt	\$126.00	\$156.00	\$168.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7503	1-00078-0001	1-00468-0001
Condominium Section	956-R1		
Address	31 NORTH MOORE STREET	135 WILLIAM STREET	87 3 AVENUE
Neighborhood	TRIBECA	FINANCIAL	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	23	31	121
Year Built	1915	1905	1930
Gross SqFt	86,900	59,488	92,304
Estimated Gross Income	\$2,780,800	\$1,607,641	\$4,292,514
Gross Income per SqFt	\$32.00	\$27.00	\$46.50
Full Market Value	\$12,999,997	\$7,700,000	\$21,500,000
Market Value per SqFt	\$150.00	\$129.00	\$233.00
Distance from Condominium in miles		0.75	1.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7504	1-00140-0005	1-00170-0001
Condominium Section	1045-R1		
Address	27 NORTH MOORE STREET	147 CHAMBERS STREET	336 BROADWAY
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	57	124	159
Year Built	1905	1997	1999
Gross SqFt	150,010	130,568	139,697
Estimated Gross Income	\$4,875,000	\$4,762,369	\$6,496,079
Gross Income per SqFt	\$32.50	\$36.50	\$46.50
Full Market Value	\$23,399,999	\$23,900,000	\$32,600,000
Market Value per SqFt	\$156.00	\$183.00	\$233.00
Distance from Condominium in miles		0.30	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7505	1-00170-0001	1-00078-0001
Condominium Section	1181-R1		
Address	25 NORTH MOORE STREET	336 BROADWAY	135 WILLIAM STREET
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	33	159	31
Year Built	1924	1999	1905
Gross SqFt	119,996	139,697	59,488
Estimated Gross Income	\$4,439,852	\$6,496,079	\$1,607,641
Gross Income per SqFt	\$37.00	\$46.50	\$27.00
Full Market Value	\$22,300,003	\$32,600,000	\$7,700,000
Market Value per SqFt	\$186.00	\$233.00	\$129.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00190-7506	1-00220-0027	1-00097-0018
Condominium Section	2009-R1		
Address	124 HUDSON STREET	36 LAIGHT STREET	217 FRONT STREET
Neighborhood	TRIBECA	TRIBECA	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	26	13	32
Year Built	2000	1900	2004
Gross SqFt	68,033	26,712	40,000
Estimated Gross Income	\$2,551,237	\$827,938	\$1,601,000
Gross Income per SqFt	\$37.50	\$31.00	\$40.00
Full Market Value	\$12,799,997	\$3,970,000	\$8,030,000
Market Value per SqFt	\$188.00	\$149.00	\$201.00
Distance from Condominium in miles		0.15	0.95

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00193-7501	1-00860-0022	1-00878-0004
Condominium Section	120-R1		
Address	395 BROADWAY	119 MADISON AVENUE	295 PARK AVENUE SOUTH
Neighborhood	TRIBECA	MURRAY HILL	GRAMERCY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	64	112	190
Year Built	1915	1938	1900
Gross SqFt	119,640	111,457	145,299
Estimated Gross Income	\$3,828,480	\$3,547,032	\$5,747,773
Gross Income per SqFt	\$32.00	\$31.80	\$39.60
Full Market Value	\$18,299,998	\$17,000,000	\$28,800,000
Market Value per SqFt	\$153.00	\$153.00	\$198.00
Distance from Condominium in miles		2.10	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00193-7509	1-00170-0001	1-00407-0047
Condominium Section	1624-R1		
Address	51 WALKER STREET	336 BROADWAY	527 EAST 13 STREET
Neighborhood	TRIBECA	CIVIC CENTER	ALPHABET CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	15	159	46
Year Built	2005	1999	2002
Gross SqFt	34,587	139,697	30,893
Estimated Gross Income	\$1,452,654	\$6,496,079	\$1,499,152
Gross Income per SqFt	\$42.00	\$46.50	\$48.50
Full Market Value	\$7,290,000	\$32,600,000	\$7,520,000
Market Value per SqFt	\$211.00	\$233.00	\$243.00
Distance from Condominium in miles		0.20	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00202-7501	1-00220-0027	1-00126-0013
Condominium Section	222-R1		
Address	50 BAYARD STREET	36 LAIGHT STREET	53 PARK PLACE
Neighborhood	CHINATOWN	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	167	13	116
Year Built	1985	1900	1921
Gross SqFt	163,160	26,712	138,600
Estimated Gross Income	\$4,895,000	\$827,938	\$4,064,024
Gross Income per SqFt	\$30.00	\$31.00	\$29.30
Full Market Value	\$23,400,042	\$3,970,000	\$19,500,000
Market Value per SqFt	\$143.00	\$149.00	\$141.00
Distance from Condominium in miles		0.70	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00204-7501	1-00283-0024	1-00220-0027
Condominium Section	1509-R1		
Address	158 HESTER STREET	10 RUTGERS STREET	36 LAIGHT STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	84	13
Year Built	2004	2001	1900
Gross SqFt	60,962	75,953	26,712
Estimated Gross Income	\$2,164,151	\$3,102,000	\$827,938
Gross Income per SqFt	\$35.50	\$40.80	\$31.00
Full Market Value	\$10,399,998	\$15,600,000	\$3,970,000
Market Value per SqFt	\$171.00	\$205.00	\$149.00
Distance from Condominium in miles		0.40	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00206-7501	1-00385-0014	
Condominium Section	1791-R1		
Address	123 BAXTER STREET	218 EAST 3 STREET	
Neighborhood	CHINATOWN	ALPHABET CITY	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	23	61	
Year Built	2003	2002	
Gross SqFt	46,545	48,553	
Estimated Gross Income	\$1,861,000	\$2,122,652	
Gross Income per SqFt	\$40.00	\$43.70	
Full Market Value	\$9,330,000	\$10,600,000	
Market Value per SqFt	\$200.00	\$218.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00208-7501	1-00283-0024	1-00220-0027
Condominium Section	1385-R1		
Address	129 LAFAYETTE STREET	10 RUTGERS STREET	36 LAIGHT STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	27	84	13
Year Built	1900	2001	1900
Gross SqFt	70,649	75,953	26,712
Estimated Gross Income	\$2,296,095	\$3,102,000	\$827,938
Gross Income per SqFt	\$32.50	\$40.80	\$31.00
Full Market Value	\$11,000,003	\$15,600,000	\$3,970,000
Market Value per SqFt	\$156.00	\$205.00	\$149.00
Distance from Condominium in miles		0.55	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00212-7501	1-00140-0005	1-00126-0013
Condominium Section	44-R1		
Address	260 WEST BROADWAY	147 CHAMBERS STREET	53 PARK PLACE
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	50	124	116
Year Built	1915	1997	1921
Gross SqFt	122,640	130,568	138,600
Estimated Gross Income	\$3,801,840	\$4,762,369	\$4,064,024
Gross Income per SqFt	\$31.00	\$36.50	\$29.30
Full Market Value	\$18,199,997	\$23,900,000	\$19,500,000
Market Value per SqFt	\$148.00	\$183.00	\$141.00
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00212-7503	1-00220-0027	1-00140-0005
Condominium Section	1844-R1		
Address	1 YORK STREET	36 LAIGHT STREET	147 CHAMBERS STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	34	13	124
Year Built	1890	1900	1997
Gross SqFt	67,451	26,712	130,568
Estimated Gross Income	\$2,158,432	\$827,938	\$4,762,369
Gross Income per SqFt	\$32.00	\$31.00	\$36.50
Full Market Value	\$10,300,001	\$3,970,000	\$23,900,000
Market Value per SqFt	\$153.00	\$149.00	\$183.00
Distance from Condominium in miles		0.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00214-7503	1-00170-0020	1-00170-0001
Condominium Section	1388-R1		
Address	7 HUBERT STREET	95 WORTH STREET	336 BROADWAY
Neighborhood	TRIBECA	CIVIC CENTER	CIVIC CENTER
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	35	338	159
Year Built	2004	2001	1999
Gross SqFt	138,798	364,721	139,697
Estimated Gross Income	\$4,649,733	\$13,821,661	\$6,496,079
Gross Income per SqFt	\$33.50	\$37.90	\$46.50
Full Market Value	\$22,300,003	\$69,300,000	\$32,600,000
Market Value per SqFt	\$161.00	\$190.00	\$233.00
Distance from Condominium in miles		0.45	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00215-7502	1-00126-0013	1-00283-0024
Condominium Section	1393-R1		
Address	161 HUDSON STREET	53 PARK PLACE	10 RUTGERS STREET
Neighborhood	TRIBECA	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	24	116	84
Year Built	1930	1921	2001
Gross SqFt	66,444	138,600	75,953
Estimated Gross Income	\$1,860,432	\$4,064,024	\$3,102,000
Gross Income per SqFt	\$28.00	\$29.30	\$40.80
Full Market Value	\$8,909,999	\$19,500,000	\$15,600,000
Market Value per SqFt	\$134.00	\$141.00	\$205.00
Distance from Condominium in miles		0.55	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00217-7501	1-00077-0024	1-00220-0027
Condominium Section	1243-R1		
Address	79 LAIGHT STREET	82 FULTON STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	33	208	13
Year Built	1853	1900	1900
Gross SqFt	100,894	159,000	26,712
Estimated Gross Income	\$3,330,000	\$5,484,019	\$827,938
Gross Income per SqFt	\$33.00	\$34.50	\$31.00
Full Market Value	\$16,000,000	\$26,300,000	\$3,970,000
Market Value per SqFt	\$159.00	\$165.00	\$149.00
Distance from Condominium in miles		0.95	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00218-7501	1-00220-0027	1-00170-0001
Condominium Section	1457-R1		
Address	92 LAIGHT STREET	36 LAIGHT STREET	336 BROADWAY
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	65	13	159
Year Built	2004	1900	1999
Gross SqFt	163,128	26,712	139,697
Estimated Gross Income	\$6,198,864	\$827,938	\$6,496,079
Gross Income per SqFt	\$38.00	\$31.00	\$46.50
Full Market Value	\$31,099,998	\$3,970,000	\$32,600,000
Market Value per SqFt	\$191.00	\$149.00	\$233.00
Distance from Condominium in miles		0.20	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-7501	1-00126-0013	1-00283-0024
Condominium Section	944-R1		
Address	429 GREENWICH STREET	53 PARK PLACE	10 RUTGERS STREET
Neighborhood	TRIBECA	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	28	116	84
Year Built	1920	1921	2001
Gross SqFt	88,897	138,600	75,953
Estimated Gross Income	\$2,489,116	\$4,064,024	\$3,102,000
Gross Income per SqFt	\$28.00	\$29.30	\$40.80
Full Market Value	\$11,900,000	\$19,500,000	\$15,600,000
Market Value per SqFt	\$134.00	\$141.00	\$205.00
Distance from Condominium in miles		0.60	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-7502	1-00220-0027	1-00283-0024
Condominium Section	1003-R1		
Address	39 VESTRY STREET	36 LAIGHT STREET	10 RUTGERS STREET
Neighborhood	TRIBECA	TRIBECA	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	13	84
Year Built	1930	1900	2001
Gross SqFt	37,785	26,712	75,953
Estimated Gross Income	\$1,057,980	\$827,938	\$3,102,000
Gross Income per SqFt	\$28.00	\$31.00	\$40.80
Full Market Value	\$5,070,000	\$3,970,000	\$15,600,000
Market Value per SqFt	\$134.00	\$149.00	\$205.00
Distance from Condominium in miles		0.10	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-7504	1-00220-0027	1-00126-0013
Condominium Section	1191-R1		
Address	169 HUDSON STREET	36 LAIGHT STREET	53 PARK PLACE
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	12	13	116
Year Built	1915	1900	1921
Gross SqFt	51,647	26,712	138,600
Estimated Gross Income	\$1,497,763	\$827,938	\$4,064,024
Gross Income per SqFt	\$29.00	\$31.00	\$29.30
Full Market Value	\$7,169,998	\$3,970,000	\$19,500,000
Market Value per SqFt	\$139.00	\$149.00	\$141.00
Distance from Condominium in miles		0.10	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00220-7502	1-00283-0024	1-00220-0027
Condominium Section	2002-R1		
Address	28 LAIGHT STREET	10 RUTGERS STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	LOWER EAST SIDE	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	84	13
Year Built	1920	2001	1900
Gross SqFt	94,924	75,953	26,712
Estimated Gross Income	\$3,156,223	\$3,102,000	\$827,938
Gross Income per SqFt	\$33.30	\$40.80	\$31.00
Full Market Value	\$15,100,003	\$15,600,000	\$3,970,000
Market Value per SqFt	\$159.00	\$205.00	\$149.00
Distance from Condominium in miles		1.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00220-7503	1-00220-0027	1-00283-0024
Condominium Section	1392-R1		
Address	38 LAIGHT STREET	36 LAIGHT STREET	10 RUTGERS STREET
Neighborhood	TRIBECA	TRIBECA	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	33	13	84
Year Built	1900	1900	2001
Gross SqFt	73,257	26,712	75,953
Estimated Gross Income	\$1,868,053	\$827,938	\$3,102,000
Gross Income per SqFt	\$25.50	\$31.00	\$40.80
Full Market Value	\$8,110,008	\$3,970,000	\$15,600,000
Market Value per SqFt	\$111.00	\$149.00	\$205.00
Distance from Condominium in miles		0.00	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00222-7501	1-00283-0024	1-00220-0027
Condominium Section	136-R1		
Address	28 VESTRY STREET	10 RUTGERS STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	LOWER EAST SIDE	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	84	13
Year Built	1962	2001	1900
Gross SqFt	36,435	75,953	26,712
Estimated Gross Income	\$1,056,615	\$3,102,000	\$827,938
Gross Income per SqFt	\$29.00	\$40.80	\$31.00
Full Market Value	\$5,060,000	\$15,600,000	\$3,970,000
Market Value per SqFt	\$139.00	\$205.00	\$149.00
Distance from Condominium in miles		1.10	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00222-7502	1-00283-0024	1-00220-0027
Condominium Section	1064-R1		
Address	195 HUDSON STREET	10 RUTGERS STREET	36 LAIGHT STREET
Neighborhood	TRIBECA	LOWER EAST SIDE	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	27	84	13
Year Built	1920	2001	1900
Gross SqFt	88,496	75,953	26,712
Estimated Gross Income	\$2,743,376	\$3,102,000	\$827,938
Gross Income per SqFt	\$31.00	\$40.80	\$31.00
Full Market Value	\$13,100,001	\$15,600,000	\$3,970,000
Market Value per SqFt	\$148.00	\$205.00	\$149.00
Distance from Condominium in miles		1.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00225-7501	1-00205-0004	1-00201-0014
Condominium Section	1321-R1		
Address	465 GREENWICH STREET	106 MULBERRY STREET	174 CANAL STREET
Neighborhood	TRIBECA	CHINATOWN	CHINATOWN
Building Classification	R9-CONDOPS	C7-WALK-UP	C7-WALK-UP
Total Units	38	36	28
Year Built	1910	1915	1910
Gross SqFt	73,919	21,320	19,155
Estimated Gross Income	\$1,921,894	\$608,994	\$602,928
Gross Income per SqFt	\$26.00	\$28.60	\$31.50
Full Market Value	\$8,800,000	\$2,920,000	\$2,890,000
Market Value per SqFt	\$119.00	\$137.00	\$151.00
Distance from Condominium in miles		0.70	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00228-7501	1-00283-0024	1-00220-0027
Condominium Section	1432-R1		
Address	3 WOOSTER STREET	10 RUTGERS STREET	36 LAIGHT STREET
Neighborhood	SOHO	LOWER EAST SIDE	TRIBECA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	84	13
Year Built	2003	2001	1900
Gross SqFt	28,351	75,953	26,712
Estimated Gross Income	\$907,232	\$3,102,000	\$827,938
Gross Income per SqFt	\$32.00	\$40.80	\$31.00
Full Market Value	\$4,349,999	\$15,600,000	\$3,970,000
Market Value per SqFt	\$153.00	\$205.00	\$149.00
Distance from Condominium in miles		0.85	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00231-7501	1-00220-0027	1-00097-0018
Condominium Section	1354-R1		
Address	443 BROADWAY	36 LAIGHT STREET	217 FRONT STREET
Neighborhood	SOHO	TRIBECA	SOUTHBRIDGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	13	32
Year Built	1910	1900	2004
Gross SqFt	44,653	26,712	40,000
Estimated Gross Income	\$1,250,284	\$827,938	\$1,601,000
Gross Income per SqFt	\$28.00	\$31.00	\$40.00
Full Market Value	\$5,990,001	\$3,970,000	\$8,030,000
Market Value per SqFt	\$134.00	\$149.00	\$201.00
Distance from Condominium in miles		0.30	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00234-7501	1-00126-0013	1-00077-0024
Condominium Section	1235-R1		
Address	161 GRAND STREET	53 PARK PLACE	82 FULTON STREET
Neighborhood	CHINATOWN	CIVIC CENTER	FINANCIAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	18	116	208
Year Built	1911	1921	1900
Gross SqFt	45,148	138,600	159,000
Estimated Gross Income	\$1,343,153	\$4,064,024	\$5,484,019
Gross Income per SqFt	\$29.80	\$29.30	\$34.50
Full Market Value	\$6,430,001	\$19,500,000	\$26,300,000
Market Value per SqFt	\$142.00	\$141.00	\$165.00
Distance from Condominium in miles		0.65	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00235-7501	1-00230-0033	1-00236-0027
Condominium Section	1936-R1		
Address	136 BAXTER STREET	25 MERCER STREET	133 MULBERRY STREET
Neighborhood	CHINATOWN	SOHO	CHINATOWN
Building Classification	R4-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	12	17	19
Year Built	1915	1920	1920
Gross SqFt	28,370	23,975	41,900
Estimated Gross Income	\$865,463	\$707,000	\$1,492,140
Gross Income per SqFt	\$30.50	\$29.50	\$35.60
Full Market Value	\$4,149,999	\$3,390,000	\$7,150,000
Market Value per SqFt	\$146.00	\$141.00	\$171.00
Distance from Condominium in miles		0.20	0.04

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00236-7501	1-00220-0027	1-00283-0024
Condominium Section	815-R1		
Address	173 GRAND STREET	36 LAIGHT STREET	10 RUTGERS STREET
Neighborhood	CHINATOWN	TRIBECA	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	39	13	84
Year Built	1990	1900	2001
Gross SqFt	25,786	26,712	75,953
Estimated Gross Income	\$812,259	\$827,938	\$3,102,000
Gross Income per SqFt	\$31.50	\$31.00	\$40.80
Full Market Value	\$3,890,007	\$3,970,000	\$15,600,000
Market Value per SqFt	\$151.00	\$149.00	\$205.00
Distance from Condominium in miles		0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00239-7501	1-00205-0004	1-00174-0007
Condominium Section	744-R1		
Address	80 ELIZABETH STREET	106 MULBERRY STREET	75 LEONARD STREET
Neighborhood	CHINATOWN	CHINATOWN	CIVIC CENTER
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	80	36	18
Year Built	1929	1915	1920
Gross SqFt	85,956	21,320	23,072
Estimated Gross Income	\$2,370,000	\$608,994	\$750,212
Gross Income per SqFt	\$27.60	\$28.60	\$32.50
Full Market Value	\$11,399,991	\$2,920,000	\$3,590,000
Market Value per SqFt	\$133.00	\$137.00	\$156.00
Distance from Condominium in miles		0.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00273-7501	1-00220-0027	1-00126-0013
Condominium Section	1438-R1		
Address	142 HENRY STREET	36 LAIGHT STREET	53 PARK PLACE
Neighborhood	LOWER EAST SIDE	TRIBECA	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	13	13	116
Year Built	1912	1900	1921
Gross SqFt	19,597	26,712	138,600
Estimated Gross Income	\$509,522	\$827,938	\$4,064,024
Gross Income per SqFt	\$26.00	\$31.00	\$29.30
Full Market Value	\$2,210,003	\$3,970,000	\$19,500,000
Market Value per SqFt	\$113.00	\$149.00	\$141.00
Distance from Condominium in miles		1.05	0.95

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00274-7501	1-00276-0032	1-00283-0024
Condominium Section	977-R1		
Address	48 MARKET STREET	114 MADISON STREET	10 RUTGERS STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	C7-WALK-UP	D7-ELEVATOR
Total Units	26	22	84
Year Built	1990	1900	2001
Gross SqFt	27,046	10,015	75,953
Estimated Gross Income	\$649,104	\$201,260	\$3,102,000
Gross Income per SqFt	\$24.00	\$20.10	\$40.80
Full Market Value	\$2,819,997	\$874,000	\$15,600,000
Market Value per SqFt	\$104.00	\$87.00	\$205.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00274-7502	1-00407-0047	1-00427-0030
Condominium Section	1291-R1		
Address	148 MADISON STREET	527 EAST 13 STREET	93 EAST HOUSTON STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	80	46	362
Year Built	2002	2002	2003
Gross SqFt	43,850	30,893	475,000
Estimated Gross Income	\$1,995,175	\$1,499,152	\$15,651,000
Gross Income per SqFt	\$45.50	\$48.50	\$32.90
Full Market Value	\$9,999,990	\$7,520,000	\$36,600,000
Market Value per SqFt	\$228.00	\$243.00	\$77.00
Distance from Condominium in miles		1.40	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00274-7503	1-00170-0001	1-00427-0030
Condominium Section	1603-R1		
Address	44 MARKET STREET	336 BROADWAY	93 EAST HOUSTON STREET
Neighborhood	LOWER EAST SIDE	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	16	159	362
Year Built	2004	1999	2003
Gross SqFt	9,744	139,697	475,000
Estimated Gross Income	\$389,760	\$6,496,079	\$15,651,000
Gross Income per SqFt	\$40.00	\$46.50	\$32.90
Full Market Value	\$1,950,004	\$32,600,000	\$36,600,000
Market Value per SqFt	\$200.00	\$233.00	\$77.00
Distance from Condominium in miles		0.60	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00276-7501	1-00344-0147	1-00348-0067
Condominium Section	858-R1		
Address	102 MADISON STREET	40 CLINTON STREET	87 ATTORNEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	C4-WALK-UP	D3-ELEVATOR
Total Units	12	25	24
Year Built	1991	1920	2000
Gross SqFt	5,700	9,965	17,168
Estimated Gross Income	\$228,000	\$548,001	\$615,805
Gross Income per SqFt	\$40.00	\$55.00	\$35.90
Full Market Value	\$1,140,008	\$2,750,000	\$2,950,000
Market Value per SqFt	\$200.00	\$276.00	\$172.00
Distance from Condominium in miles		0.80	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00277-7501	1-00385-0014	1-00283-0006
Condominium Section	723-R1		
Address	60 HENRY STREET	218 EAST 3 STREET	119 HENRY STREET
Neighborhood	CHINATOWN	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C4-WALK-UP
Total Units	74	61	12
Year Built	1989	2002	1900
Gross SqFt	47,161	48,553	11,000
Estimated Gross Income	\$1,603,474	\$2,122,652	\$156,997
Gross Income per SqFt	\$34.00	\$43.70	\$14.27
Full Market Value	\$7,679,999	\$10,600,000	\$573,000
Market Value per SqFt	\$163.00	\$218.00	\$52.00
Distance from Condominium in miles		0.95	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00277-7502	1-00283-0006	1-00283-0024
Condominium Section	856-R1		
Address	46 HENRY STREET	119 HENRY STREET	10 RUTGERS STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	C4-WALK-UP	D7-ELEVATOR
Total Units	32	12	84
Year Built	1991	1900	2001
Gross SqFt	25,805	11,000	75,953
Estimated Gross Income	\$825,760	\$156,997	\$3,102,000
Gross Income per SqFt	\$32.00	\$14.27	\$40.80
Full Market Value	\$3,960,000	\$573,000	\$15,600,000
Market Value per SqFt	\$153.00	\$52.00	\$205.00
Distance from Condominium in miles		0.25	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00277-7503	1-00205-0023	1-00206-0005
Condominium Section	884-R1		
Address	95 MADISON STREET	111 MOTT STREET	121 BAXTER STREET
Neighborhood	CHINATOWN	CHINATOWN	CHINATOWN
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	21	18
Year Built	1900	1900	1910
Gross SqFt	11,358	10,300	10,485
Estimated Gross Income	\$227,160	\$194,358	\$276,000
Gross Income per SqFt	\$20.00	\$18.87	\$26.30
Full Market Value	\$986,000	\$769,000	\$1,200,000
Market Value per SqFt	\$87.00	\$75.00	\$114.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00283-7502	1-00283-0006	1-00283-0024
Condominium Section	607-R1		
Address	135 DIVISION STREET	119 HENRY STREET	10 RUTGERS STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	C4-WALK-UP	D7-ELEVATOR
Total Units	28	12	84
Year Built	1988	1900	2001
Gross SqFt	19,924	11,000	75,953
Estimated Gross Income	\$547,910	\$156,997	\$3,102,000
Gross Income per SqFt	\$27.50	\$14.27	\$40.80
Full Market Value	\$2,619,998	\$573,000	\$15,600,000
Market Value per SqFt	\$131.00	\$52.00	\$205.00
Distance from Condominium in miles		0.04	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00284-7501	1-00200-0005	1-00205-0004
Condominium Section	163-R1		
Address	155 HENRY STREET	76 MULBERRY STREET	106 MULBERRY STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	CHINATOWN
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	24	13	36
Year Built	1907	1915	1915
Gross SqFt	21,645	6,250	21,320
Estimated Gross Income	\$551,947	\$169,643	\$608,994
Gross Income per SqFt	\$25.50	\$27.10	\$28.60
Full Market Value	\$2,400,001	\$813,000	\$2,920,000
Market Value per SqFt	\$111.00	\$130.00	\$137.00
Distance from Condominium in miles		0.50	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00284-7502	1-00200-0005	1-00205-0004
Condominium Section	279-R1		
Address	165 HENRY STREET	76 MULBERRY STREET	106 MULBERRY STREET
Neighborhood	LOWER EAST SIDE	CHINATOWN	CHINATOWN
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	30	13	36
Year Built	1928	1915	1915
Gross SqFt	21,223	6,250	21,320
Estimated Gross Income	\$541,186	\$169,643	\$608,994
Gross Income per SqFt	\$25.50	\$27.10	\$28.60
Full Market Value	\$2,350,001	\$813,000	\$2,920,000
Market Value per SqFt	\$111.00	\$130.00	\$137.00
Distance from Condominium in miles		0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00284-7503	1-00126-0013	1-00283-0024
Condominium Section	1575-R1		
Address	173 EAST BROADWAY	53 PARK PLACE	10 RUTGERS STREET
Neighborhood	LOWER EAST SIDE	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	29	116	84
Year Built	1912	1921	2001
Gross SqFt	43,723	138,600	75,953
Estimated Gross Income	\$1,180,521	\$4,064,024	\$3,102,000
Gross Income per SqFt	\$27.00	\$29.30	\$40.80
Full Market Value	\$5,649,997	\$19,500,000	\$15,600,000
Market Value per SqFt	\$129.00	\$141.00	\$205.00
Distance from Condominium in miles		1.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00297-7502	1-00126-0013	1-00283-0024
Condominium Section	709-R1		
Address	48 HESTER STREET	53 PARK PLACE	10 RUTGERS STREET
Neighborhood	LOWER EAST SIDE	CIVIC CENTER	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	35	116	84
Year Built	1990	1921	2001
Gross SqFt	23,604	138,600	75,953
Estimated Gross Income	\$708,120	\$4,064,024	\$3,102,000
Gross Income per SqFt	\$30.00	\$29.30	\$40.80
Full Market Value	\$3,390,000	\$19,500,000	\$15,600,000
Market Value per SqFt	\$144.00	\$141.00	\$205.00
Distance from Condominium in miles		1.00	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00297-7503	1-00283-0024	1-00385-0014
Condominium Section	1312-R1		
Address	7 ESSEX STREET	10 RUTGERS STREET	218 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	84	61
Year Built	2002	2001	2002
Gross SqFt	31,406	75,953	48,553
Estimated Gross Income	\$942,180	\$3,102,000	\$2,122,652
Gross Income per SqFt	\$30.00	\$40.80	\$43.70
Full Market Value	\$4,509,995	\$15,600,000	\$10,600,000
Market Value per SqFt	\$144.00	\$205.00	\$218.00
Distance from Condominium in miles		0.10	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00298-7501	1-00283-0024	1-00126-0013
Condominium Section	583-R1		
Address	51 CANAL STREET	10 RUTGERS STREET	53 PARK PLACE
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CIVIC CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	41	84	116
Year Built	1941	2001	1921
Gross SqFt	25,795	75,953	138,600
Estimated Gross Income	\$748,055	\$3,102,000	\$4,064,024
Gross Income per SqFt	\$29.00	\$40.80	\$29.30
Full Market Value	\$3,579,991	\$15,600,000	\$19,500,000
Market Value per SqFt	\$139.00	\$205.00	\$141.00
Distance from Condominium in miles		0.10	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00309-7501	1-00310-0027	1-00385-0014
Condominium Section	1425-R1		
Address	48 ORCHARD STREET	35 ESSEX STREET	218 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	25	31	61
Year Built	2003	1910	2002
Gross SqFt	39,027	31,536	48,553
Estimated Gross Income	\$1,131,783	\$1,046,003	\$2,122,652
Gross Income per SqFt	\$29.00	\$33.20	\$43.70
Full Market Value	\$5,419,996	\$5,010,000	\$10,600,000
Market Value per SqFt	\$139.00	\$159.00	\$218.00
Distance from Condominium in miles		0.04	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00345-7501	1-00385-0022	1-00348-0067
Condominium Section	1569-R1		
Address	154 ATTORNEY STREET	234 EAST 3 STREET	87 ATTORNEY STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	41	20	24
Year Built	2004	2001	2000
Gross SqFt	39,643	13,517	17,168
Estimated Gross Income	\$1,430,000	\$580,084	\$615,805
Gross Income per SqFt	\$36.10	\$42.90	\$35.90
Full Market Value	\$7,169,989	\$2,910,000	\$2,950,000
Market Value per SqFt	\$181.00	\$215.00	\$172.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00349-7501	1-00355-0046	1-00468-0027
Condominium Section	1107-R1		
Address	130 SUFFOLK STREET	184 NORFOLK STREET	236 EAST 13 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R2-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	48	38	90
Year Built	1930	1900	1900
Gross SqFt	61,673	22,614	53,412
Estimated Gross Income	\$1,800,000	\$559,141	\$1,646,035
Gross Income per SqFt	\$29.20	\$24.73	\$30.80
Full Market Value	\$8,619,990	\$2,430,000	\$7,880,000
Market Value per SqFt	\$140.00	\$107.00	\$148.00
Distance from Condominium in miles		0.10	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00350-7501	1-00348-0040	1-00308-0020
Condominium Section	1096-R1		
Address	20 CLINTON STREET	90 CLINTON STREET	55 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	38	39	12
Year Built	1930	1900	1900
Gross SqFt	32,476	38,498	15,500
Estimated Gross Income	\$870,000	\$1,255,601	\$401,804
Gross Income per SqFt	\$26.80	\$32.60	\$25.90
Full Market Value	\$3,779,998	\$6,010,000	\$1,740,000
Market Value per SqFt	\$116.00	\$156.00	\$112.00
Distance from Condominium in miles		0.15	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00353-7501	1-00420-0068	1-00348-0067
Condominium Section	1647-R1		
Address	103 NORFOLK STREET	167 ELDRIDGE STREET	87 ATTORNEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	31	19	24
Year Built	2005	2002	2000
Gross SqFt	47,873	32,700	17,168
Estimated Gross Income	\$1,720,000	\$1,011,436	\$615,805
Gross Income per SqFt	\$35.90	\$30.90	\$35.90
Full Market Value	\$8,239,999	\$4,840,000	\$2,950,000
Market Value per SqFt	\$172.00	\$148.00	\$172.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00375-7501	1-00348-0067	1-00310-0023
Condominium Section	1213-R1		
Address	71 AVENUE D	87 ATTORNEY STREET	45 ESSEX STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	C7-WALK-UP
Total Units	25	24	20
Year Built	2001	2000	1900
Gross SqFt	27,798	17,168	8,085
Estimated Gross Income	\$705,791	\$615,805	\$347,000
Gross Income per SqFt	\$25.40	\$35.90	\$42.90
Full Market Value	\$3,059,995	\$2,950,000	\$1,740,000
Market Value per SqFt	\$110.00	\$172.00	\$215.00
Distance from Condominium in miles		0.45	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00384-7503	1-00385-0055	1-00283-0024
Condominium Section	1720-R1		
Address	310 EAST HOUSTON STREET	230 EAST 2 STREET	10 RUTGERS STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	C4-WALK-UP	D7-ELEVATOR
Total Units	23	24	84
Year Built	2005	1910	2001
Gross SqFt	34,734	9,049	75,953
Estimated Gross Income	\$1,050,700	\$326,000	\$3,102,000
Gross Income per SqFt	\$30.20	\$36.00	\$40.80
Full Market Value	\$5,030,003	\$1,630,000	\$15,600,000
Market Value per SqFt	\$145.00	\$180.00	\$205.00
Distance from Condominium in miles		0.04	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00385-7501	1-00385-0014	1-00407-0047
Condominium Section	1618-R1		
Address	254 EAST 2 STREET	218 EAST 3 STREET	527 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	47	61	46
Year Built	2005	2002	2002
Gross SqFt	36,472	48,553	30,893
Estimated Gross Income	\$1,677,712	\$2,122,652	\$1,499,152
Gross Income per SqFt	\$46.00	\$43.70	\$48.50
Full Market Value	\$7,970,000	\$10,600,000	\$7,520,000
Market Value per SqFt	\$219.00	\$218.00	\$243.00
Distance from Condominium in miles		0.00	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-7501	1-00276-0032	
Condominium Section	548-R1		
Address	211 EAST 3 STREET	114 MADISON STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	13	22	
Year Built	1920	1900	
Gross SqFt	18,990	10,015	
Estimated Gross Income	\$436,770	\$201,260	
Gross Income per SqFt	\$23.00	\$20.10	
Full Market Value	\$1,900,004	\$874,000	
Market Value per SqFt	\$100.00	\$87.00	
Distance from Condominium in miles		1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-7501	1-00385-0034	
Condominium Section	545-R1		
Address	97 AVENUE B	31 AVENUE C	
Neighborhood	ALPHABET CITY	ALPHABET CITY	
Building Classification	R9-CONDOPS	C4-WALK-UP	
Total Units	30	23	
Year Built	1901	1900	
Gross SqFt	20,940	14,889	
Estimated Gross Income	\$502,560	\$487,489	
Gross Income per SqFt	\$24.00	\$32.70	
Full Market Value	\$2,120,000	\$2,340,000	
Market Value per SqFt	\$101.00	\$157.00	
Distance from Condominium in miles		0.20	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-7501	1-00385-0055	1-00348-0067
Condominium Section	1183-R1		
Address	217 EAST 7 STREET	230 EAST 2 STREET	87 ATTORNEY STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	C4-WALK-UP	D3-ELEVATOR
Total Units	16	24	24
Year Built	2000	1910	2000
Gross SqFt	15,704	9,049	17,168
Estimated Gross Income	\$526,084	\$326,000	\$615,805
Gross Income per SqFt	\$33.50	\$36.00	\$35.90
Full Market Value	\$2,519,999	\$1,630,000	\$2,950,000
Market Value per SqFt	\$160.00	\$180.00	\$172.00
Distance from Condominium in miles		0.25	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-7502	1-00310-0027	1-00283-0006
Condominium Section	1125-R1		
Address	338 EAST 8 STREET	35 ESSEX STREET	119 HENRY STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R9-CONDOPS	D5-ELEVATOR	C4-WALK-UP
Total Units	78	31	12
Year Built	2001	1910	1900
Gross SqFt	65,832	31,536	11,000
Estimated Gross Income	\$2,523,720	\$1,046,003	\$156,997
Gross Income per SqFt	\$38.30	\$33.20	\$14.27
Full Market Value	\$12,000,000	\$5,010,000	\$573,000
Market Value per SqFt	\$182.00	\$159.00	\$52.00
Distance from Condominium in miles		0.80	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00392-7501	1-00140-0005	1-00385-0014
Condominium Section	341-R1		
Address	143 AVENUE B	147 CHAMBERS STREET	218 EAST 3 STREET
Neighborhood	ALPHABET CITY	TRIBECA	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	83	124	61
Year Built	1928	1997	2002
Gross SqFt	78,982	130,568	48,553
Estimated Gross Income	\$2,014,040	\$4,762,369	\$2,122,652
Gross Income per SqFt	\$25.50	\$36.50	\$43.70
Full Market Value	\$8,750,003	\$23,900,000	\$10,600,000
Market Value per SqFt	\$111.00	\$183.00	\$218.00
Distance from Condominium in miles		1.75	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00393-7501	1-00343-0060	1-00310-0023
Condominium Section	1138-R1		
Address	642 EAST 11 STREET	67 PITT STREET	45 ESSEX STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	35	20	20
Year Built	1999	1920	1900
Gross SqFt	36,046	9,570	8,085
Estimated Gross Income	\$1,117,426	\$307,000	\$347,000
Gross Income per SqFt	\$31.00	\$32.10	\$42.90
Full Market Value	\$5,349,997	\$1,470,000	\$1,740,000
Market Value per SqFt	\$148.00	\$154.00	\$215.00
Distance from Condominium in miles		0.65	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00394-7502	1-00343-0060	1-00310-0023
Condominium Section	1113-R1		
Address	613 EAST 11 STREET	67 PITT STREET	45 ESSEX STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	20	20
Year Built	2001	1920	1900
Gross SqFt	15,957	9,570	8,085
Estimated Gross Income	\$478,710	\$307,000	\$347,000
Gross Income per SqFt	\$30.00	\$32.10	\$42.90
Full Market Value	\$2,289,996	\$1,470,000	\$1,740,000
Market Value per SqFt	\$144.00	\$154.00	\$215.00
Distance from Condominium in miles		0.70	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00394-7503	1-00343-0060	1-00348-0067
Condominium Section	1124-R1		
Address	625 EAST 11 STREET	67 PITT STREET	87 ATTORNEY STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C4-WALK-UP	D3-ELEVATOR
Total Units	12	20	24
Year Built	2001	1920	2000
Gross SqFt	11,495	9,570	17,168
Estimated Gross Income	\$389,450	\$307,000	\$615,805
Gross Income per SqFt	\$33.90	\$32.10	\$35.90
Full Market Value	\$1,870,000	\$1,470,000	\$2,950,000
Market Value per SqFt	\$163.00	\$154.00	\$172.00
Distance from Condominium in miles		0.70	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-7501	1-00310-0023	
Condominium Section	489-R1		
Address	175 EAST 2 STREET	45 ESSEX STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	21	20	
Year Built	1920	1900	
Gross SqFt	20,038	8,085	
Estimated Gross Income	\$508,564	\$347,000	
Gross Income per SqFt	\$25.40	\$42.90	
Full Market Value	\$2,209,999	\$1,740,000	
Market Value per SqFt	\$110.00	\$215.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-7502	1-00387-0153	1-00394-0063
Condominium Section	628-R1		
Address	240 EAST HOUSTON STREET	629 EAST 5 STREET	611 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	24	28
Year Built	1920	1920	1910
Gross SqFt	19,854	18,523	14,252
Estimated Gross Income	\$476,496	\$574,000	\$338,357
Gross Income per SqFt	\$24.00	\$31.00	\$23.74
Full Market Value	\$2,069,997	\$2,750,000	\$1,470,000
Market Value per SqFt	\$104.00	\$148.00	\$103.00
Distance from Condominium in miles		0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-7501	1-00310-0023	1-00343-0060
Condominium Section	394-R1		
Address	182 EAST 2 STREET	45 ESSEX STREET	67 PITT STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	41	20	20
Year Built	1987	1900	1920
Gross SqFt	35,664	8,085	9,570
Estimated Gross Income	\$1,034,256	\$347,000	\$307,000
Gross Income per SqFt	\$29.00	\$42.90	\$32.10
Full Market Value	\$4,950,007	\$1,740,000	\$1,470,000
Market Value per SqFt	\$139.00	\$215.00	\$154.00
Distance from Condominium in miles		0.55	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00399-7501	1-00310-0023	1-00206-0005
Condominium Section	602-R1		
Address	50 AVENUE A	45 ESSEX STREET	121 BAXTER STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	CHINATOWN
Building Classification	R9-CONDOPS	C7-WALK-UP	C7-WALK-UP
Total Units	17	20	18
Year Built	1920	1900	1910
Gross SqFt	21,314	8,085	10,485
Estimated Gross Income	\$490,222	\$347,000	\$276,000
Gross Income per SqFt	\$23.00	\$42.90	\$26.30
Full Market Value	\$2,070,000	\$1,740,000	\$1,200,000
Market Value per SqFt	\$97.00	\$215.00	\$114.00
Distance from Condominium in miles		0.60	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00405-7503	1-00343-0060	1-00310-0023
Condominium Section	1104-R1		
Address	511 EAST 11 STREET	67 PITT STREET	45 ESSEX STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	20	20
Year Built	1999	1920	1900
Gross SqFt	14,376	9,570	8,085
Estimated Gross Income	\$431,280	\$307,000	\$347,000
Gross Income per SqFt	\$30.00	\$32.10	\$42.90
Full Market Value	\$2,070,000	\$1,470,000	\$1,740,000
Market Value per SqFt	\$144.00	\$154.00	\$215.00
Distance from Condominium in miles		0.75	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00405-7504	1-00372-0060	1-00310-0027
Condominium Section	1447-R1		
Address	525 EAST 11 STREET	274 EAST 2 STREET	35 ESSEX STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	26	103	31
Year Built	1965	1997	1910
Gross SqFt	29,906	80,500	31,536
Estimated Gross Income	\$1,046,710	\$2,692,536	\$1,046,003
Gross Income per SqFt	\$35.00	\$33.40	\$33.20
Full Market Value	\$5,010,000	\$12,900,000	\$5,010,000
Market Value per SqFt	\$168.00	\$160.00	\$159.00
Distance from Condominium in miles		0.50	0.95

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-7501	1-00286-0012	1-00299-0018
Condominium Section	852-R1		
Address	212 AVENUE B	231 HENRY STREET	74 HESTER STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R2-WALK-UP	C4-WALK-UP	D5-ELEVATOR
Total Units	24	12	12
Year Built	1900	1900	1900
Gross SqFt	15,021	8,610	8,377
Estimated Gross Income	\$315,441	\$197,018	\$244,772
Gross Income per SqFt	\$21.00	\$22.88	\$29.20
Full Market Value	\$1,370,001	\$856,000	\$1,170,000
Market Value per SqFt	\$91.00	\$99.00	\$140.00
Distance from Condominium in miles		1.05	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00407-7501	1-00392-0037	1-00398-0022
Condominium Section	338-R1		
Address	214 AVENUE A	145 AVENUE C	184 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-WALK-UP	C7-WALK-UP	D9-ELEVATOR
Total Units	18	30	47
Year Built	1920	1900	1920
Gross SqFt	11,033	18,836	21,600
Estimated Gross Income	\$220,660	\$521,348	\$476,401
Gross Income per SqFt	\$20.00	\$27.70	\$22.06
Full Market Value	\$932,000	\$2,500,000	\$2,070,000
Market Value per SqFt	\$84.00	\$133.00	\$96.00
Distance from Condominium in miles		0.25	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00407-7502	1-00310-0023	1-00393-0021
Condominium Section	1081-R1		
Address	503 EAST 13 STREET	45 ESSEX STREET	628 EAST 11 STREET
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	20	16
Year Built	1999	1900	1900
Gross SqFt	19,119	8,085	9,385
Estimated Gross Income	\$559,230	\$347,000	\$300,503
Gross Income per SqFt	\$29.20	\$42.90	\$32.00
Full Market Value	\$2,680,001	\$1,740,000	\$1,440,000
Market Value per SqFt	\$140.00	\$215.00	\$153.00
Distance from Condominium in miles		1.05	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00408-7501	1-00354-0020	1-00372-0060
Condominium Section	1881-R1		
Address	71 LUDLOW STREET	155 NORFOLK STREET	274 EAST 2 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	13	49	103
Year Built	1900	1912	1997
Gross SqFt	31,205	22,500	80,500
Estimated Gross Income	\$950,000	\$684,830	\$2,692,536
Gross Income per SqFt	\$30.40	\$30.40	\$33.40
Full Market Value	\$4,550,002	\$3,280,000	\$12,900,000
Market Value per SqFt	\$146.00	\$146.00	\$160.00
Distance from Condominium in miles		0.25	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00411-7503	1-00414-0050	
Condominium Section	1576-R1		
Address	133 ESSEX STREET	77 DELANCEY STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	16	20	
Year Built	1900	1914	
Gross SqFt	14,130	21,200	
Estimated Gross Income	\$395,000	\$657,995	
Gross Income per SqFt	\$28.00	\$31.00	
Full Market Value	\$1,889,996	\$3,150,000	
Market Value per SqFt	\$134.00	\$149.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00413-7501	1-00402-0050	
Condominium Section	558-R1		
Address	75 ALLEN STREET	531 EAST 6 STREET	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	R2-WALK-UP	C4-WALK-UP	
Total Units	18	24	
Year Built	1900	1920	
Gross SqFt	7,994	8,532	
Estimated Gross Income	\$295,000	\$284,602	
Gross Income per SqFt	\$36.90	\$33.40	
Full Market Value	\$1,480,005	\$1,360,000	
Market Value per SqFt	\$185.00	\$159.00	
Distance from Condominium in miles		0.70	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00414-7501	1-00414-0050	1-00394-0063
Condominium Section	728-R1		
Address	101 ALLEN STREET	77 DELANCEY STREET	611 EAST 11 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	16	20	28
Year Built	1900	1914	1910
Gross SqFt	5,130	21,200	14,252
Estimated Gross Income	\$165,000	\$657,995	\$338,357
Gross Income per SqFt	\$32.20	\$31.00	\$23.74
Full Market Value	\$790,000	\$3,150,000	\$1,470,000
Market Value per SqFt	\$154.00	\$149.00	\$103.00
Distance from Condominium in miles		0.05	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-7501	1-00394-0063	1-00411-0045
Condominium Section	796-R1		
Address	151 ALLEN STREET	611 EAST 11 STREET	144 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	28	52
Year Built	1900	1910	1900
Gross SqFt	14,100	14,252	34,904
Estimated Gross Income	\$330,000	\$338,357	\$825,340
Gross Income per SqFt	\$23.40	\$23.74	\$23.65
Full Market Value	\$1,430,001	\$1,470,000	\$3,580,000
Market Value per SqFt	\$101.00	\$103.00	\$103.00
Distance from Condominium in miles		0.75	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-7502	1-00379-0020	1-00385-0022
Condominium Section	1494-R1		
Address	62 RIVINGTON STREET	422 EAST 10 STREET	234 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	11	20
Year Built	2003	2003	2001
Gross SqFt	8,664	9,150	13,517
Estimated Gross Income	\$360,000	\$234,499	\$580,084
Gross Income per SqFt	\$41.60	\$25.60	\$42.90
Full Market Value	\$1,810,001	\$1,020,000	\$2,910,000
Market Value per SqFt	\$209.00	\$111.00	\$215.00
Distance from Condominium in miles		0.75	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00418-7501	1-00379-0020	1-00385-0022
Condominium Section	1290-R1		
Address	113 ELDRIDGE STREET	422 EAST 10 STREET	234 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	11	20
Year Built	2002	2003	2001
Gross SqFt	7,042	9,150	13,517
Estimated Gross Income	\$290,000	\$234,499	\$580,084
Gross Income per SqFt	\$41.20	\$25.60	\$42.90
Full Market Value	\$1,449,998	\$1,020,000	\$2,910,000
Market Value per SqFt	\$206.00	\$111.00	\$215.00
Distance from Condominium in miles		0.95	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00421-7502	1-00437-0009	1-00420-0045
Condominium Section	758-R1		
Address	36 RIVINGTON STREET	254 EAST 10 STREET	150 FORSYTH STREET
Neighborhood	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	16	25	11
Year Built	1988	1990	1995
Gross SqFt	13,319	12,264	10,000
Estimated Gross Income	\$490,000	\$454,637	\$257,000
Gross Income per SqFt	\$36.80	\$37.10	\$25.70
Full Market Value	\$2,459,999	\$2,280,000	\$1,120,000
Market Value per SqFt	\$185.00	\$186.00	\$112.00
Distance from Condominium in miles		0.60	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00422-7502	1-00411-0045	1-00434-0053
Condominium Section	654-R1		
Address	147 EAST HOUSTON STREET	144 LUDLOW STREET	409 EAST 6 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	52	24
Year Built	1900	1900	1920
Gross SqFt	15,170	34,904	12,786
Estimated Gross Income	\$350,000	\$825,340	\$277,934
Gross Income per SqFt	\$23.07	\$23.65	\$21.74
Full Market Value	\$1,480,000	\$3,580,000	\$1,210,000
Market Value per SqFt	\$98.00	\$103.00	\$95.00
Distance from Condominium in miles		0.20	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00425-7501	1-00372-0060	1-00414-0050
Condominium Section	1408-R1		
Address	195 BOWERY	274 EAST 2 STREET	77 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	16	103	20
Year Built	1900	1997	1914
Gross SqFt	26,783	80,500	21,200
Estimated Gross Income	\$930,000	\$2,692,536	\$657,995
Gross Income per SqFt	\$34.70	\$33.40	\$31.00
Full Market Value	\$4,449,998	\$12,900,000	\$3,150,000
Market Value per SqFt	\$166.00	\$160.00	\$149.00
Distance from Condominium in miles		0.70	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00425-7502	1-00372-0060	1-00420-0068
Condominium Section	1553-R1		
Address	199 BOWERY	274 EAST 2 STREET	167 ELDRIDGE STREET
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	63	103	19
Year Built	2000	1997	2002
Gross SqFt	56,479	80,500	32,700
Estimated Gross Income	\$2,140,000	\$2,692,536	\$1,011,436
Gross Income per SqFt	\$37.90	\$33.40	\$30.90
Full Market Value	\$10,700,004	\$12,900,000	\$4,840,000
Market Value per SqFt	\$189.00	\$160.00	\$148.00
Distance from Condominium in miles		0.70	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00432-7501	1-00466-0005	1-00420-0068
Condominium Section	714-R1		
Address	85 AVENUE A	55 3 AVENUE	167 ELDRIDGE STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	57	19
Year Built	1991	1986	2002
Gross SqFt	23,605	71,356	32,700
Estimated Gross Income	\$895,000	\$2,353,178	\$1,011,436
Gross Income per SqFt	\$37.90	\$33.00	\$30.90
Full Market Value	\$4,490,003	\$11,300,000	\$4,840,000
Market Value per SqFt	\$190.00	\$158.00	\$148.00
Distance from Condominium in miles		0.40	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00432-7502	1-00411-0045	1-00434-0053
Condominium Section	840-R1		
Address	89 AVENUE A	144 LUDLOW STREET	409 EAST 6 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	52	24
Year Built	1900	1900	1920
Gross SqFt	21,586	34,904	12,786
Estimated Gross Income	\$505,000	\$825,340	\$277,934
Gross Income per SqFt	\$23.39	\$23.65	\$21.74
Full Market Value	\$2,130,000	\$3,580,000	\$1,210,000
Market Value per SqFt	\$99.00	\$103.00	\$95.00
Distance from Condominium in miles		0.35	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00434-7501	1-00394-0063	1-00378-0035
Condominium Section	642-R1		
Address	103 AVENUE A	611 EAST 11 STREET	119 AVENUE D
Neighborhood	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	28	20
Year Built	1920	1910	1900
Gross SqFt	11,229	14,252	20,671
Estimated Gross Income	\$310,000	\$338,357	\$481,190
Gross Income per SqFt	\$27.60	\$23.74	\$23.28
Full Market Value	\$1,480,000	\$1,470,000	\$2,090,000
Market Value per SqFt	\$132.00	\$103.00	\$101.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00438-7502	1-00437-0009	1-00420-0045
Condominium Section	1207-R1		
Address	416 EAST 11 STREET	254 EAST 10 STREET	150 FORSYTH STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	25	11
Year Built	2001	1990	1995
Gross SqFt	15,742	12,264	10,000
Estimated Gross Income	\$580,000	\$454,637	\$257,000
Gross Income per SqFt	\$36.80	\$37.10	\$25.70
Full Market Value	\$2,909,998	\$2,280,000	\$1,120,000
Market Value per SqFt	\$185.00	\$186.00	\$112.00
Distance from Condominium in miles		0.05	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-7502	1-00411-0045	1-00445-0055
Condominium Section	1264-R1		
Address	407 EAST 12 STREET	144 LUDLOW STREET	59 EAST 3 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	52	82
Year Built	1900	1900	1910
Gross SqFt	30,363	34,904	28,314
Estimated Gross Income	\$915,000	\$825,340	\$790,428
Gross Income per SqFt	\$30.10	\$23.65	\$27.90
Full Market Value	\$4,380,000	\$3,580,000	\$3,790,000
Market Value per SqFt	\$144.00	\$103.00	\$134.00
Distance from Condominium in miles		0.70	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-7503	1-00443-0009	1-00444-0014
Condominium Section	1503-R1		
Address	431 EAST 12 STREET	51 EAST 2 STREET	50 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	20	24
Year Built	1900	1910	1910
Gross SqFt	20,099	19,565	17,310
Estimated Gross Income	\$510,000	\$477,361	\$442,579
Gross Income per SqFt	\$25.40	\$24.40	\$25.60
Full Market Value	\$2,210,002	\$2,070,000	\$1,920,000
Market Value per SqFt	\$110.00	\$106.00	\$111.00
Distance from Condominium in miles		0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00441-7501	1-00411-0045	1-00414-0050
Condominium Section	292-R1		
Address	224 1 AVENUE	144 LUDLOW STREET	77 DELANCEY STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	40	52	20
Year Built	1911	1900	1914
Gross SqFt	25,528	34,904	21,200
Estimated Gross Income	\$815,000	\$825,340	\$657,995
Gross Income per SqFt	\$31.90	\$23.65	\$31.00
Full Market Value	\$3,899,996	\$3,580,000	\$3,150,000
Market Value per SqFt	\$153.00	\$103.00	\$149.00
Distance from Condominium in miles		0.75	0.95

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00441-7503	1-00602-0010	1-01041-0019
Condominium Section	1766-R1		
Address	421 EAST 13 STREET	600 WASHINGTON STREET	311 WEST 50 STREET
Neighborhood	EAST VILLAGE	GREENWICH VILLAGE-WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	137	104
Year Built	2006	2003	2001
Gross SqFt	93,382	109,060	79,050
Estimated Gross Income	\$4,100,000	\$5,481,138	\$4,016,445
Gross Income per SqFt	\$43.90	\$50.00	\$51.00
Full Market Value	\$20,599,999	\$27,500,000	\$20,100,000
Market Value per SqFt	\$221.00	\$252.00	\$254.00
Distance from Condominium in miles		1.45	2.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00444-7501	1-00414-0050	1-00434-0051
Condominium Section	271-R1		
Address	72 EAST 3 STREET	77 DELANCEY STREET	411 EAST 6 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	20	20	24
Year Built	1900	1914	1920
Gross SqFt	17,225	21,200	13,170
Estimated Gross Income	\$550,000	\$657,995	\$393,330
Gross Income per SqFt	\$31.90	\$31.00	\$29.90
Full Market Value	\$2,629,994	\$3,150,000	\$1,880,000
Market Value per SqFt	\$153.00	\$149.00	\$143.00
Distance from Condominium in miles		0.45	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00446-7501	1-00379-0020	1-00437-0009
Condominium Section	695-R1		
Address	125 EAST 4 STREET	422 EAST 10 STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	11	25
Year Built	2004	2003	1990
Gross SqFt	17,793	9,150	12,264
Estimated Gross Income	\$640,000	\$234,499	\$454,637
Gross Income per SqFt	\$36.00	\$25.60	\$37.10
Full Market Value	\$3,040,000	\$1,020,000	\$2,280,000
Market Value per SqFt	\$171.00	\$111.00	\$186.00
Distance from Condominium in miles		0.60	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00446-7502	1-00411-0045	1-00445-0055
Condominium Section	705-R1		
Address	99 EAST 4 STREET	144 LUDLOW STREET	59 EAST 3 STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	52	82
Year Built	1920	1900	1910
Gross SqFt	67,764	34,904	28,314
Estimated Gross Income	\$2,030,000	\$825,340	\$790,428
Gross Income per SqFt	\$30.00	\$23.65	\$27.90
Full Market Value	\$9,300,000	\$3,580,000	\$3,790,000
Market Value per SqFt	\$137.00	\$103.00	\$134.00
Distance from Condominium in miles		0.35	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00447-7501	1-00434-0053	1-00434-0051
Condominium Section	777-R1		
Address	83 1 AVENUE	409 EAST 6 STREET	411 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	24	24
Year Built	1900	1920	1920
Gross SqFt	11,574	12,786	13,170
Estimated Gross Income	\$340,000	\$277,934	\$393,330
Gross Income per SqFt	\$29.40	\$21.74	\$29.90
Full Market Value	\$1,560,000	\$1,210,000	\$1,880,000
Market Value per SqFt	\$135.00	\$95.00	\$143.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00451-7502	1-00372-0060	1-00521-0001
Condominium Section	1231-R1		
Address	240 EAST 10 STREET	274 EAST 2 STREET	298 MULBERRY STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	35	103	100
Year Built	1999	1997	1986
Gross SqFt	62,556	80,500	86,746
Estimated Gross Income	\$2,390,000	\$2,692,536	\$4,543,562
Gross Income per SqFt	\$38.20	\$33.40	\$52.00
Full Market Value	\$11,999,995	\$12,900,000	\$22,800,000
Market Value per SqFt	\$192.00	\$160.00	\$263.00
Distance from Condominium in miles		0.65	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00462-7501	1-00372-0060	1-00420-0045
Condominium Section	901-R1		
Address	24 EAST 7 STREET	274 EAST 2 STREET	150 FORSYTH STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	34	103	11
Year Built	1991	1997	1995
Gross SqFt	36,693	80,500	10,000
Estimated Gross Income	\$1,290,000	\$2,692,536	\$257,000
Gross Income per SqFt	\$35.20	\$33.40	\$25.70
Full Market Value	\$6,130,000	\$12,900,000	\$1,120,000
Market Value per SqFt	\$167.00	\$160.00	\$112.00
Distance from Condominium in miles		0.70	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00463-7501	1-00437-0009	1-00481-0019
Condominium Section	224-R1		
Address	63 COOPER SQUARE	254 EAST 10 STREET	54 SPRING STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	25	11
Year Built	1984	1990	1998
Gross SqFt	24,528	12,264	13,973
Estimated Gross Income	\$1,100,000	\$454,637	\$726,974
Gross Income per SqFt	\$44.80	\$37.10	\$52.00
Full Market Value	\$5,519,998	\$2,280,000	\$3,650,000
Market Value per SqFt	\$225.00	\$186.00	\$261.00
Distance from Condominium in miles		0.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00464-7501	1-00452-0039	1-00468-0013
Condominium Section	643-R1		
Address	214 EAST 9 STREET	237 EAST 10 STREET	208 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	14	28	13
Year Built	1900	1920	1930
Gross SqFt	14,650	11,214	14,022
Estimated Gross Income	\$470,000	\$424,920	\$402,000
Gross Income per SqFt	\$32.10	\$37.90	\$28.70
Full Market Value	\$2,250,000	\$2,130,000	\$1,930,000
Market Value per SqFt	\$154.00	\$190.00	\$138.00
Distance from Condominium in miles		0.15	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00465-7501	1-00445-0018	1-00449-0021
Condominium Section	1972-R1		
Address	38 STUYVESANT STREET	104 EAST 4 STREET	64 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	30	26
Year Built	1900	1900	1900
Gross SqFt	14,269	14,459	11,814
Estimated Gross Income	\$438,771	\$453,597	\$356,667
Gross Income per SqFt	\$30.70	\$31.40	\$30.20
Full Market Value	\$2,100,001	\$2,170,000	\$1,710,000
Market Value per SqFt	\$147.00	\$150.00	\$145.00
Distance from Condominium in miles		0.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-7501	1-00385-0022	1-00717-0077
Condominium Section	1804-R1		
Address	47 3 AVENUE	234 EAST 3 STREET	460 WEST 20 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	CHELSEA
Building Classification	R9-CONDOPS	D1-ELEVATOR	D7-ELEVATOR
Total Units	28	20	75
Year Built	2006	2001	1999
Gross SqFt	30,662	13,517	68,260
Estimated Gross Income	\$1,475,000	\$580,084	\$3,118,713
Gross Income per SqFt	\$48.10	\$42.90	\$45.70
Full Market Value	\$7,350,000	\$2,910,000	\$15,600,000
Market Value per SqFt	\$240.00	\$215.00	\$229.00
Distance from Condominium in miles		0.65	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-7501	1-00468-0013	1-00411-0045
Condominium Section	203-R1		
Address	193 2 AVENUE	208 EAST 13 STREET	144 LUDLOW STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	16	13	52
Year Built	1900	1930	1900
Gross SqFt	21,607	14,022	34,904
Estimated Gross Income	\$570,000	\$402,000	\$825,340
Gross Income per SqFt	\$26.40	\$28.70	\$23.65
Full Market Value	\$2,610,000	\$1,930,000	\$3,580,000
Market Value per SqFt	\$121.00	\$138.00	\$103.00
Distance from Condominium in miles		0.00	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00469-7501	1-00420-0045	1-00378-0035
Condominium Section	390-R1		
Address	105 3 AVENUE	150 FORSYTH STREET	119 AVENUE D
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	16	11	20
Year Built	1920	1995	1900
Gross SqFt	12,192	10,000	20,671
Estimated Gross Income	\$365,000	\$257,000	\$481,190
Gross Income per SqFt	\$29.90	\$25.70	\$23.28
Full Market Value	\$1,749,995	\$1,120,000	\$2,090,000
Market Value per SqFt	\$144.00	\$112.00	\$101.00
Distance from Condominium in miles		0.85	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00469-7502	1-00913-0001	1-00559-0009
Condominium Section	493-R1		
Address	105 3 AVENUE	471 3 AVENUE	92 PARK AVENUE SOUTH
Neighborhood	EAST VILLAGE	MURRAY HILL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	155	311	220
Year Built	1964	1972	1964
Gross SqFt	113,930	351,560	184,645
Estimated Gross Income	\$3,700,000	\$12,168,616	\$8,330,000
Gross Income per SqFt	\$32.50	\$34.60	\$45.10
Full Market Value	\$17,700,000	\$58,300,000	\$41,800,000
Market Value per SqFt	\$155.00	\$166.00	\$226.00
Distance from Condominium in miles		0.95	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00470-7501	1-00470-0005	1-00495-0022
Condominium Section	564-R1		
Address	122 ELIZABETH STREET	160 MOTT STREET	249 MULBERRY STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	36	76
Year Built	1988	1910	1986
Gross SqFt	21,442	11,967	41,182
Estimated Gross Income	\$653,981	\$389,334	\$2,144,994
Gross Income per SqFt	\$30.50	\$32.50	\$52.00
Full Market Value	\$3,129,999	\$1,860,000	\$10,800,000
Market Value per SqFt	\$146.00	\$155.00	\$262.00
Distance from Condominium in miles		0.05	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00472-7501	1-00343-0050	1-00570-0008
Condominium Section	586-R1		
Address	240 CENTRE STREET	203 RIVINGTON STREET	6 EAST 13 STREET
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D5-ELEVATOR	D5-ELEVATOR
Total Units	55	71	54
Year Built	1905	1906	1900
Gross SqFt	104,637	99,911	49,408
Estimated Gross Income	\$2,302,014	\$1,865,388	\$1,935,888
Gross Income per SqFt	\$22.00	\$18.67	\$39.20
Full Market Value	\$9,720,000	\$7,380,000	\$9,710,000
Market Value per SqFt	\$93.00	\$74.00	\$197.00
Distance from Condominium in miles		0.80	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00473-7502	1-00473-0030	1-00473-0031
Condominium Section	1179-R1		
Address	30 CROSBY STREET	35 CROSBY STREET	37 CROSBY STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	13	14	13
Year Built	1890	1900	1900
Gross SqFt	78,982	9,100	8,621
Estimated Gross Income	\$1,918,568	\$356,792	\$240,553
Gross Income per SqFt	\$24.29	\$39.20	\$27.90
Full Market Value	\$8,330,001	\$1,790,000	\$1,150,000
Market Value per SqFt	\$105.00	\$197.00	\$133.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00473-7503	1-00372-0060	1-00470-0005
Condominium Section	1663-R1		
Address	425 BROOME STREET	274 EAST 2 STREET	160 MOTT STREET
Neighborhood	SOHO	ALPHABET CITY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	18	103	36
Year Built	1874	1997	1910
Gross SqFt	27,023	80,500	11,967
Estimated Gross Income	\$740,952	\$2,692,536	\$389,334
Gross Income per SqFt	\$27.40	\$33.40	\$32.50
Full Market Value	\$3,550,004	\$12,900,000	\$1,860,000
Market Value per SqFt	\$131.00	\$160.00	\$155.00
Distance from Condominium in miles		1.00	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-7504	1-00473-0031	1-00481-0001
Condominium Section	1185-R1		
Address	473 BROADWAY	37 CROSBY STREET	400 CLEVELAND PLACE
Neighborhood	SOHO	SOHO	LITTLE ITALY
Building Classification	R4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	13	13	113
Year Built	1894	1900	1913
Gross SqFt	35,452	8,621	173,838
Estimated Gross Income	\$921,752	\$240,553	\$4,521,815
Gross Income per SqFt	\$26.00	\$27.90	\$26.00
Full Market Value	\$3,999,999	\$1,150,000	\$19,600,000
Market Value per SqFt	\$113.00	\$133.00	\$113.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-7505	1-00473-0031	1-00481-0001
Condominium Section	1205-R1		
Address	475 BROADWAY	37 CROSBY STREET	400 CLEVELAND PLACE
Neighborhood	SOHO	SOHO	LITTLE ITALY
Building Classification	R4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	14	13	113
Year Built	1920	1900	1913
Gross SqFt	36,407	8,621	173,838
Estimated Gross Income	\$946,582	\$240,553	\$4,521,815
Gross Income per SqFt	\$26.00	\$27.90	\$26.00
Full Market Value	\$4,110,000	\$1,150,000	\$19,600,000
Market Value per SqFt	\$113.00	\$133.00	\$113.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-7506	1-00427-0030	1-00473-0029
Condominium Section	1654-R1		
Address	40 MERCER STREET	93 EAST HOUSTON STREET	33 CROSBY STREET
Neighborhood	SOHO	LOWER EAST SIDE	SOHO
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	41	362	14
Year Built	2005	2003	1900
Gross SqFt	117,311	475,000	11,858
Estimated Gross Income	\$4,575,129	\$15,651,000	\$538,952
Gross Income per SqFt	\$39.00	\$32.90	\$45.50
Full Market Value	\$22,899,994	\$36,600,000	\$2,700,000
Market Value per SqFt	\$195.00	\$77.00	\$228.00
Distance from Condominium in miles		0.45	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-7503	1-00491-0001	1-00476-0019
Condominium Section	916-R1		
Address	477 BROOME STREET	558 BROOME STREET	116 6 AVENUE
Neighborhood	SOHO	SOHO	SOHO
Building Classification	R9-CONDOPS	C7-WALK-UP	C7-WALK-UP
Total Units	20	25	39
Year Built	1920	1925	1900
Gross SqFt	32,149	14,737	27,042
Estimated Gross Income	\$803,725	\$553,637	\$1,075,000
Gross Income per SqFt	\$25.00	\$37.60	\$39.80
Full Market Value	\$3,390,000	\$2,780,000	\$5,390,000
Market Value per SqFt	\$105.00	\$189.00	\$199.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-7505	1-00473-0031	1-00481-0001
Condominium Section	1010-R1		
Address	42 WOOSTER STREET	37 CROSBY STREET	400 CLEVELAND PLACE
Neighborhood	SOHO	SOHO	LITTLE ITALY
Building Classification	R4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	14	13	113
Year Built	1900	1900	1913
Gross SqFt	55,210	8,621	173,838
Estimated Gross Income	\$1,435,460	\$240,553	\$4,521,815
Gross Income per SqFt	\$26.00	\$27.90	\$26.00
Full Market Value	\$6,230,003	\$1,150,000	\$19,600,000
Market Value per SqFt	\$113.00	\$133.00	\$113.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00478-7501	1-00570-0008	1-00343-0050
Condominium Section	789-R1		
Address	354 BROOME STREET	6 EAST 13 STREET	203 RIVINGTON STREET
Neighborhood	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	37	54	71
Year Built	1900	1900	1906
Gross SqFt	56,714	49,408	99,911
Estimated Gross Income	\$1,417,850	\$1,935,888	\$1,865,388
Gross Income per SqFt	\$25.00	\$39.20	\$18.67
Full Market Value	\$6,160,000	\$9,710,000	\$7,380,000
Market Value per SqFt	\$109.00	\$197.00	\$74.00
Distance from Condominium in miles		0.95	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00481-7502	1-00514-0005	1-00495-0022
Condominium Section	1363-R1		
Address	225 LAFAYETTE STREET	142 WOOSTER STREET	249 MULBERRY STREET
Neighborhood	LITTLE ITALY	SOHO	LITTLE ITALY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	41	12	76
Year Built	1926	1920	1986
Gross SqFt	83,916	17,845	41,182
Estimated Gross Income	\$3,104,892	\$943,658	\$2,144,994
Gross Income per SqFt	\$37.00	\$53.00	\$52.00
Full Market Value	\$15,599,998	\$4,730,000	\$10,800,000
Market Value per SqFt	\$186.00	\$265.00	\$262.00
Distance from Condominium in miles		0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-7502	1-00494-0015	1-00508-0025
Condominium Section	1484-R1		
Address	210 LAFAYETTE STREET	40 PRINCE STREET	65 EAST HOUSTON STREET
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	52	41	163
Year Built	2005	1900	1991
Gross SqFt	63,762	45,990	92,088
Estimated Gross Income	\$2,231,670	\$1,808,321	\$4,090,844
Gross Income per SqFt	\$35.00	\$39.30	\$44.40
Full Market Value	\$10,700,001	\$9,070,000	\$20,500,000
Market Value per SqFt	\$168.00	\$197.00	\$223.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00492-7501	1-00471-0018	1-00506-0016
Condominium Section	174-R1		
Address	14 PRINCE STREET	169 MULBERRY STREET	30 CHARLTON STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	SOHO
Building Classification	R4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	44	21	86
Year Built	1915	1914	1920
Gross SqFt	39,087	11,460	44,256
Estimated Gross Income	\$996,718	\$308,763	\$1,431,367
Gross Income per SqFt	\$25.50	\$26.90	\$32.30
Full Market Value	\$4,330,007	\$1,480,000	\$6,860,000
Market Value per SqFt	\$111.00	\$129.00	\$155.00
Distance from Condominium in miles		0.20	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00492-7503	1-00495-0033	1-00494-0015
Condominium Section	665-R1		
Address	200 BOWERY	229 MULBERRY STREET	40 PRINCE STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	35	62	41
Year Built	1988	1999	1900
Gross SqFt	24,582	67,300	45,990
Estimated Gross Income	\$762,042	\$2,714,108	\$1,808,321
Gross Income per SqFt	\$31.00	\$40.30	\$39.30
Full Market Value	\$3,650,009	\$13,600,000	\$9,070,000
Market Value per SqFt	\$148.00	\$202.00	\$197.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00494-7502	1-00452-0039	1-00501-0006
Condominium Section	596-R1		
Address	45 SPRING STREET	237 EAST 10 STREET	423 WEST BROADWAY
Neighborhood	LITTLE ITALY	EAST VILLAGE	SOHO
Building Classification	R9-CONDOPS	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	28	28
Year Built	1900	1920	1910
Gross SqFt	12,142	11,214	20,670
Estimated Gross Income	\$303,550	\$424,920	\$966,506
Gross Income per SqFt	\$25.00	\$37.90	\$46.80
Full Market Value	\$1,280,000	\$2,130,000	\$4,850,000
Market Value per SqFt	\$105.00	\$190.00	\$235.00
Distance from Condominium in miles		0.70	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-7501	1-00488-0037	1-00501-0006
Condominium Section	131-R1		
Address	90 PRINCE STREET	508 BROOME STREET	423 WEST BROADWAY
Neighborhood	SOHO	SOHO	SOHO
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	14	14	28
Year Built	1900	1900	1910
Gross SqFt	18,031	21,598	20,670
Estimated Gross Income	\$459,790	\$777,850	\$966,506
Gross Income per SqFt	\$25.50	\$36.00	\$46.80
Full Market Value	\$1,999,999	\$3,900,000	\$4,850,000
Market Value per SqFt	\$111.00	\$181.00	\$235.00
Distance from Condominium in miles		0.20	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00499-7502	1-00514-0005	1-00467-0035
Condominium Section	685-R1		
Address	114 GREENE STREET	142 WOOSTER STREET	175 2 AVENUE
Neighborhood	SOHO	SOHO	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	19	12	64
Year Built	1988	1920	1935
Gross SqFt	34,876	17,845	49,227
Estimated Gross Income	\$889,338	\$943,658	\$2,269,038
Gross Income per SqFt	\$25.50	\$53.00	\$46.10
Full Market Value	\$3,860,000	\$4,730,000	\$11,400,000
Market Value per SqFt	\$111.00	\$265.00	\$232.00
Distance from Condominium in miles		0.10	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00499-7505	1-00468-0001	1-00481-0019
Condominium Section	1658-R1		
Address	92 GREENE STREET	87 3 AVENUE	54 SPRING STREET
Neighborhood	SOHO	EAST VILLAGE	LITTLE ITALY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	121	11
Year Built	2005	1930	1998
Gross SqFt	42,823	92,304	13,973
Estimated Gross Income	\$1,847,000	\$4,292,514	\$726,974
Gross Income per SqFt	\$43.10	\$46.50	\$52.00
Full Market Value	\$9,260,000	\$21,500,000	\$3,650,000
Market Value per SqFt	\$216.00	\$233.00	\$261.00
Distance from Condominium in miles		0.85	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-7501	1-00465-0055	1-00501-0006
Condominium Section	123-R1		
Address	116 WOOSTER STREET	145 2 AVENUE	423 WEST BROADWAY
Neighborhood	SOHO	EAST VILLAGE	SOHO
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	27	28
Year Built	1907	1920	1910
Gross SqFt	20,752	25,340	20,670
Estimated Gross Income	\$526,063	\$1,103,234	\$966,506
Gross Income per SqFt	\$25.30	\$43.50	\$46.80
Full Market Value	\$2,279,998	\$5,530,000	\$4,850,000
Market Value per SqFt	\$110.00	\$218.00	\$235.00
Distance from Condominium in miles		0.75	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-7502	1-00501-0006	1-00465-0055
Condominium Section	284-R1		
Address	93 GREENE STREET	423 WEST BROADWAY	145 2 AVENUE
Neighborhood	SOHO	SOHO	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	29	28	27
Year Built	1900	1910	1920
Gross SqFt	36,223	20,670	25,340
Estimated Gross Income	\$869,352	\$966,506	\$1,103,234
Gross Income per SqFt	\$24.00	\$46.80	\$43.50
Full Market Value	\$3,770,009	\$4,850,000	\$5,530,000
Market Value per SqFt	\$104.00	\$235.00	\$218.00
Distance from Condominium in miles		0.05	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-7505	1-00481-0019	1-00468-0001
Condominium Section	1241-R1		
Address	103 GREENE STREET	54 SPRING STREET	87 3 AVENUE
Neighborhood	SOHO	LITTLE ITALY	EAST VILLAGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	11	121
Year Built	1879	1998	1930
Gross SqFt	34,968	13,973	92,304
Estimated Gross Income	\$1,470,000	\$726,974	\$4,292,514
Gross Income per SqFt	\$42.00	\$52.00	\$46.50
Full Market Value	\$7,369,998	\$3,650,000	\$21,500,000
Market Value per SqFt	\$211.00	\$261.00	\$233.00
Distance from Condominium in miles		0.25	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00501-7501	1-00501-0006	1-00506-0016
Condominium Section	1199-R1		
Address	105 WOOSTER STREET	423 WEST BROADWAY	30 CHARLTON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	15	28	86
Year Built	1920	1910	1920
Gross SqFt	31,967	20,670	44,256
Estimated Gross Income	\$900,000	\$966,506	\$1,431,367
Gross Income per SqFt	\$28.20	\$46.80	\$32.30
Full Market Value	\$4,310,000	\$4,850,000	\$6,860,000
Market Value per SqFt	\$135.00	\$235.00	\$155.00
Distance from Condominium in miles		0.00	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00502-7501	1-00514-0005	1-00467-0035
Condominium Section	135-R1		
Address	426 WEST BROADWAY	142 WOOSTER STREET	175 2 AVENUE
Neighborhood	SOHO	SOHO	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	35	12	64
Year Built	1900	1920	1935
Gross SqFt	34,821	17,845	49,227
Estimated Gross Income	\$905,346	\$943,658	\$2,269,038
Gross Income per SqFt	\$26.00	\$53.00	\$46.10
Full Market Value	\$3,929,998	\$4,730,000	\$11,400,000
Market Value per SqFt	\$113.00	\$265.00	\$232.00
Distance from Condominium in miles		0.15	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00507-7501	1-00501-0006	1-00465-0055
Condominium Section	535-R1		
Address	11 PRINCE STREET	423 WEST BROADWAY	145 2 AVENUE
Neighborhood	LITTLE ITALY	SOHO	EAST VILLAGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	22	28	27
Year Built	1900	1910	1920
Gross SqFt	22,511	20,670	25,340
Estimated Gross Income	\$570,653	\$966,506	\$1,103,234
Gross Income per SqFt	\$25.30	\$46.80	\$43.50
Full Market Value	\$2,480,000	\$4,850,000	\$5,530,000
Market Value per SqFt	\$110.00	\$235.00	\$218.00
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00508-7501	1-00465-0055	1-00495-0022
Condominium Section	527-R1		
Address	259 ELIZABETH STREET	145 2 AVENUE	249 MULBERRY STREET
Neighborhood	LITTLE ITALY	EAST VILLAGE	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	27	76
Year Built	1987	1920	1986
Gross SqFt	17,117	25,340	41,182
Estimated Gross Income	\$530,627	\$1,103,234	\$2,144,994
Gross Income per SqFt	\$31.00	\$43.50	\$52.00
Full Market Value	\$2,539,996	\$5,530,000	\$10,800,000
Market Value per SqFt	\$148.00	\$218.00	\$262.00
Distance from Condominium in miles		0.50	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00510-7501	1-00466-0005	1-00508-0025
Condominium Section	1065-R1		
Address	285 LAFAYETTE STREET	55 3 AVENUE	65 EAST HOUSTON STREET
Neighborhood	LITTLE ITALY	EAST VILLAGE	LITTLE ITALY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	29	57	163
Year Built	1900	1986	1991
Gross SqFt	97,941	71,356	92,088
Estimated Gross Income	\$3,134,112	\$2,353,178	\$4,090,844
Gross Income per SqFt	\$32.00	\$33.00	\$44.40
Full Market Value	\$14,999,999	\$11,300,000	\$20,500,000
Market Value per SqFt	\$153.00	\$158.00	\$223.00
Distance from Condominium in miles		0.60	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00512-7501	1-00508-0025	1-00466-0005
Condominium Section	75-R1		
Address	583 BROADWAY	65 EAST HOUSTON STREET	55 3 AVENUE
Neighborhood	SOHO	LITTLE ITALY	EAST VILLAGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	21	163	57
Year Built	1900	1991	1986
Gross SqFt	107,781	92,088	71,356
Estimated Gross Income	\$3,125,649	\$4,090,844	\$2,353,178
Gross Income per SqFt	\$29.00	\$44.40	\$33.00
Full Market Value	\$15,000,003	\$20,500,000	\$11,300,000
Market Value per SqFt	\$139.00	\$223.00	\$158.00
Distance from Condominium in miles		0.20	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00513-7503	1-00508-0025	1-00521-0001
Condominium Section	1390-R1		
Address	19 WEST HOUSTON STREET	65 EAST HOUSTON STREET	298 MULBERRY STREET
Neighborhood	SOHO	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	163	100
Year Built	2003	1991	1986
Gross SqFt	56,800	92,088	86,746
Estimated Gross Income	\$2,385,600	\$4,090,844	\$4,543,562
Gross Income per SqFt	\$42.00	\$44.40	\$52.00
Full Market Value	\$12,000,004	\$20,500,000	\$22,800,000
Market Value per SqFt	\$211.00	\$223.00	\$263.00
Distance from Condominium in miles		0.25	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00514-7505	1-00508-0025	1-00495-0022
Condominium Section	1404-R1		
Address	160 WOOSTER STREET	65 EAST HOUSTON STREET	249 MULBERRY STREET
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	163	76
Year Built	2003	1991	1986
Gross SqFt	41,314	92,088	41,182
Estimated Gross Income	\$1,528,618	\$4,090,844	\$2,144,994
Gross Income per SqFt	\$37.00	\$44.40	\$52.00
Full Market Value	\$7,669,999	\$20,500,000	\$10,800,000
Market Value per SqFt	\$186.00	\$223.00	\$262.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-7501	1-00508-0025	1-00521-0001
Condominium Section	1633-R1		
Address	139 WOOSTER STREET	65 EAST HOUSTON STREET	298 MULBERRY STREET
Neighborhood	SOHO	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	163	100
Year Built	2006	1991	1986
Gross SqFt	38,591	92,088	86,746
Estimated Gross Income	\$1,620,822	\$4,090,844	\$4,543,562
Gross Income per SqFt	\$42.00	\$44.40	\$52.00
Full Market Value	\$8,129,995	\$20,500,000	\$22,800,000
Market Value per SqFt	\$211.00	\$223.00	\$263.00
Distance from Condominium in miles		0.35	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-7501	1-00527-0027	1-00504-0031
Condominium Section	736-R1		
Address	131 THOMPSON STREET	10 DOWNING STREET	112 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R9-CONDOPS	D9-ELEVATOR	D1-ELEVATOR
Total Units	38	137	60
Year Built	1950	1940	1920
Gross SqFt	20,826	118,467	38,880
Estimated Gross Income	\$520,650	\$3,670,000	\$1,049,470
Gross Income per SqFt	\$25.00	\$31.00	\$27.00
Full Market Value	\$2,200,000	\$17,600,000	\$5,030,000
Market Value per SqFt	\$106.00	\$149.00	\$129.00
Distance from Condominium in miles		0.15	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-7502	1-00501-0006	1-00465-0055
Condominium Section	670-R1		
Address	199 PRINCE STREET	423 WEST BROADWAY	145 2 AVENUE
Neighborhood	SOHO	SOHO	EAST VILLAGE
Building Classification	R2-WALK-UP	D7-ELEVATOR	D9-ELEVATOR
Total Units	27	28	27
Year Built	1900	1910	1920
Gross SqFt	13,020	20,670	25,340
Estimated Gross Income	\$325,500	\$966,506	\$1,103,234
Gross Income per SqFt	\$25.00	\$46.80	\$43.50
Full Market Value	\$1,410,007	\$4,850,000	\$5,530,000
Market Value per SqFt	\$108.00	\$235.00	\$218.00
Distance from Condominium in miles		0.15	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-7504	1-00587-0030	1-00588-0051
Condominium Section	1093-R1		
Address	195 PRINCE STREET	51 7 AVENUE	106 CHRISTOPHER STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	35	34
Year Built	1920	1926	1929
Gross SqFt	6,013	21,679	20,490
Estimated Gross Income	\$150,325	\$629,218	\$500,796
Gross Income per SqFt	\$25.00	\$29.00	\$24.44
Full Market Value	\$652,998	\$3,010,000	\$2,170,000
Market Value per SqFt	\$109.00	\$139.00	\$106.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-7501	1-00587-0030	1-00540-0028
Condominium Section	66-R1		
Address	27 KING STREET	51 7 AVENUE	220 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	38	35	36
Year Built	1900	1926	1900
Gross SqFt	33,383	21,679	15,215
Estimated Gross Income	\$901,341	\$629,218	\$710,000
Gross Income per SqFt	\$27.00	\$29.00	\$46.70
Full Market Value	\$4,320,001	\$3,010,000	\$3,560,000
Market Value per SqFt	\$129.00	\$139.00	\$234.00
Distance from Condominium in miles		0.25	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-7501	1-00563-0026	1-00572-0062
Condominium Section	630-R1		
Address	306 MOTT STREET	40 EAST 12 STREET	39 WEST 8 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	18	25	37
Year Built	1988	1900	1923
Gross SqFt	9,514	24,198	16,777
Estimated Gross Income	\$332,990	\$939,959	\$760,605
Gross Income per SqFt	\$35.00	\$38.80	\$45.30
Full Market Value	\$1,599,997	\$4,710,000	\$3,810,000
Market Value per SqFt	\$168.00	\$195.00	\$227.00
Distance from Condominium in miles		0.55	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00522-7501	1-00508-0025	1-00558-0010
Condominium Section	348-R1		
Address	54 BLEECKER STREET	65 EAST HOUSTON STREET	127 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	11	163	49
Year Built	1910	1991	1930
Gross SqFt	31,039	92,088	37,299
Estimated Gross Income	\$807,014	\$4,090,844	\$1,735,178
Gross Income per SqFt	\$26.00	\$44.40	\$46.50
Full Market Value	\$3,500,001	\$20,500,000	\$8,700,000
Market Value per SqFt	\$113.00	\$223.00	\$233.00
Distance from Condominium in miles		0.15	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7501	1-00481-0001	1-00521-0045
Condominium Section	150-R1		
Address	156 BLEECKER STREET	400 CLEVELAND PLACE	303 ELIZABETH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D1-ELEVATOR
Total Units	190	113	195
Year Built	1910	1913	1991
Gross SqFt	132,000	173,838	187,368
Estimated Gross Income	\$3,346,200	\$4,521,815	\$7,268,496
Gross Income per SqFt	\$25.40	\$26.00	\$38.80
Full Market Value	\$14,100,000	\$19,600,000	\$36,500,000
Market Value per SqFt	\$107.00	\$113.00	\$195.00
Distance from Condominium in miles		0.50	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7502	1-00525-0002	1-00525-0027
Condominium Section	212-R1		
Address	496 LA GUARDIA PLACE	173 SULLIVAN STREET	112 WEST HOUSTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	C1-WALK-UP	C4-WALK-UP
Total Units	11	20	20
Year Built	1910	1900	1900
Gross SqFt	6,670	9,625	10,816
Estimated Gross Income	\$180,000	\$290,472	\$308,948
Gross Income per SqFt	\$27.00	\$30.20	\$28.60
Full Market Value	\$862,000	\$1,390,000	\$1,480,000
Market Value per SqFt	\$129.00	\$144.00	\$137.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7503	1-00504-0031	1-00508-0046
Condominium Section	646-R1		
Address	177 THOMPSON STREET	112 SULLIVAN STREET	17 PRINCE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	LITTLE ITALY
Building Classification	R9-CONDOPS	D1-ELEVATOR	C7-WALK-UP
Total Units	54	60	17
Year Built	1958	1920	1914
Gross SqFt	23,688	38,880	8,652
Estimated Gross Income	\$604,044	\$1,049,470	\$402,983
Gross Income per SqFt	\$25.50	\$27.00	\$46.60
Full Market Value	\$2,770,000	\$5,030,000	\$2,020,000
Market Value per SqFt	\$117.00	\$129.00	\$233.00
Distance from Condominium in miles		0.20	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-7506	1-00508-0025	1-00521-0045
Condominium Section	1685-R1		
Address	184 THOMPSON STREET	65 EAST HOUSTON STREET	303 ELIZABETH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	144	163	195
Year Built	1910	1991	1991
Gross SqFt	85,234	92,088	187,368
Estimated Gross Income	\$2,557,020	\$4,090,844	\$7,268,496
Gross Income per SqFt	\$30.00	\$44.40	\$38.80
Full Market Value	\$12,199,995	\$20,500,000	\$36,500,000
Market Value per SqFt	\$143.00	\$223.00	\$195.00
Distance from Condominium in miles		0.40	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-7501	1-00521-0045	1-00572-0062
Condominium Section	426-R1		
Address	63 DOWNING STREET	303 ELIZABETH STREET	39 WEST 8 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	32	195	37
Year Built	1986	1991	1923
Gross SqFt	35,225	187,368	16,777
Estimated Gross Income	\$1,056,750	\$7,268,496	\$760,605
Gross Income per SqFt	\$30.00	\$38.80	\$45.30
Full Market Value	\$5,060,000	\$36,500,000	\$3,810,000
Market Value per SqFt	\$144.00	\$195.00	\$227.00
Distance from Condominium in miles		0.65	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-7502	1-00572-0062	1-00563-0026
Condominium Section	495-R1		
Address	3 BEDFORD STREET	39 WEST 8 STREET	40 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	12	37	25
Year Built	1986	1923	1900
Gross SqFt	15,990	16,777	24,198
Estimated Gross Income	\$479,700	\$760,605	\$939,959
Gross Income per SqFt	\$30.00	\$45.30	\$38.80
Full Market Value	\$2,299,999	\$3,810,000	\$4,710,000
Market Value per SqFt	\$144.00	\$227.00	\$195.00
Distance from Condominium in miles		0.45	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-7502	1-00543-0048	1-00501-0006
Condominium Section	494-R1		
Address	7 BOND STREET	136 WEST 4 STREET	423 WEST BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	30	28
Year Built	1904	1929	1910
Gross SqFt	24,630	20,874	20,670
Estimated Gross Income	\$735,000	\$618,000	\$966,506
Gross Income per SqFt	\$29.80	\$29.60	\$46.80
Full Market Value	\$3,519,996	\$2,960,000	\$4,850,000
Market Value per SqFt	\$143.00	\$142.00	\$235.00
Distance from Condominium in miles		0.40	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-7504	1-00543-0048	1-00504-0031
Condominium Section	631-R1		
Address	1 BOND STREET	136 WEST 4 STREET	112 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	30	60
Year Built	1900	1929	1920
Gross SqFt	41,990	20,874	38,880
Estimated Gross Income	\$1,133,730	\$618,000	\$1,049,470
Gross Income per SqFt	\$27.00	\$29.60	\$27.00
Full Market Value	\$5,430,002	\$2,960,000	\$5,030,000
Market Value per SqFt	\$129.00	\$142.00	\$129.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00530-7505	1-00521-0001	1-00545-0059
Condominium Section	1721-R1		
Address	40 BOND STREET	298 MULBERRY STREET	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	26	100	180
Year Built	2006	1986	1909
Gross SqFt	85,000	86,746	147,773
Estimated Gross Income	\$3,570,000	\$4,543,562	\$7,431,981
Gross Income per SqFt	\$42.00	\$52.00	\$50.00
Full Market Value	\$17,900,002	\$22,800,000	\$37,300,000
Market Value per SqFt	\$211.00	\$263.00	\$252.00
Distance from Condominium in miles		0.10	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-7501	1-00562-0044	1-00521-0045
Condominium Section	70-R1		
Address	692 BROADWAY	25 EAST 10 STREET	303 ELIZABETH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	56	62	195
Year Built	1912	1929	1991
Gross SqFt	92,500	45,496	187,368
Estimated Gross Income	\$3,052,500	\$1,596,000	\$7,268,496
Gross Income per SqFt	\$33.00	\$35.10	\$38.80
Full Market Value	\$14,600,004	\$7,640,000	\$36,500,000
Market Value per SqFt	\$158.00	\$168.00	\$195.00
Distance from Condominium in miles		0.35	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00535-7501	1-00562-0044	1-00521-0045
Condominium Section	295-R1		
Address	14 WEST 4 STREET	25 EAST 10 STREET	303 ELIZABETH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D1-ELEVATOR
Total Units	273	62	195
Year Built	1908	1929	1991
Gross SqFt	290,492	45,496	187,368
Estimated Gross Income	\$9,586,236	\$1,596,000	\$7,268,496
Gross Income per SqFt	\$33.00	\$35.10	\$38.80
Full Market Value	\$43,900,000	\$7,640,000	\$36,500,000
Market Value per SqFt	\$151.00	\$168.00	\$195.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00540-7501	1-00543-0048	1-00504-0031
Condominium Section	567-R1		
Address	173 BLEECKER STREET	136 WEST 4 STREET	112 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	30	60
Year Built	1900	1929	1920
Gross SqFt	15,744	20,874	38,880
Estimated Gross Income	\$409,344	\$618,000	\$1,049,470
Gross Income per SqFt	\$26.00	\$29.60	\$27.00
Full Market Value	\$1,870,000	\$2,960,000	\$5,030,000
Market Value per SqFt	\$119.00	\$142.00	\$129.00
Distance from Condominium in miles		0.05	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-7501	1-00543-0048	1-00504-0031
Condominium Section	484-R1		
Address	205 BLEECKER STREET	136 WEST 4 STREET	112 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	30	60
Year Built	1928	1929	1920
Gross SqFt	17,842	20,874	38,880
Estimated Gross Income	\$465,000	\$618,000	\$1,049,470
Gross Income per SqFt	\$26.10	\$29.60	\$27.00
Full Market Value	\$2,130,000	\$2,960,000	\$5,030,000
Market Value per SqFt	\$119.00	\$142.00	\$129.00
Distance from Condominium in miles		0.05	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-7502	1-00543-0048	1-00545-0046
Condominium Section	644-R1		
Address	189 BLEECKER STREET	136 WEST 4 STREET	416 LAFAYETTE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	30	41
Year Built	1900	1929	1910
Gross SqFt	22,777	20,874	27,612
Estimated Gross Income	\$630,000	\$618,000	\$778,000
Gross Income per SqFt	\$27.70	\$29.60	\$28.20
Full Market Value	\$2,880,000	\$2,960,000	\$3,730,000
Market Value per SqFt	\$126.00	\$142.00	\$135.00
Distance from Condominium in miles		0.05	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00544-7501	1-00521-0045	1-00545-0059
Condominium Section	2004-R1		
Address	56 COOPER SQUARE	303 ELIZABETH STREET	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	25	195	180
Year Built	1920	1991	1909
Gross SqFt	88,353	187,368	147,773
Estimated Gross Income	\$3,401,590	\$7,268,496	\$7,431,981
Gross Income per SqFt	\$38.50	\$38.80	\$50.00
Full Market Value	\$17,099,999	\$36,500,000	\$37,300,000
Market Value per SqFt	\$194.00	\$195.00	\$252.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00544-7502	1-00548-0070	1-00545-0059
Condominium Section	1496-R1		
Address	443 LAFAYETTE STREET	300 MERCER STREET	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	39	491	180
Year Built	2004	1976	1909
Gross SqFt	116,535	455,959	147,773
Estimated Gross Income	\$4,894,470	\$21,214,556	\$7,431,981
Gross Income per SqFt	\$42.00	\$46.50	\$50.00
Full Market Value	\$23,300,000	\$106,000,000	\$37,300,000
Market Value per SqFt	\$200.00	\$232.00	\$252.00
Distance from Condominium in miles		0.15	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-7503	1-00562-0044	1-00572-0062
Condominium Section	1341-R1		
Address	21 ASTOR PLACE	25 EAST 10 STREET	39 WEST 8 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	62	37
Year Built	1930	1929	1923
Gross SqFt	96,566	45,496	16,777
Estimated Gross Income	\$2,666,665	\$1,596,000	\$760,605
Gross Income per SqFt	\$27.60	\$35.10	\$45.30
Full Market Value	\$12,800,002	\$7,640,000	\$3,810,000
Market Value per SqFt	\$133.00	\$168.00	\$227.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-7501	1-00548-0070	1-00577-0010
Condominium Section	797-R1		
Address	60 EAST 8 STREET	300 MERCER STREET	58 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	390	491	23
Year Built	1965	1976	1906
Gross SqFt	445,151	455,959	37,810
Estimated Gross Income	\$15,580,285	\$21,214,556	\$1,696,562
Gross Income per SqFt	\$35.00	\$46.50	\$44.90
Full Market Value	\$74,000,000	\$106,000,000	\$8,510,000
Market Value per SqFt	\$166.00	\$232.00	\$225.00
Distance from Condominium in miles		0.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-7501	1-00525-0027	1-00587-0030
Condominium Section	349-R1		
Address	360 6 AVENUE	112 WEST HOUSTON STREET	51 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	C4-WALK-UP	D7-ELEVATOR
Total Units	28	20	35
Year Built	1986	1900	1926
Gross SqFt	43,106	10,816	21,679
Estimated Gross Income	\$1,150,000	\$308,948	\$629,218
Gross Income per SqFt	\$26.70	\$28.60	\$29.00
Full Market Value	\$4,989,995	\$1,480,000	\$3,010,000
Market Value per SqFt	\$116.00	\$137.00	\$139.00
Distance from Condominium in miles		0.30	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-7504	1-00532-0030	1-00563-0043
Condominium Section	1660-R1		
Address	88 WEST WASHINGTON PLACE	81 BLEECKER STREET	63 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	28	43	42
Year Built	1966	1900	1970
Gross SqFt	32,116	26,382	23,353
Estimated Gross Income	\$1,100,000	\$1,273,240	\$843,587
Gross Income per SqFt	\$34.30	\$48.30	\$36.10
Full Market Value	\$5,269,992	\$6,390,000	\$4,230,000
Market Value per SqFt	\$164.00	\$242.00	\$181.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00556-7501	1-00567-0005	1-00572-0008
Condominium Section	330-R1		
Address	10430 EAST 12 STREET	29 5 AVENUE	416 6 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	17	32
Year Built	1905	1920	1900
Gross SqFt	28,385	16,247	20,893
Estimated Gross Income	\$777,376	\$515,000	\$960,000
Gross Income per SqFt	\$27.40	\$31.70	\$45.90
Full Market Value	\$3,720,003	\$2,470,000	\$4,810,000
Market Value per SqFt	\$131.00	\$152.00	\$230.00
Distance from Condominium in miles		0.30	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00557-7501	1-00543-0048	1-00563-0043
Condominium Section	39-R1		
Address	806 BROADWAY	136 WEST 4 STREET	63 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	30	42
Year Built	1900	1929	1970
Gross SqFt	83,089	20,874	23,353
Estimated Gross Income	\$2,201,858	\$618,000	\$843,587
Gross Income per SqFt	\$26.50	\$29.60	\$36.10
Full Market Value	\$10,100,000	\$2,960,000	\$4,230,000
Market Value per SqFt	\$122.00	\$142.00	\$181.00
Distance from Condominium in miles		0.55	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00558-7501	1-00545-0059	
Condominium Section	210-R1		
Address	114 EAST 13 STREET	752 BROADWAY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	41	180	
Year Built	1985	1909	
Gross SqFt	56,483	147,773	
Estimated Gross Income	\$1,638,000	\$7,431,981	
Gross Income per SqFt	\$29.00	\$50.00	
Full Market Value	\$7,850,001	\$37,300,000	
Market Value per SqFt	\$139.00	\$252.00	
Distance from Condominium in miles		0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00558-7502	1-00571-0025	1-00563-0026
Condominium Section	446-R1		
Address	115 4 AVENUE	120 UNIVERSITY PLACE	40 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	70	95	25
Year Built	1905	1959	1900
Gross SqFt	90,082	59,299	24,198
Estimated Gross Income	\$2,522,296	\$1,600,000	\$939,959
Gross Income per SqFt	\$28.00	\$27.00	\$38.80
Full Market Value	\$12,099,998	\$7,660,000	\$4,710,000
Market Value per SqFt	\$134.00	\$129.00	\$195.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00558-7503	1-00543-0048	1-00552-0036
Condominium Section	684-R1		
Address	125 EAST 12 STREET	136 WEST 4 STREET	149 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	44	30	28
Year Built	1988	1929	1900
Gross SqFt	57,042	20,874	13,025
Estimated Gross Income	\$1,654,218	\$618,000	\$547,726
Gross Income per SqFt	\$29.00	\$29.60	\$42.10
Full Market Value	\$7,920,000	\$2,960,000	\$2,750,000
Market Value per SqFt	\$139.00	\$142.00	\$211.00
Distance from Condominium in miles		0.65	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00559-7501	1-00565-9021	1-00545-0059
Condominium Section	1742-R1		
Address	108 3 AVENUE	842 BROADWAY	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	84	240	180
Year Built	2006	1996	1909
Gross SqFt	100,500	208,961	147,773
Estimated Gross Income	\$4,422,000	\$11,640,441	\$7,431,981
Gross Income per SqFt	\$44.00	\$56.00	\$50.00
Full Market Value	\$22,200,001	\$58,400,000	\$37,300,000
Market Value per SqFt	\$221.00	\$279.00	\$252.00
Distance from Condominium in miles		0.10	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00560-7501	1-00543-0048	1-00563-0043
Condominium Section	306-R1		
Address	21 UNIVERSITY PLACE	136 WEST 4 STREET	63 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	145	30	42
Year Built	1955	1929	1970
Gross SqFt	136,098	20,874	23,353
Estimated Gross Income	\$3,606,597	\$618,000	\$843,587
Gross Income per SqFt	\$26.50	\$29.60	\$36.10
Full Market Value	\$16,500,000	\$2,960,000	\$4,230,000
Market Value per SqFt	\$121.00	\$142.00	\$181.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00560-7502	1-00559-0009	1-00545-0059
Condominium Section	304-R1		
Address	40 EAST 9 STREET	92 PARK AVENUE SOUTH	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	150	220	180
Year Built	1959	1964	1909
Gross SqFt	160,209	184,645	147,773
Estimated Gross Income	\$4,646,061	\$8,330,000	\$7,431,981
Gross Income per SqFt	\$29.00	\$45.10	\$50.00
Full Market Value	\$21,300,000	\$41,800,000	\$37,300,000
Market Value per SqFt	\$133.00	\$226.00	\$252.00
Distance from Condominium in miles		0.30	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00560-7503	1-00543-0048	1-00563-0043
Condominium Section	303-R1		
Address	60 EAST 9 STREET	136 WEST 4 STREET	63 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	213	30	42
Year Built	1954	1929	1970
Gross SqFt	140,370	20,874	23,353
Estimated Gross Income	\$3,789,990	\$618,000	\$843,587
Gross Income per SqFt	\$27.00	\$29.60	\$36.10
Full Market Value	\$17,400,000	\$2,960,000	\$4,230,000
Market Value per SqFt	\$124.00	\$142.00	\$181.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-7501	1-00559-0009	1-00545-0059
Condominium Section	787-R1		
Address	63 EAST 9 STREET	92 PARK AVENUE SOUTH	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	229	220	180
Year Built	1955	1964	1909
Gross SqFt	209,785	184,645	147,773
Estimated Gross Income	\$5,873,980	\$8,330,000	\$7,431,981
Gross Income per SqFt	\$28.00	\$45.10	\$50.00
Full Market Value	\$26,900,000	\$41,800,000	\$37,300,000
Market Value per SqFt	\$128.00	\$226.00	\$252.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00563-7501	1-00562-0044	1-00572-0026
Condominium Section	298-R1		
Address	44 EAST 12 STREET	25 EAST 10 STREET	24 WEST 9 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	44	62	50
Year Built	1985	1929	1923
Gross SqFt	43,542	45,496	46,137
Estimated Gross Income	\$1,306,260	\$1,596,000	\$1,822,797
Gross Income per SqFt	\$30.00	\$35.10	\$39.50
Full Market Value	\$6,260,001	\$7,640,000	\$9,140,000
Market Value per SqFt	\$144.00	\$168.00	\$198.00
Distance from Condominium in miles		0.05	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00567-7501	1-00559-0009	1-00545-0059
Condominium Section	1177-R1		
Address	23 5 AVENUE	92 PARK AVENUE SOUTH	752 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	96	220	180
Year Built	1921	1964	1909
Gross SqFt	81,875	184,645	147,773
Estimated Gross Income	\$3,025,330	\$8,330,000	\$7,431,981
Gross Income per SqFt	\$37.00	\$45.10	\$50.00
Full Market Value	\$15,200,020	\$41,800,000	\$37,300,000
Market Value per SqFt	\$186.00	\$226.00	\$252.00
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7501	1-00572-0043	1-00562-0044
Condominium Section	154-R1		
Address	10 EAST 12 STREET	12 5 AVENUE	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	27	34	62
Year Built	1907	1910	1929
Gross SqFt	66,739	19,545	45,496
Estimated Gross Income	\$1,735,214	\$574,087	\$1,596,000
Gross Income per SqFt	\$26.00	\$29.40	\$35.10
Full Market Value	\$7,530,002	\$2,750,000	\$7,640,000
Market Value per SqFt	\$113.00	\$141.00	\$168.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7502	1-00572-0043	1-00562-0044
Condominium Section	205-R1		
Address	8 EAST 12 STREET	12 5 AVENUE	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	12	34	62
Year Built	1908	1910	1929
Gross SqFt	28,097	19,545	45,496
Estimated Gross Income	\$744,570	\$574,087	\$1,596,000
Gross Income per SqFt	\$26.50	\$29.40	\$35.10
Full Market Value	\$3,230,000	\$2,750,000	\$7,640,000
Market Value per SqFt	\$115.00	\$141.00	\$168.00
Distance from Condominium in miles		0.20	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7503	1-00572-0043	1-00562-0044
Condominium Section	248-R1		
Address	16 EAST 12 STREET	12 5 AVENUE	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	34	62
Year Built	1910	1910	1929
Gross SqFt	52,493	19,545	45,496
Estimated Gross Income	\$1,416,311	\$574,087	\$1,596,000
Gross Income per SqFt	\$27.00	\$29.40	\$35.10
Full Market Value	\$6,780,002	\$2,750,000	\$7,640,000
Market Value per SqFt	\$129.00	\$141.00	\$168.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-7504	1-00572-0043	1-00562-0044
Condominium Section	1028-R1		
Address	13 EAST 11 STREET	12 5 AVENUE	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	115	34	62
Year Built	1903	1910	1929
Gross SqFt	60,860	19,545	45,496
Estimated Gross Income	\$1,764,940	\$574,087	\$1,596,000
Gross Income per SqFt	\$29.00	\$29.40	\$35.10
Full Market Value	\$8,449,995	\$2,750,000	\$7,640,000
Market Value per SqFt	\$139.00	\$141.00	\$168.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00571-7501	1-00525-0027	1-00587-0030
Condominium Section	27-R1		
Address	7 EAST 13 STREET	112 WEST HOUSTON STREET	51 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	C4-WALK-UP	D7-ELEVATOR
Total Units	39	20	35
Year Built	1928	1900	1926
Gross SqFt	42,384	10,816	21,679
Estimated Gross Income	\$1,133,772	\$308,948	\$629,218
Gross Income per SqFt	\$26.80	\$28.60	\$29.00
Full Market Value	\$5,190,000	\$1,480,000	\$3,010,000
Market Value per SqFt	\$122.00	\$137.00	\$139.00
Distance from Condominium in miles		0.65	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00572-7501	1-00488-0006	1-00488-0010
Condominium Section	747-R1		
Address	12 WEST 9 STREET	64 THOMPSON STREET	72 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	R9-CONDOPS	C1-WALK-UP	C7-WALK-UP
Total Units	23	30	36
Year Built	1952	1900	1910
Gross SqFt	13,256	16,749	19,002
Estimated Gross Income	\$371,168	\$519,924	\$637,818
Gross Income per SqFt	\$28.00	\$31.00	\$33.60
Full Market Value	\$1,780,000	\$2,490,000	\$3,060,000
Market Value per SqFt	\$134.00	\$149.00	\$161.00
Distance from Condominium in miles		0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00572-7502	1-00563-0043	1-00525-0002
Condominium Section	1256-R1		
Address	30 WEST 9 STREET	63 EAST 11 STREET	173 SULLIVAN STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R2-WALK-UP	D9-ELEVATOR	C1-WALK-UP
Total Units	18	42	20
Year Built	1900	1970	1900
Gross SqFt	14,398	23,353	9,625
Estimated Gross Income	\$450,000	\$843,587	\$290,472
Gross Income per SqFt	\$31.30	\$36.10	\$30.20
Full Market Value	\$2,160,002	\$4,230,000	\$1,390,000
Market Value per SqFt	\$150.00	\$181.00	\$144.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-7502	1-00572-0043	1-00562-0044
Condominium Section	89-R1		
Address	69 WEST 9 STREET	12 5 AVENUE	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	119	34	62
Year Built	1959	1910	1929
Gross SqFt	94,250	19,545	45,496
Estimated Gross Income	\$2,497,625	\$574,087	\$1,596,000
Gross Income per SqFt	\$26.50	\$29.40	\$35.10
Full Market Value	\$11,400,000	\$2,750,000	\$7,640,000
Market Value per SqFt	\$121.00	\$141.00	\$168.00
Distance from Condominium in miles		0.05	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00575-7501	1-00525-0027	1-00587-0030
Condominium Section	515-R1		
Address	53 WEST 11 STREET	112 WEST HOUSTON STREET	51 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	C4-WALK-UP	D7-ELEVATOR
Total Units	15	20	35
Year Built	1900	1900	1926
Gross SqFt	9,380	10,816	21,679
Estimated Gross Income	\$255,000	\$308,948	\$629,218
Gross Income per SqFt	\$27.20	\$28.60	\$29.00
Full Market Value	\$1,170,000	\$1,480,000	\$3,010,000
Market Value per SqFt	\$125.00	\$137.00	\$139.00
Distance from Condominium in miles		0.50	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00575-7502	1-00575-0011	1-00574-0073
Condominium Section	1895-R1		
Address	31 WEST 11 STREET	472 6 AVENUE	59 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	C1-WALK-UP
Total Units	17	47	60
Year Built	1912	1957	1900
Gross SqFt	34,118	34,485	37,998
Estimated Gross Income	\$852,950	\$1,419,000	\$1,279,000
Gross Income per SqFt	\$25.00	\$41.10	\$33.70
Full Market Value	\$3,700,002	\$7,120,000	\$6,130,000
Market Value per SqFt	\$108.00	\$206.00	\$161.00
Distance from Condominium in miles		0.00	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-7501	1-00572-0043	1-00562-0044
Condominium Section	3-R1		
Address	60 WEST 13 STREET	12 5 AVENUE	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	70	34	62
Year Built	1966	1910	1929
Gross SqFt	82,017	19,545	45,496
Estimated Gross Income	\$2,214,459	\$574,087	\$1,596,000
Gross Income per SqFt	\$27.00	\$29.40	\$35.10
Full Market Value	\$10,599,991	\$2,750,000	\$7,640,000
Market Value per SqFt	\$129.00	\$141.00	\$168.00
Distance from Condominium in miles		0.20	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-7502	1-00572-0038	1-00559-0009
Condominium Section	421-R1		
Address	59 WEST 12 STREET	20 5 AVENUE	92 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	105	113	220
Year Built	1931	1940	1964
Gross SqFt	112,050	132,420	184,645
Estimated Gross Income	\$3,249,450	\$4,686,000	\$8,330,000
Gross Income per SqFt	\$29.00	\$35.40	\$45.10
Full Market Value	\$15,600,000	\$22,400,000	\$41,800,000
Market Value per SqFt	\$139.00	\$169.00	\$226.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-7503	1-00562-0044	1-00557-0017
Condominium Section	886-R1		
Address	8 WEST 13 STREET	25 EAST 10 STREET	60 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	30	62	137
Year Built	1910	1929	1962
Gross SqFt	34,168	45,496	124,630
Estimated Gross Income	\$854,200	\$1,596,000	\$3,158,000
Gross Income per SqFt	\$25.00	\$35.10	\$25.30
Full Market Value	\$3,610,000	\$7,640,000	\$13,700,000
Market Value per SqFt	\$106.00	\$168.00	\$110.00
Distance from Condominium in miles		0.30	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-7502	1-00545-0059	1-00521-0045
Condominium Section	1180-R1		
Address	65 WEST 13 STREET	752 BROADWAY	303 ELIZABETH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	77	180	195
Year Built	1906	1909	1991
Gross SqFt	201,330	147,773	187,368
Estimated Gross Income	\$7,046,550	\$7,431,981	\$7,268,496
Gross Income per SqFt	\$35.00	\$50.00	\$38.80
Full Market Value	\$33,799,993	\$37,300,000	\$36,500,000
Market Value per SqFt	\$168.00	\$252.00	\$195.00
Distance from Condominium in miles		0.45	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-7501	1-00562-0044	1-00557-0017
Condominium Section	743-R1		
Address	442 HUDSON STREET	25 EAST 10 STREET	60 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	169	62	137
Year Built	1925	1929	1962
Gross SqFt	100,633	45,496	124,630
Estimated Gross Income	\$2,515,825	\$1,596,000	\$3,158,000
Gross Income per SqFt	\$25.00	\$35.10	\$25.30
Full Market Value	\$10,600,000	\$7,640,000	\$13,700,000
Market Value per SqFt	\$105.00	\$168.00	\$110.00
Distance from Condominium in miles		0.70	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00587-7501	1-00588-0039	1-00585-0025
Condominium Section	293-R1		
Address	76 BEDFORD STREET	52 BARROW STREET	91 BEDFORD STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	30	20	39
Year Built	1929	1910	1900
Gross SqFt	19,320	10,105	19,925
Estimated Gross Income	\$483,000	\$286,730	\$600,000
Gross Income per SqFt	\$25.00	\$28.40	\$30.10
Full Market Value	\$2,099,997	\$1,370,000	\$2,870,000
Market Value per SqFt	\$109.00	\$136.00	\$144.00
Distance from Condominium in miles		0.03	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00589-7501	1-00631-0001	1-00590-0022
Condominium Section	48-R1		
Address	2 CORNELIA STREET	669 WASHINGTON STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	43	144	59
Year Built	1929	1930	1920
Gross SqFt	66,282	137,589	56,700
Estimated Gross Income	\$1,922,178	\$4,514,830	\$1,765,933
Gross Income per SqFt	\$29.00	\$32.80	\$31.10
Full Market Value	\$9,209,999	\$21,600,000	\$8,460,000
Market Value per SqFt	\$139.00	\$157.00	\$149.00
Distance from Condominium in miles		0.35	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-7502	1-00631-0001	1-00590-0022
Condominium Section	608-R1		
Address	9 BARROW STREET	669 WASHINGTON STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	86	144	59
Year Built	1930	1930	1920
Gross SqFt	89,510	137,589	56,700
Estimated Gross Income	\$2,271,763	\$4,514,830	\$1,765,933
Gross Income per SqFt	\$25.40	\$32.80	\$31.10
Full Market Value	\$10,400,000	\$21,600,000	\$8,460,000
Market Value per SqFt	\$116.00	\$157.00	\$149.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00592-7501	1-00592-0080	1-00608-0009
Condominium Section	562-R1		
Address	1 SHERIDAN SQUARE	125 WEST WASHINGTON PLACE	37 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	45	30	36
Year Built	1900	1926	1910
Gross SqFt	21,494	17,688	22,998
Estimated Gross Income	\$591,085	\$491,000	\$916,000
Gross Income per SqFt	\$27.50	\$27.80	\$39.80
Full Market Value	\$2,829,993	\$2,350,000	\$4,590,000
Market Value per SqFt	\$132.00	\$133.00	\$200.00
Distance from Condominium in miles		0.05	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00593-7501	1-00642-0012	1-00618-0042
Condominium Section	663-R1		
Address	10 CHRISTOPHER STREET	110 HORATIO STREET	205 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	33	55
Year Built	1910	1900	1962
Gross SqFt	21,738	26,250	26,700
Estimated Gross Income	\$652,140	\$1,182,988	\$933,931
Gross Income per SqFt	\$30.00	\$45.10	\$35.00
Full Market Value	\$2,990,000	\$5,930,000	\$4,470,000
Market Value per SqFt	\$138.00	\$226.00	\$167.00
Distance from Condominium in miles		0.55	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00593-7502	1-00590-0022	1-00631-0001
Condominium Section	1678-R1		
Address	147 WAVERLY PLACE	12 JONES STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	18	59	144
Year Built	1915	1920	1930
Gross SqFt	44,820	56,700	137,589
Estimated Gross Income	\$1,434,240	\$1,765,933	\$4,514,830
Gross Income per SqFt	\$32.00	\$31.10	\$32.80
Full Market Value	\$6,869,999	\$8,460,000	\$21,600,000
Market Value per SqFt	\$153.00	\$149.00	\$157.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7503	1-00619-0033	1-00640-0021
Condominium Section	1399-R1		
Address	505 GREENWICH STREET	330 BLEECKER STREET	756 WASHINGTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	104	207	67
Year Built	2003	1930	2003
Gross SqFt	196,695	136,785	76,549
Estimated Gross Income	\$8,851,275	\$6,791,830	\$3,050,629
Gross Income per SqFt	\$45.00	\$49.70	\$39.90
Full Market Value	\$44,400,000	\$34,100,000	\$15,300,000
Market Value per SqFt	\$226.00	\$249.00	\$200.00
Distance from Condominium in miles		0.60	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7504	1-00619-0033	1-00640-0021
Condominium Section	1379-R1		
Address	491 GREENWICH STREET	330 BLEECKER STREET	756 WASHINGTON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	22	207	67
Year Built	1915	1930	2003
Gross SqFt	65,085	136,785	76,549
Estimated Gross Income	\$2,928,825	\$6,791,830	\$3,050,629
Gross Income per SqFt	\$45.00	\$49.70	\$39.90
Full Market Value	\$14,699,997	\$34,100,000	\$15,300,000
Market Value per SqFt	\$226.00	\$249.00	\$200.00
Distance from Condominium in miles		0.60	0.85

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7505	1-00640-0021	1-00642-0004
Condominium Section	1585-R1		
Address	255 HUDSON STREET	756 WASHINGTON STREET	114 HORATIO STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	64	67	121
Year Built	2005	2003	1987
Gross SqFt	94,226	76,549	85,030
Estimated Gross Income	\$3,769,040	\$3,050,629	\$4,450,289
Gross Income per SqFt	\$40.00	\$39.90	\$52.00
Full Market Value	\$18,900,004	\$15,300,000	\$22,300,000
Market Value per SqFt	\$201.00	\$200.00	\$262.00
Distance from Condominium in miles		0.85	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7506	1-00640-0021	1-00642-0004
Condominium Section	1580-R1		
Address	304 SPRING STREET	756 WASHINGTON STREET	114 HORATIO STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	67	121
Year Built	2005	2003	1987
Gross SqFt	29,579	76,549	85,030
Estimated Gross Income	\$1,350,000	\$3,050,629	\$4,450,289
Gross Income per SqFt	\$45.60	\$39.90	\$52.00
Full Market Value	\$6,770,004	\$15,300,000	\$22,300,000
Market Value per SqFt	\$229.00	\$200.00	\$262.00
Distance from Condominium in miles		0.85	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00594-7508	1-00586-0045	1-00618-0042
Condominium Section	1882-R1		
Address	475 GREENWICH STREET	29 7 AVENUE SOUTH	205 WEST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	15	55
Year Built	2007	1998	1962
Gross SqFt	40,000	25,542	26,700
Estimated Gross Income	\$1,480,000	\$992,000	\$933,931
Gross Income per SqFt	\$37.00	\$38.80	\$35.00
Full Market Value	\$7,429,999	\$4,970,000	\$4,470,000
Market Value per SqFt	\$186.00	\$195.00	\$167.00
Distance from Condominium in miles		0.55	1.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-7502	1-00586-0045	1-00618-0042
Condominium Section	1103-R1		
Address	468 GREENWICH STREET	29 7 AVENUE SOUTH	205 WEST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	15	55
Year Built	1920	1998	1962
Gross SqFt	24,850	25,542	26,700
Estimated Gross Income	\$990,000	\$992,000	\$933,931
Gross Income per SqFt	\$39.80	\$38.80	\$35.00
Full Market Value	\$4,959,999	\$4,970,000	\$4,470,000
Market Value per SqFt	\$200.00	\$195.00	\$167.00
Distance from Condominium in miles		0.55	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-7503	1-00571-0025	
Condominium Section	1238-R1		
Address	459 WASHINGTON STREET	120 UNIVERSITY PLACE	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	12	95	
Year Built	1920	1959	
Gross SqFt	31,613	59,299	
Estimated Gross Income	\$800,277	\$1,600,000	
Gross Income per SqFt	\$25.30	\$27.00	
Full Market Value	\$3,470,001	\$7,660,000	
Market Value per SqFt	\$110.00	\$129.00	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-7504	1-00640-0021	1-00642-0004
Condominium Section	1616-R1		
Address	330 SPRING STREET	756 WASHINGTON STREET	114 HORATIO STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	67	121
Year Built	2005	2003	1987
Gross SqFt	68,865	76,549	85,030
Estimated Gross Income	\$3,098,925	\$3,050,629	\$4,450,289
Gross Income per SqFt	\$45.00	\$39.90	\$52.00
Full Market Value	\$15,499,998	\$15,300,000	\$22,300,000
Market Value per SqFt	\$225.00	\$200.00	\$262.00
Distance from Condominium in miles		0.80	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00597-7502	1-00590-0022	1-00618-0042
Condominium Section	1342-R1		
Address	104 CHARLTON STREET	12 JONES STREET	205 WEST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	59	55
Year Built	1920	1920	1962
Gross SqFt	31,930	56,700	26,700
Estimated Gross Income	\$957,900	\$1,765,933	\$933,931
Gross Income per SqFt	\$30.00	\$31.10	\$35.00
Full Market Value	\$4,590,000	\$8,460,000	\$4,470,000
Market Value per SqFt	\$144.00	\$149.00	\$167.00
Distance from Condominium in miles		0.45	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00601-7501	1-00631-0001	1-00641-0017
Condominium Section	542-R1		
Address	421 HUDSON STREET	669 WASHINGTON STREET	379 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	184	144	148
Year Built	1920	1930	1996
Gross SqFt	212,232	137,589	123,646
Estimated Gross Income	\$7,003,656	\$4,514,830	\$4,884,209
Gross Income per SqFt	\$33.00	\$32.80	\$39.50
Full Market Value	\$33,499,993	\$21,600,000	\$24,500,000
Market Value per SqFt	\$158.00	\$157.00	\$198.00
Distance from Condominium in miles		0.30	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00602-7501	1-00642-0004	
Condominium Section	1368-R1		
Address	1 MORTON SQUARE	114 HORATIO STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	142	121	
Year Built	2002	1987	
Gross SqFt	310,000	85,030	
Estimated Gross Income	\$14,105,000	\$4,450,289	
Gross Income per SqFt	\$45.50	\$52.00	
Full Market Value	\$70,699,994	\$22,300,000	
Market Value per SqFt	\$228.00	\$262.00	
Distance from Condominium in miles		0.55	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00604-7501	1-00615-0036	1-00629-0044
Condominium Section	79-R1		
Address	162 CHRISTOPHER STREET	87 GREENWICH AVENUE	305 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	83	81	77
Year Built	1920	1930	1964
Gross SqFt	88,227	64,840	56,508
Estimated Gross Income	\$2,735,037	\$2,053,048	\$2,138,000
Gross Income per SqFt	\$31.00	\$31.70	\$37.80
Full Market Value	\$13,100,007	\$9,830,000	\$10,700,000
Market Value per SqFt	\$148.00	\$152.00	\$189.00
Distance from Condominium in miles		0.50	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-7501	1-00559-0009	1-00816-0042
Condominium Section	487-R1		
Address	175 WEST 12 STREET	92 PARK AVENUE SOUTH	92 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	214	220	223
Year Built	1961	1964	1962
Gross SqFt	165,160	184,645	180,000
Estimated Gross Income	\$5,110,000	\$8,330,000	\$4,349,000
Gross Income per SqFt	\$30.90	\$45.10	\$24.16
Full Market Value	\$24,499,998	\$41,800,000	\$18,900,000
Market Value per SqFt	\$148.00	\$226.00	\$105.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-7502	1-00590-0022	1-00411-0045
Condominium Section	965-R1		
Address	116 WEST 14 STREET	12 JONES STREET	144 LUDLOW STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	LOWER EAST SIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	59	52
Year Built	1912	1920	1900
Gross SqFt	46,687	56,700	34,904
Estimated Gross Income	\$1,310,000	\$1,765,933	\$825,340
Gross Income per SqFt	\$28.10	\$31.10	\$23.65
Full Market Value	\$6,270,000	\$8,460,000	\$3,580,000
Market Value per SqFt	\$134.00	\$149.00	\$103.00
Distance from Condominium in miles		0.45	1.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00610-7501	1-00631-0001	1-00765-0035
Condominium Section	366-R1		
Address	45 CHRISTOPHER STREET	669 WASHINGTON STREET	78 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	113	144	121
Year Built	1931	1930	1940
Gross SqFt	120,723	137,589	128,350
Estimated Gross Income	\$3,600,000	\$4,514,830	\$3,235,048
Gross Income per SqFt	\$29.80	\$32.80	\$25.20
Full Market Value	\$17,200,005	\$21,600,000	\$14,000,000
Market Value per SqFt	\$142.00	\$157.00	\$109.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7501	1-00631-0030	1-00716-0055
Condominium Section	530-R1		
Address	22 PERRY STREET	697 GREENWICH STREET	434 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	21	53	40
Year Built	1987	1979	1986
Gross SqFt	18,780	51,200	21,000
Estimated Gross Income	\$730,000	\$2,485,607	\$609,640
Gross Income per SqFt	\$38.90	\$48.50	\$29.00
Full Market Value	\$3,660,002	\$12,500,000	\$2,920,000
Market Value per SqFt	\$195.00	\$244.00	\$139.00
Distance from Condominium in miles		0.25	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7502	1-00592-0042	1-00632-0031
Condominium Section	626-R1		
Address	25 CHARLES STREET	84 GROVE STREET	133 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D5-ELEVATOR
Total Units	30	20	50
Year Built	1910	1885	1896
Gross SqFt	19,715	16,400	34,504
Estimated Gross Income	\$500,000	\$380,000	\$1,230,637
Gross Income per SqFt	\$25.40	\$23.17	\$35.70
Full Market Value	\$2,110,000	\$1,650,000	\$5,890,000
Market Value per SqFt	\$107.00	\$101.00	\$171.00
Distance from Condominium in miles		0.15	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7503	1-00632-0031	1-00592-0042
Condominium Section	698-R1		
Address	259 WEST 4 STREET	133 CHARLES STREET	84 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	25	50	20
Year Built	1905	1896	1885
Gross SqFt	13,997	34,504	16,400
Estimated Gross Income	\$380,000	\$1,230,637	\$380,000
Gross Income per SqFt	\$27.10	\$35.70	\$23.17
Full Market Value	\$1,740,000	\$5,890,000	\$1,650,000
Market Value per SqFt	\$124.00	\$171.00	\$101.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-7504	1-00559-0009	1-00882-0069
Condominium Section	850-R1		
Address	15 CHARLES STREET	92 PARK AVENUE SOUTH	90 LEXINGTON AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	122	220	107
Year Built	1964	1964	1957
Gross SqFt	92,616	184,645	128,570
Estimated Gross Income	\$2,350,000	\$8,330,000	\$2,932,859
Gross Income per SqFt	\$25.40	\$45.10	\$22.81
Full Market Value	\$10,199,997	\$41,800,000	\$12,700,000
Market Value per SqFt	\$110.00	\$226.00	\$99.00
Distance from Condominium in miles		0.65	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00616-7501	1-00631-0001	1-00765-0035
Condominium Section	445-R1		
Address	2 HORATIO STREET	669 WASHINGTON STREET	78 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R9-CONDOPS	D5-ELEVATOR	D7-ELEVATOR
Total Units	241	144	121
Year Built	1931	1930	1940
Gross SqFt	209,011	137,589	128,350
Estimated Gross Income	\$5,300,000	\$4,514,830	\$3,235,048
Gross Income per SqFt	\$25.40	\$32.80	\$25.20
Full Market Value	\$22,400,000	\$21,600,000	\$14,000,000
Market Value per SqFt	\$107.00	\$157.00	\$109.00
Distance from Condominium in miles		0.40	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00618-7501	1-00557-0022	1-00732-0058
Condominium Section	447-R1		
Address	222 WEST 14 STREET	70 EAST 12 STREET	444 WEST 35 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	JAVITS CENTER
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	132	62	86
Year Built	1987	1987	1989
Gross SqFt	101,634	42,000	64,449
Estimated Gross Income	\$3,600,000	\$2,034,287	\$2,438,002
Gross Income per SqFt	\$35.40	\$48.40	\$37.80
Full Market Value	\$17,200,001	\$10,200,000	\$12,200,000
Market Value per SqFt	\$169.00	\$243.00	\$189.00
Distance from Condominium in miles		0.70	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-7501	1-00720-0045	1-00642-0004
Condominium Section	1087-R1		
Address	534 HUDSON STREET	401 WEST 22 STREET	114 HORATIO STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	22	59	121
Year Built	1998	1999	1987
Gross SqFt	41,506	58,394	85,030
Estimated Gross Income	\$2,050,000	\$2,350,797	\$4,450,289
Gross Income per SqFt	\$49.40	\$40.30	\$52.00
Full Market Value	\$10,299,998	\$11,800,000	\$22,300,000
Market Value per SqFt	\$248.00	\$202.00	\$262.00
Distance from Condominium in miles		0.85	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-7502	1-00634-0032	1-00619-0067
Condominium Section	1459-R1		
Address	223 WEST 10 STREET	752 GREENWICH STREET	192 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	40	34	27
Year Built	1893	1910	1910
Gross SqFt	18,403	17,332	25,955
Estimated Gross Income	\$530,000	\$540,000	\$711,000
Gross Income per SqFt	\$28.80	\$31.20	\$27.40
Full Market Value	\$2,539,998	\$2,590,000	\$3,410,000
Market Value per SqFt	\$138.00	\$149.00	\$131.00
Distance from Condominium in miles		0.15	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00621-7503	1-00612-0060	1-00643-0038
Condominium Section	1688-R1		
Address	382 BLEECKER STREET	49 GREENWICH AVENUE	807 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	21	11	12
Year Built	1914	1900	1920
Gross SqFt	13,648	10,204	10,764
Estimated Gross Income	\$440,000	\$456,900	\$584,000
Gross Income per SqFt	\$32.20	\$44.80	\$54.00
Full Market Value	\$2,110,006	\$2,290,000	\$2,930,000
Market Value per SqFt	\$155.00	\$224.00	\$272.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00623-7501	1-00632-0031	1-00592-0080
Condominium Section	776-R1		
Address	295 WEST 11 STREET	133 CHARLES STREET	125 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	60	50	30
Year Built	1920	1896	1926
Gross SqFt	32,638	34,504	17,688
Estimated Gross Income	\$915,000	\$1,230,637	\$491,000
Gross Income per SqFt	\$28.00	\$35.70	\$27.80
Full Market Value	\$4,190,000	\$5,890,000	\$2,350,000
Market Value per SqFt	\$128.00	\$171.00	\$133.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-7502	1-00716-0055	1-00631-0030
Condominium Section	106-R1		
Address	69 BANK STREET	434 WEST 19 STREET	697 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	15	40	53
Year Built	1983	1986	1979
Gross SqFt	27,448	21,000	51,200
Estimated Gross Income	\$830,000	\$609,640	\$2,485,607
Gross Income per SqFt	\$30.20	\$29.00	\$48.50
Full Market Value	\$3,980,004	\$2,920,000	\$12,500,000
Market Value per SqFt	\$145.00	\$139.00	\$244.00
Distance from Condominium in miles		0.50	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-7503	1-00631-0001	1-00765-0035
Condominium Section	439-R1		
Address	302 WEST 12 STREET	669 WASHINGTON STREET	78 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	128	144	121
Year Built	1910	1930	1940
Gross SqFt	138,934	137,589	128,350
Estimated Gross Income	\$3,750,000	\$4,514,830	\$3,235,048
Gross Income per SqFt	\$27.00	\$32.80	\$25.20
Full Market Value	\$18,000,004	\$21,600,000	\$14,000,000
Market Value per SqFt	\$130.00	\$157.00	\$109.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-7504	1-00632-0031	1-00590-0022
Condominium Section	640-R1		
Address	419 BLEECKER STREET	133 CHARLES STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D5-ELEVATOR	D1-ELEVATOR
Total Units	87	50	59
Year Built	1939	1896	1920
Gross SqFt	75,154	34,504	56,700
Estimated Gross Income	\$2,440,000	\$1,230,637	\$1,765,933
Gross Income per SqFt	\$32.50	\$35.70	\$31.10
Full Market Value	\$11,200,000	\$5,890,000	\$8,460,000
Market Value per SqFt	\$149.00	\$171.00	\$149.00
Distance from Condominium in miles		0.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00625-7501	1-00631-0001	1-00765-0035
Condominium Section	363-R1		
Address	299 WEST 12 STREET	669 WASHINGTON STREET	78 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	182	144	121
Year Built	1930	1930	1940
Gross SqFt	159,268	137,589	128,350
Estimated Gross Income	\$4,100,000	\$4,514,830	\$3,235,048
Gross Income per SqFt	\$25.70	\$32.80	\$25.20
Full Market Value	\$17,799,998	\$21,600,000	\$14,000,000
Market Value per SqFt	\$112.00	\$157.00	\$109.00
Distance from Condominium in miles		0.30	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7501	1-00632-0031	1-00590-0022
Condominium Section	469-R1		
Address	321 WEST 13 STREET	133 CHARLES STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	21	50	59
Year Built	1907	1896	1920
Gross SqFt	30,312	34,504	56,700
Estimated Gross Income	\$1,060,000	\$1,230,637	\$1,765,933
Gross Income per SqFt	\$35.00	\$35.70	\$31.10
Full Market Value	\$5,080,000	\$5,890,000	\$8,460,000
Market Value per SqFt	\$168.00	\$171.00	\$149.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7502	1-00909-0046	1-00925-0060
Condominium Section	544-R1		
Address	350 WEST 14 STREET	216 EAST 29 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	54	70
Year Built	1962	1960	1948
Gross SqFt	32,863	24,600	56,310
Estimated Gross Income	\$985,000	\$567,000	\$1,846,482
Gross Income per SqFt	\$30.00	\$23.05	\$32.80
Full Market Value	\$4,720,001	\$2,460,000	\$8,840,000
Market Value per SqFt	\$144.00	\$100.00	\$157.00
Distance from Condominium in miles		1.30	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7503	1-00545-0059	1-00631-0001
Condominium Section	1057-R1		
Address	345 WEST 13 STREET	752 BROADWAY	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	47	180	144
Year Built	1920	1909	1930
Gross SqFt	123,881	147,773	137,589
Estimated Gross Income	\$4,950,000	\$7,431,981	\$4,514,830
Gross Income per SqFt	\$40.00	\$50.00	\$32.80
Full Market Value	\$24,800,002	\$37,300,000	\$21,600,000
Market Value per SqFt	\$200.00	\$252.00	\$157.00
Distance from Condominium in miles		0.90	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-7504	1-00632-0031	1-00593-0036
Condominium Section	1120-R1		
Address	77 8 AVENUE	133 CHARLES STREET	24 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	11	50	69
Year Built	1920	1896	1930
Gross SqFt	23,425	34,504	48,531
Estimated Gross Income	\$870,000	\$1,230,637	\$2,065,000
Gross Income per SqFt	\$37.10	\$35.70	\$42.60
Full Market Value	\$4,359,999	\$5,890,000	\$10,400,000
Market Value per SqFt	\$186.00	\$171.00	\$214.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00631-7501	1-00791-0078	1-00590-0022
Condominium Section	18-R1		
Address	712 GREENWICH STREET	91 7 AVENUE	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R9-CONDOPS	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	69	59
Year Built	1910	1920	1920
Gross SqFt	53,943	62,400	56,700
Estimated Gross Income	\$1,590,000	\$1,950,326	\$1,765,933
Gross Income per SqFt	\$29.50	\$31.30	\$31.10
Full Market Value	\$7,620,000	\$9,340,000	\$8,460,000
Market Value per SqFt	\$141.00	\$150.00	\$149.00
Distance from Condominium in miles		0.65	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00631-7502	1-00732-0058	1-00768-0059
Condominium Section	376-R1		
Address	677 WASHINGTON STREET	444 WEST 35 STREET	238 WEST 19 STREET
Neighborhood	GREENWICH VILLAGE-WEST	JAVITS CENTER	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	77	86	202
Year Built	1987	1989	1986
Gross SqFt	73,176	64,449	157,364
Estimated Gross Income	\$2,600,000	\$2,438,002	\$4,445,869
Gross Income per SqFt	\$35.50	\$37.80	\$28.30
Full Market Value	\$12,499,999	\$12,200,000	\$21,300,000
Market Value per SqFt	\$171.00	\$189.00	\$135.00
Distance from Condominium in miles		1.50	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00635-7501	1-00632-0031	1-00590-0032
Condominium Section	158-R1		
Address	33 BETHUNE STREET	133 CHARLES STREET	162 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	24	50	19
Year Built	1930	1896	1910
Gross SqFt	42,407	34,504	11,666
Estimated Gross Income	\$1,450,000	\$1,230,637	\$618,000
Gross Income per SqFt	\$34.20	\$35.70	\$53.00
Full Market Value	\$6,949,997	\$5,890,000	\$3,100,000
Market Value per SqFt	\$164.00	\$171.00	\$266.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-7501	1-00640-0021	1-00557-0022
Condominium Section	1011-R1		
Address	296 WEST 10 STREET	756 WASHINGTON STREET	70 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	24	67	62
Year Built	1997	2003	1987
Gross SqFt	38,871	76,549	42,000
Estimated Gross Income	\$1,740,000	\$3,050,629	\$2,034,287
Gross Income per SqFt	\$44.80	\$39.90	\$48.40
Full Market Value	\$8,729,999	\$15,300,000	\$10,200,000
Market Value per SqFt	\$225.00	\$200.00	\$243.00
Distance from Condominium in miles		0.30	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-7502	1-00632-0031	1-00558-0018
Condominium Section	1542-R1		
Address	3 WEEHAWKEN STREET	133 CHARLES STREET	122 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	20	50	16
Year Built	1900	1896	1900
Gross SqFt	11,852	34,504	10,225
Estimated Gross Income	\$430,000	\$1,230,637	\$378,501
Gross Income per SqFt	\$36.30	\$35.70	\$37.00
Full Market Value	\$2,160,003	\$5,890,000	\$1,900,000
Market Value per SqFt	\$182.00	\$171.00	\$186.00
Distance from Condominium in miles		0.15	1.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7501	1-00570-0008	1-00590-0022
Condominium Section	301-R1		
Address	155 PERRY STREET	6 EAST 13 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	32	54	59
Year Built	1913	1900	1920
Gross SqFt	48,708	49,408	56,700
Estimated Gross Income	\$0	\$1,935,888	\$1,765,933
Gross Income per SqFt	\$0.00	\$39.20	\$31.10
Full Market Value	\$8,320,002	\$9,710,000	\$8,460,000
Market Value per SqFt	\$171.00	\$197.00	\$149.00
Distance from Condominium in miles		0.80	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7502	1-00732-0058	1-00754-0019
Condominium Section	473-R1		
Address	366 WEST 11 STREET	444 WEST 35 STREET	337 WEST 30 STREET
Neighborhood	GREENWICH VILLAGE-WEST	JAVITS CENTER	FASHION
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	86	37
Year Built	1987	1989	1987
Gross SqFt	60,200	64,449	24,617
Estimated Gross Income	\$2,230,000	\$2,438,002	\$585,300
Gross Income per SqFt	\$37.00	\$37.80	\$23.78
Full Market Value	\$11,200,000	\$12,200,000	\$2,540,000
Market Value per SqFt	\$186.00	\$189.00	\$103.00
Distance from Condominium in miles		1.45	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7504	1-00717-0077	1-00640-0021
Condominium Section	1229-R1		
Address	176 PERRY STREET	460 WEST 20 STREET	756 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	23	75	67
Year Built	2001	1999	2003
Gross SqFt	88,141	68,260	76,549
Estimated Gross Income	\$4,250,000	\$3,118,713	\$3,050,629
Gross Income per SqFt	\$48.20	\$45.70	\$39.90
Full Market Value	\$21,300,000	\$15,600,000	\$15,300,000
Market Value per SqFt	\$242.00	\$229.00	\$200.00
Distance from Condominium in miles		0.70	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-7505	1-00640-0021	1-00717-0077
Condominium Section	1453-R1		
Address	165 CHARLES STREET	756 WASHINGTON STREET	460 WEST 20 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	29	67	75
Year Built	2004	2003	1999
Gross SqFt	72,225	76,549	68,260
Estimated Gross Income	\$3,250,000	\$3,050,629	\$3,118,713
Gross Income per SqFt	\$45.00	\$39.90	\$45.70
Full Market Value	\$16,299,994	\$15,300,000	\$15,600,000
Market Value per SqFt	\$226.00	\$200.00	\$229.00
Distance from Condominium in miles		0.20	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-7501	1-00716-0055	1-00586-0045
Condominium Section	576-R1		
Address	164 BANK STREET	434 WEST 19 STREET	29 7 AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	40	15
Year Built	1988	1986	1998
Gross SqFt	21,991	21,000	25,542
Estimated Gross Income	\$770,000	\$609,640	\$992,000
Gross Income per SqFt	\$35.00	\$29.00	\$38.80
Full Market Value	\$3,690,002	\$2,920,000	\$4,970,000
Market Value per SqFt	\$168.00	\$139.00	\$195.00
Distance from Condominium in miles		0.60	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-7502	1-00586-0045	1-00720-0045
Condominium Section	1211-R1		
Address	359 WEST 11 STREET	29 7 AVENUE SOUTH	401 WEST 22 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	18	15	59
Year Built	1999	1998	1999
Gross SqFt	39,213	25,542	58,394
Estimated Gross Income	\$1,600,000	\$992,000	\$2,350,797
Gross Income per SqFt	\$40.80	\$38.80	\$40.30
Full Market Value	\$8,020,000	\$4,970,000	\$11,800,000
Market Value per SqFt	\$205.00	\$195.00	\$202.00
Distance from Condominium in miles		0.45	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-7501	1-00642-0012	1-00590-0022
Condominium Section	329-R1		
Address	88 JANE STREET	110 HORATIO STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	33	59
Year Built	1910	1900	1920
Gross SqFt	20,546	26,250	56,700
Estimated Gross Income	\$650,000	\$1,182,988	\$1,765,933
Gross Income per SqFt	\$31.60	\$45.10	\$31.10
Full Market Value	\$3,109,998	\$5,930,000	\$8,460,000
Market Value per SqFt	\$151.00	\$226.00	\$149.00
Distance from Condominium in miles		0.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-7502	1-00640-0021	1-00734-0037
Condominium Section	1066-R1		
Address	99 JANE STREET	756 WASHINGTON STREET	400 WEST 37 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	JAVITS CENTER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	67	261
Year Built	1997	2003	2002
Gross SqFt	147,335	76,549	214,594
Estimated Gross Income	\$6,000,000	\$3,050,629	\$7,876,952
Gross Income per SqFt	\$40.70	\$39.90	\$36.70
Full Market Value	\$30,100,004	\$15,300,000	\$39,500,000
Market Value per SqFt	\$204.00	\$200.00	\$184.00
Distance from Condominium in miles		0.10	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00643-7501	1-00592-0080	1-00643-0038
Condominium Section	314-R1		
Address	77 HORATIO STREET	125 WEST WASHINGTON PLACE	807 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-WALK-UP	D1-ELEVATOR	C4-WALK-UP
Total Units	12	30	12
Year Built	1910	1926	1920
Gross SqFt	11,270	17,688	10,764
Estimated Gross Income	\$340,000	\$491,000	\$584,000
Gross Income per SqFt	\$30.20	\$27.80	\$54.00
Full Market Value	\$1,629,999	\$2,350,000	\$2,930,000
Market Value per SqFt	\$145.00	\$133.00	\$272.00
Distance from Condominium in miles		0.50	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00693-7501	1-00722-0043	1-00791-0078
Condominium Section	1134-R1		
Address	532 WEST 22 STREET	241 9 AVENUE	91 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	43	69
Year Built	1930	1929	1920
Gross SqFt	28,207	30,500	62,400
Estimated Gross Income	\$990,000	\$1,346,235	\$1,950,326
Gross Income per SqFt	\$35.10	\$44.10	\$31.30
Full Market Value	\$4,740,003	\$6,750,000	\$9,340,000
Market Value per SqFt	\$168.00	\$221.00	\$150.00
Distance from Condominium in miles		0.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00694-7501	1-00791-0078	1-00632-0031
Condominium Section	964-R1		
Address	525 WEST 22 STREET	91 7 AVENUE	133 CHARLES STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	30	69	50
Year Built	1930	1920	1896
Gross SqFt	72,274	62,400	34,504
Estimated Gross Income	\$2,250,000	\$1,950,326	\$1,230,637
Gross Income per SqFt	\$31.10	\$31.30	\$35.70
Full Market Value	\$10,800,002	\$9,340,000	\$5,890,000
Market Value per SqFt	\$149.00	\$150.00	\$171.00
Distance from Condominium in miles		0.75	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00695-7503	1-00796-0048	1-00602-0010
Condominium Section	1466-R1		
Address	555 WEST 23 STREET	120 WEST 21 STREET	600 WASHINGTON STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	336	213	137
Year Built	2005	2000	2003
Gross SqFt	272,102	174,621	109,060
Estimated Gross Income	\$11,750,000	\$5,216,350	\$5,481,138
Gross Income per SqFt	\$43.20	\$29.90	\$50.00
Full Market Value	\$58,899,994	\$25,000,000	\$27,500,000
Market Value per SqFt	\$216.00	\$143.00	\$252.00
Distance from Condominium in miles		0.70	1.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00695-7504	1-00640-0021	1-00797-0074
Condominium Section	1523-R1		
Address	231 10 AVENUE	756 WASHINGTON STREET	160 WEST 22 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	67	49
Year Built	2004	2003	2000
Gross SqFt	49,658	76,549	41,423
Estimated Gross Income	\$2,300,000	\$3,050,629	\$1,272,600
Gross Income per SqFt	\$46.30	\$39.90	\$30.70
Full Market Value	\$11,499,999	\$15,300,000	\$6,100,000
Market Value per SqFt	\$232.00	\$200.00	\$147.00
Distance from Condominium in miles		0.75	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00695-7505	1-00717-0077	1-00720-0045
Condominium Section	1752-R1		
Address	519 WEST 23 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	11	75	59
Year Built	2005	1999	1999
Gross SqFt	24,000	68,260	58,394
Estimated Gross Income	\$1,050,000	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$43.80	\$45.70	\$40.30
Full Market Value	\$5,270,000	\$15,600,000	\$11,800,000
Market Value per SqFt	\$220.00	\$229.00	\$202.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00714-7501	1-00695-0015	1-00775-0044
Condominium Section	1900-R1		
Address	450 WEST 17 STREET	527 WEST 23 STREET	200 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	181	325	234
Year Built	2006	2001	2000
Gross SqFt	173,100	300,000	264,000
Estimated Gross Income	\$7,443,300	\$13,053,000	\$10,318,466
Gross Income per SqFt	\$43.00	\$43.50	\$39.10
Full Market Value	\$37,299,980	\$65,500,000	\$51,700,000
Market Value per SqFt	\$215.00	\$218.00	\$196.00
Distance from Condominium in miles		0.35	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00714-7501	1-00695-0015	1-00775-0044
Condominium Section	1900-R2		
Address	450 WEST 17 STREET	527 WEST 23 STREET	200 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	288	325	234
Year Built	2006	2001	2000
Gross SqFt	264,402	300,000	264,000
Estimated Gross Income	\$11,369,286	\$13,053,000	\$10,318,466
Gross Income per SqFt	\$43.00	\$43.50	\$39.10
Full Market Value	\$54,000,442	\$65,500,000	\$51,700,000
Market Value per SqFt	\$204.00	\$218.00	\$196.00
Distance from Condominium in miles		0.35	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00716-7501	1-00717-0077	1-00720-0045
Condominium Section	1477-R1		
Address	444 WEST 19 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	42	75	59
Year Built	1900	1999	1999
Gross SqFt	49,892	68,260	58,394
Estimated Gross Income	\$2,195,248	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$44.00	\$45.70	\$40.30
Full Market Value	\$11,000,012	\$15,600,000	\$11,800,000
Market Value per SqFt	\$220.00	\$229.00	\$202.00
Distance from Condominium in miles		0.04	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00716-7502	1-00722-0043	1-00738-0014
Condominium Section	1566-R1		
Address	452 WEST 19 STREET	241 9 AVENUE	337 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	20	43	29
Year Built	1920	1929	1900
Gross SqFt	22,920	30,500	28,821
Estimated Gross Income	\$916,800	\$1,346,235	\$653,000
Gross Income per SqFt	\$40.00	\$44.10	\$22.66
Full Market Value	\$4,600,003	\$6,750,000	\$2,840,000
Market Value per SqFt	\$201.00	\$221.00	\$99.00
Distance from Condominium in miles		0.30	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00716-7503	1-00717-0077	1-00720-0045
Condominium Section	1871-R1		
Address	447 WEST 18 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	43	75	59
Year Built	2007	1999	1999
Gross SqFt	73,263	68,260	58,394
Estimated Gross Income	\$3,150,309	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$43.00	\$45.70	\$40.30
Full Market Value	\$16,695,367	\$15,600,000	\$11,800,000
Market Value per SqFt	\$228.00	\$229.00	\$202.00
Distance from Condominium in miles		0.04	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00717-7501	1-00717-0077	1-00720-0045
Condominium Section	572-R1		
Address	445 WEST 19 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	71	75	59
Year Built	1989	1999	1999
Gross SqFt	54,355	68,260	58,394
Estimated Gross Income	\$2,391,620	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$44.00	\$45.70	\$40.30
Full Market Value	\$11,999,985	\$15,600,000	\$11,800,000
Market Value per SqFt	\$221.00	\$229.00	\$202.00
Distance from Condominium in miles		0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-7501	1-00720-0045	1-00722-0043
Condominium Section	228-R1		
Address	420 WEST 23 STREET	401 WEST 22 STREET	241 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	39	59	43
Year Built	1985	1999	1929
Gross SqFt	37,431	58,394	30,500
Estimated Gross Income	\$1,497,240	\$2,350,797	\$1,346,235
Gross Income per SqFt	\$40.00	\$40.30	\$44.10
Full Market Value	\$7,509,994	\$11,800,000	\$6,750,000
Market Value per SqFt	\$201.00	\$202.00	\$221.00
Distance from Condominium in miles		0.00	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-7502	1-00800-0020	
Condominium Section	368-R1		
Address	468 WEST 23 STREET	135 WEST 24 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	11	24	
Year Built	1900	1901	
Gross SqFt	8,408	12,609	
Estimated Gross Income	\$395,176	\$615,608	
Gross Income per SqFt	\$47.00	\$48.80	
Full Market Value	\$1,980,003	\$3,090,000	
Market Value per SqFt	\$235.00	\$245.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00721-7501	1-00695-0015	1-00775-0044
Condominium Section	443-R1		
Address	465 WEST 23 STREET	527 WEST 23 STREET	200 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D6-ELEVATOR	D8-ELEVATOR
Total Units	713	325	234
Year Built	1920	2001	2000
Gross SqFt	616,965	300,000	264,000
Estimated Gross Income	\$25,912,530	\$13,053,000	\$10,318,466
Gross Income per SqFt	\$42.00	\$43.50	\$39.10
Full Market Value	\$123,000,000	\$65,500,000	\$51,700,000
Market Value per SqFt	\$199.00	\$218.00	\$196.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-7501	1-00764-0042	1-00775-0046
Condominium Section	1819-R1		
Address	420 WEST 25 STREET	72 7 AVENUE	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	79	113	129
Year Built	1912	1931	2000
Gross SqFt	97,500	109,669	136,477
Estimated Gross Income	\$3,705,000	\$3,006,000	\$5,029,431
Gross Income per SqFt	\$38.00	\$27.40	\$36.90
Full Market Value	\$18,600,000	\$14,400,000	\$25,200,000
Market Value per SqFt	\$191.00	\$131.00	\$185.00
Distance from Condominium in miles		0.60	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00723-7501	1-00764-0042	1-00775-0046
Condominium Section	1499-R1		
Address	263 9 AVENUE	72 7 AVENUE	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	52	113	129
Year Built	1914	1931	2000
Gross SqFt	96,088	109,669	136,477
Estimated Gross Income	\$3,651,344	\$3,006,000	\$5,029,431
Gross Income per SqFt	\$38.00	\$27.40	\$36.90
Full Market Value	\$18,299,997	\$14,400,000	\$25,200,000
Market Value per SqFt	\$190.00	\$131.00	\$185.00
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00734-7501	1-00734-0037	1-00754-0001
Condominium Section	54-R1		
Address	438 WEST 37 STREET	400 WEST 37 STREET	363 WEST 30 STREET
Neighborhood	JAVITS CENTER	JAVITS CENTER	FASHION
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	52	261	80
Year Built	1915	2002	2000
Gross SqFt	110,799	214,594	82,853
Estimated Gross Income	\$3,213,171	\$7,876,952	\$2,256,608
Gross Income per SqFt	\$29.00	\$36.70	\$27.20
Full Market Value	\$15,400,006	\$39,500,000	\$10,800,000
Market Value per SqFt	\$139.00	\$184.00	\$130.00
Distance from Condominium in miles		0.00	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-7501	1-00925-0060	1-00939-0038
Condominium Section	615-R1		
Address	85 8 AVENUE	304 EAST 20 STREET	340 EAST 34 STREET
Neighborhood	CHELSEA	KIPS BAY	KIPS BAY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	117	70	201
Year Built	1973	1948	1962
Gross SqFt	110,995	56,310	142,260
Estimated Gross Income	\$3,670,000	\$1,846,482	\$6,566,106
Gross Income per SqFt	\$33.10	\$32.80	\$46.20
Full Market Value	\$16,800,000	\$8,840,000	\$32,900,000
Market Value per SqFt	\$151.00	\$157.00	\$231.00
Distance from Condominium in miles		1.20	1.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-7502	1-00722-0043	1-00791-0078
Condominium Section	1326-R1		
Address	366 WEST 15 STREET	241 9 AVENUE	91 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	22	43	69
Year Built	1930	1929	1920
Gross SqFt	37,402	30,500	62,400
Estimated Gross Income	\$1,250,000	\$1,346,235	\$1,950,326
Gross Income per SqFt	\$33.40	\$44.10	\$31.30
Full Market Value	\$5,990,005	\$6,750,000	\$9,340,000
Market Value per SqFt	\$160.00	\$221.00	\$150.00
Distance from Condominium in miles		0.50	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-7501	1-00909-0046	1-00925-0060
Condominium Section	142-R1		
Address	305 WEST 18 STREET	216 EAST 29 STREET	304 EAST 20 STREET
Neighborhood	CHELSEA	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	60	54	70
Year Built	1950	1960	1948
Gross SqFt	52,698	24,600	56,310
Estimated Gross Income	\$1,490,000	\$567,000	\$1,846,482
Gross Income per SqFt	\$28.30	\$23.05	\$32.80
Full Market Value	\$7,139,994	\$2,460,000	\$8,840,000
Market Value per SqFt	\$135.00	\$100.00	\$157.00
Distance from Condominium in miles		1.15	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-7502	1-01416-0002	1-00559-0009
Condominium Section	739-R1		
Address	360 WEST 22 STREET	1033 3 AVENUE	92 PARK AVENUE SOUTH
Neighborhood	CHELSEA	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	218	133	220
Year Built	1963	1967	1964
Gross SqFt	196,721	241,274	184,645
Estimated Gross Income	\$5,600,000	\$7,643,396	\$8,330,000
Gross Income per SqFt	\$28.50	\$31.70	\$45.10
Full Market Value	\$25,600,000	\$36,600,000	\$41,800,000
Market Value per SqFt	\$130.00	\$152.00	\$226.00
Distance from Condominium in miles		2.25	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-7503	1-00797-0074	1-00720-0045
Condominium Section	1044-R1		
Address	225 8 AVENUE	160 WEST 22 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D1-ELEVATOR	D6-ELEVATOR
Total Units	70	49	59
Year Built	1998	2000	1999
Gross SqFt	66,668	41,423	58,394
Estimated Gross Income	\$2,650,000	\$1,272,600	\$2,350,797
Gross Income per SqFt	\$39.70	\$30.70	\$40.30
Full Market Value	\$12,600,000	\$6,100,000	\$11,800,000
Market Value per SqFt	\$189.00	\$147.00	\$202.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7502	1-00717-0077	1-00798-0066
Condominium Section	124-R1		
Address	344 WEST 23 STREET	460 WEST 20 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	44	75	70
Year Built	1985	1999	1989
Gross SqFt	53,937	68,260	48,680
Estimated Gross Income	\$2,000,000	\$3,118,713	\$2,059,714
Gross Income per SqFt	\$37.10	\$45.70	\$42.30
Full Market Value	\$10,000,002	\$15,600,000	\$10,300,000
Market Value per SqFt	\$185.00	\$229.00	\$212.00
Distance from Condominium in miles		0.20	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7503	1-00772-0056	1-00844-0017
Condominium Section	206-R1		
Address	249 8 AVENUE	208 WEST 23 STREET	31 UNION SQUARE
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	221	266	88
Year Built	1931	1927	1902
Gross SqFt	151,785	152,342	118,067
Estimated Gross Income	\$4,400,000	\$6,992,142	\$3,621,901
Gross Income per SqFt	\$29.00	\$45.90	\$30.70
Full Market Value	\$20,100,000	\$35,100,000	\$17,300,000
Market Value per SqFt	\$132.00	\$230.00	\$147.00
Distance from Condominium in miles		0.15	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7504	1-00716-0055	1-00720-0045
Condominium Section	309-R1		
Address	305 WEST 22 STREET	434 WEST 19 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	26	40	59
Year Built	1920	1986	1999
Gross SqFt	30,908	21,000	58,394
Estimated Gross Income	\$1,030,000	\$609,640	\$2,350,797
Gross Income per SqFt	\$33.30	\$29.00	\$40.30
Full Market Value	\$4,930,000	\$2,920,000	\$11,800,000
Market Value per SqFt	\$160.00	\$139.00	\$202.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7505	1-00764-0024	1-00572-0062
Condominium Section	875-R1		
Address	322 WEST 23 STREET	225 WEST 14 STREET	39 WEST 8 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	29	37
Year Built	1911	1928	1923
Gross SqFt	16,083	17,424	16,777
Estimated Gross Income	\$590,000	\$630,983	\$760,605
Gross Income per SqFt	\$36.70	\$36.20	\$45.30
Full Market Value	\$2,960,002	\$3,160,000	\$3,810,000
Market Value per SqFt	\$184.00	\$181.00	\$227.00
Distance from Condominium in miles		0.40	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-7506	1-00909-0046	1-00927-0038
Condominium Section	1441-R1		
Address	312 WEST 23 STREET	216 EAST 29 STREET	320 EAST 22 STREET
Neighborhood	CHELSEA	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	77	54	94
Year Built	1948	1960	1948
Gross SqFt	36,000	24,600	67,048
Estimated Gross Income	\$1,225,000	\$567,000	\$2,524,317
Gross Income per SqFt	\$34.00	\$23.05	\$37.60
Full Market Value	\$5,869,998	\$2,460,000	\$12,700,000
Market Value per SqFt	\$163.00	\$100.00	\$189.00
Distance from Condominium in miles		1.10	1.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00751-7501	1-00716-0055	1-00717-0077
Condominium Section	1328-R1		
Address	360 WEST 28 STREET	434 WEST 19 STREET	460 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	17	40	75
Year Built	2002	1986	1999
Gross SqFt	15,480	21,000	68,260
Estimated Gross Income	\$580,000	\$609,640	\$3,118,713
Gross Income per SqFt	\$37.50	\$29.00	\$45.70
Full Market Value	\$2,909,999	\$2,920,000	\$15,600,000
Market Value per SqFt	\$188.00	\$139.00	\$229.00
Distance from Condominium in miles		0.45	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00760-7501	1-00753-0078	1-00767-0043
Condominium Section	1295-R1		
Address	315 WEST 36 STREET	342 9 AVENUE	128 7 AVENUE
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	20	63	65
Year Built	1926	1940	1959
Gross SqFt	31,962	45,000	46,812
Estimated Gross Income	\$1,118,670	\$2,013,584	\$1,596,000
Gross Income per SqFt	\$35.00	\$44.70	\$34.10
Full Market Value	\$5,359,996	\$10,100,000	\$7,640,000
Market Value per SqFt	\$168.00	\$224.00	\$163.00
Distance from Condominium in miles		0.35	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00762-7501	1-00761-0001	1-00762-0003
Condominium Section	95-R1		
Address	319 WEST 38 STREET	484 9 AVENUE	506 9 AVENUE
Neighborhood	FASHION	FASHION	FASHION
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	15	20
Year Built	1920	1920	1920
Gross SqFt	11,685	11,434	9,655
Estimated Gross Income	\$385,605	\$288,000	\$576,000
Gross Income per SqFt	\$33.00	\$25.20	\$60.00
Full Market Value	\$1,850,001	\$1,250,000	\$2,890,000
Market Value per SqFt	\$158.00	\$109.00	\$299.00
Distance from Condominium in miles		0.05	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00764-7501	1-00765-0065	1-00766-0030
Condominium Section	656-R1		
Address	217 WEST 14 STREET	242 WEST 16 STREET	217 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R2-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	22	48	60
Year Built	1986	1910	1930
Gross SqFt	16,478	21,642	18,030
Estimated Gross Income	\$457,264	\$651,000	\$508,273
Gross Income per SqFt	\$27.70	\$30.10	\$28.20
Full Market Value	\$2,189,996	\$3,120,000	\$2,430,000
Market Value per SqFt	\$133.00	\$144.00	\$135.00
Distance from Condominium in miles		0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00764-7502	1-00765-0065	1-00766-0030
Condominium Section	794-R1		
Address	221 WEST 14 STREET	242 WEST 16 STREET	217 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R2-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	34	48	60
Year Built	0	1910	1930
Gross SqFt	19,979	21,642	18,030
Estimated Gross Income	\$554,417	\$651,000	\$508,273
Gross Income per SqFt	\$27.70	\$30.10	\$28.20
Full Market Value	\$2,659,996	\$3,120,000	\$2,430,000
Market Value per SqFt	\$133.00	\$144.00	\$135.00
Distance from Condominium in miles		0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-7501	1-00764-0007	1-00764-0024
Condominium Section	276-R1		
Address	252 WEST 17 STREET	253 WEST 14 STREET	225 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	47	29
Year Built	1985	1930	1928
Gross SqFt	19,718	39,628	17,424
Estimated Gross Income	\$769,002	\$1,410,691	\$630,983
Gross Income per SqFt	\$39.00	\$35.60	\$36.20
Full Market Value	\$3,859,999	\$6,760,000	\$3,160,000
Market Value per SqFt	\$196.00	\$171.00	\$181.00
Distance from Condominium in miles		0.10	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-7502	1-00764-0042	1-00775-0046
Condominium Section	629-R1		
Address	124 8 AVENUE	72 7 AVENUE	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	156	113	129
Year Built	1989	1931	2000
Gross SqFt	141,673	109,669	136,477
Estimated Gross Income	\$4,958,555	\$3,006,000	\$5,029,431
Gross Income per SqFt	\$35.00	\$27.40	\$36.90
Full Market Value	\$23,800,009	\$14,400,000	\$25,200,000
Market Value per SqFt	\$168.00	\$131.00	\$185.00
Distance from Condominium in miles		0.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-7503	1-00764-0042	1-00775-0046
Condominium Section	1176-R1		
Address	206 WEST 17 STREET	72 7 AVENUE	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	11	113	129
Year Built	1910	1931	2000
Gross SqFt	72,256	109,669	136,477
Estimated Gross Income	\$2,528,960	\$3,006,000	\$5,029,431
Gross Income per SqFt	\$35.00	\$27.40	\$36.90
Full Market Value	\$12,100,001	\$14,400,000	\$25,200,000
Market Value per SqFt	\$167.00	\$131.00	\$185.00
Distance from Condominium in miles		0.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-7504	1-00717-0077	1-00773-0027
Condominium Section	1899-R1		
Address	246 WEST 17 STREET	460 WEST 20 STREET	225 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	75	138
Year Built	1926	1999	1930
Gross SqFt	68,206	68,260	66,524
Estimated Gross Income	\$2,387,210	\$3,118,713	\$1,795,000
Gross Income per SqFt	\$35.00	\$45.70	\$27.00
Full Market Value	\$17,489,998	\$15,600,000	\$7,790,000
Market Value per SqFt	\$256.00	\$229.00	\$117.00
Distance from Condominium in miles		0.35	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00767-7502	1-00765-0035	1-00775-0046
Condominium Section	943-R1		
Address	257 WEST 17 STREET	78 7 AVENUE	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	121	129
Year Built	1907	1940	2000
Gross SqFt	83,519	128,350	136,477
Estimated Gross Income	\$2,505,570	\$3,235,048	\$5,029,431
Gross Income per SqFt	\$30.00	\$25.20	\$36.90
Full Market Value	\$12,000,005	\$14,000,000	\$25,200,000
Market Value per SqFt	\$144.00	\$109.00	\$185.00
Distance from Condominium in miles		0.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00767-7503	1-00717-0077	1-00720-0045
Condominium Section	2000-R1		
Address	201 WEST 17 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	75	59
Year Built	2000	1999	1999
Gross SqFt	63,723	68,260	58,394
Estimated Gross Income	\$2,548,920	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$40.00	\$45.70	\$40.30
Full Market Value	\$12,800,002	\$15,600,000	\$11,800,000
Market Value per SqFt	\$201.00	\$229.00	\$202.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00767-7504	1-00717-0077	1-00720-0045
Condominium Section	1305-R1		
Address	224 WEST 18 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	31	75	59
Year Built	2002	1999	1999
Gross SqFt	52,645	68,260	58,394
Estimated Gross Income	\$2,105,800	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$40.00	\$45.70	\$40.30
Full Market Value	\$10,600,000	\$15,600,000	\$11,800,000
Market Value per SqFt	\$201.00	\$229.00	\$202.00
Distance from Condominium in miles		0.35	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-7501	1-00753-0078	1-00773-0027
Condominium Section	249-R1		
Address	210 WEST 19 STREET	342 9 AVENUE	225 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	69	63	138
Year Built	1939	1940	1930
Gross SqFt	51,717	45,000	66,524
Estimated Gross Income	\$1,551,510	\$2,013,584	\$1,795,000
Gross Income per SqFt	\$30.00	\$44.70	\$27.00
Full Market Value	\$7,430,001	\$10,100,000	\$7,790,000
Market Value per SqFt	\$144.00	\$224.00	\$117.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-7502	1-00753-0078	1-00773-0027
Condominium Section	479-R1		
Address	140 7 AVENUE	342 9 AVENUE	225 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	109	63	138
Year Built	1962	1940	1930
Gross SqFt	99,750	45,000	66,524
Estimated Gross Income	\$2,992,500	\$2,013,584	\$1,795,000
Gross Income per SqFt	\$30.00	\$44.70	\$27.00
Full Market Value	\$14,300,003	\$10,100,000	\$7,790,000
Market Value per SqFt	\$143.00	\$224.00	\$117.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-7504	1-00764-0007	1-00738-0014
Condominium Section	1442-R1		
Address	270 WEST 19 STREET	253 WEST 14 STREET	337 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	47	29
Year Built	2004	1930	1900
Gross SqFt	23,052	39,628	28,821
Estimated Gross Income	\$991,236	\$1,410,691	\$653,000
Gross Income per SqFt	\$43.00	\$35.60	\$22.66
Full Market Value	\$4,969,998	\$6,760,000	\$2,840,000
Market Value per SqFt	\$216.00	\$171.00	\$99.00
Distance from Condominium in miles		0.20	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-7503	1-00765-0035	1-00775-0046
Condominium Section	502-R1		
Address	160 7 AVENUE	78 7 AVENUE	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	197	121	129
Year Built	1980	1940	2000
Gross SqFt	117,094	128,350	136,477
Estimated Gross Income	\$3,864,102	\$3,235,048	\$5,029,431
Gross Income per SqFt	\$33.00	\$25.20	\$36.90
Full Market Value	\$17,700,000	\$14,000,000	\$25,200,000
Market Value per SqFt	\$151.00	\$109.00	\$185.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-7505	1-00764-0042	1-00775-0046
Condominium Section	1239-R1		
Address	251 WEST 19 STREET	72 7 AVENUE	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	113	129
Year Built	1910	1931	2000
Gross SqFt	82,151	109,669	136,477
Estimated Gross Income	\$2,464,530	\$3,006,000	\$5,029,431
Gross Income per SqFt	\$30.00	\$27.40	\$36.90
Full Market Value	\$11,799,999	\$14,400,000	\$25,200,000
Market Value per SqFt	\$144.00	\$131.00	\$185.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-7506	1-00722-0043	1-00738-0014
Condominium Section	1269-R1		
Address	217 WEST 19 STREET	241 9 AVENUE	337 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	12	43	29
Year Built	2002	1929	1900
Gross SqFt	33,378	30,500	28,821
Estimated Gross Income	\$1,335,120	\$1,346,235	\$653,000
Gross Income per SqFt	\$40.00	\$44.10	\$22.66
Full Market Value	\$6,700,004	\$6,750,000	\$2,840,000
Market Value per SqFt	\$201.00	\$221.00	\$99.00
Distance from Condominium in miles		0.40	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-7501	1-00722-0043	1-00738-0014
Condominium Section	1427-R1		
Address	200 WEST 24 STREET	241 9 AVENUE	337 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	20	43	29
Year Built	2004	1929	1900
Gross SqFt	36,967	30,500	28,821
Estimated Gross Income	\$1,478,680	\$1,346,235	\$653,000
Gross Income per SqFt	\$40.00	\$44.10	\$22.66
Full Market Value	\$7,419,999	\$6,750,000	\$2,840,000
Market Value per SqFt	\$201.00	\$221.00	\$99.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-7502	1-00722-0043	1-00753-0078
Condominium Section	1476-R1		
Address	213 WEST 23 STREET	241 9 AVENUE	342 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	43	63
Year Built	1900	1929	1940
Gross SqFt	44,800	30,500	45,000
Estimated Gross Income	\$1,836,800	\$1,346,235	\$2,013,584
Gross Income per SqFt	\$41.00	\$44.10	\$44.70
Full Market Value	\$9,210,002	\$6,750,000	\$10,100,000
Market Value per SqFt	\$206.00	\$221.00	\$224.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00774-7501	1-00775-0044	1-00775-0046
Condominium Section	1140-R1		
Address	252 7 AVENUE	200 WEST 26 STREET	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	351	234	129
Year Built	1910	2000	2000
Gross SqFt	552,679	264,000	136,477
Estimated Gross Income	\$22,107,160	\$10,318,466	\$5,029,431
Gross Income per SqFt	\$40.00	\$39.10	\$36.90
Full Market Value	\$110,999,986	\$51,700,000	\$25,200,000
Market Value per SqFt	\$201.00	\$196.00	\$185.00
Distance from Condominium in miles		0.05	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00778-7501	1-00717-0077	1-00887-0023
Condominium Section	1795-R1		
Address	261 WEST 28 STREET	460 WEST 20 STREET	184 LEXINGTON AVENUE
Neighborhood	FASHION	CHELSEA	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	52	75	100
Year Built	2006	1999	1984
Gross SqFt	66,978	68,260	97,414
Estimated Gross Income	\$3,181,455	\$3,118,713	\$4,319,831
Gross Income per SqFt	\$47.50	\$45.70	\$44.30
Full Market Value	\$16,000,014	\$15,600,000	\$21,700,000
Market Value per SqFt	\$239.00	\$229.00	\$223.00
Distance from Condominium in miles		0.55	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00779-7501	1-00754-0001	1-00786-0042
Condominium Section	290-R1		
Address	252 WEST 30 STREET	363 WEST 30 STREET	488 7 AVENUE
Neighborhood	FASHION	FASHION	FASHION
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	24	80	108
Year Built	1927	2000	1902
Gross SqFt	52,598	82,853	88,872
Estimated Gross Income	\$1,367,548	\$2,256,608	\$3,037,391
Gross Income per SqFt	\$26.00	\$27.20	\$34.20
Full Market Value	\$5,939,997	\$10,800,000	\$14,500,000
Market Value per SqFt	\$113.00	\$130.00	\$163.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00780-7501	1-00722-0043	1-00738-0014
Condominium Section	274-R1		
Address	406 8 AVENUE	241 9 AVENUE	337 WEST 14 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	29	43	29
Year Built	1986	1929	1900
Gross SqFt	26,864	30,500	28,821
Estimated Gross Income	\$1,020,832	\$1,346,235	\$653,000
Gross Income per SqFt	\$38.00	\$44.10	\$22.66
Full Market Value	\$5,120,004	\$6,750,000	\$2,840,000
Market Value per SqFt	\$191.00	\$221.00	\$99.00
Distance from Condominium in miles		0.45	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-7502	1-00796-0048	1-00795-0001
Condominium Section	1222-R1		
Address	125 WEST 14 STREET	120 WEST 21 STREET	180 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	213	213	259
Year Built	2001	2000	2000
Gross SqFt	180,281	174,621	274,659
Estimated Gross Income	\$7,500,000	\$5,216,350	\$11,628,000
Gross Income per SqFt	\$41.60	\$29.90	\$42.30
Full Market Value	\$35,600,000	\$25,000,000	\$58,300,000
Market Value per SqFt	\$197.00	\$143.00	\$212.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-7502	1-00717-0077	1-00720-0045
Condominium Section	1222-R2		
Address	120 WEST 15 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	75	59
Year Built	2001	1999	1999
Gross SqFt	97,866	68,260	58,394
Estimated Gross Income	\$3,915,000	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$40.00	\$45.70	\$40.30
Full Market Value	\$18,600,000	\$15,600,000	\$11,800,000
Market Value per SqFt	\$190.00	\$229.00	\$202.00
Distance from Condominium in miles		0.55	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-7501	1-00776-0004	1-00792-0020
Condominium Section	157-R1		
Address	131 WEST 16 STREET	328 8 AVENUE	125 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	38	44
Year Built	1918	1900	1918
Gross SqFt	39,792	24,618	39,504
Estimated Gross Income	\$1,075,000	\$997,813	\$805,000
Gross Income per SqFt	\$27.00	\$40.50	\$20.38
Full Market Value	\$5,149,997	\$5,000,000	\$3,500,000
Market Value per SqFt	\$129.00	\$203.00	\$89.00
Distance from Condominium in miles		0.50	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-7503	1-00792-0020	
Condominium Section	467-R1		
Address	130 WEST 17 STREET	125 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	14	44	
Year Built	1906	1918	
Gross SqFt	31,650	39,504	
Estimated Gross Income	\$855,000	\$805,000	
Gross Income per SqFt	\$27.00	\$20.38	
Full Market Value	\$3,920,000	\$3,500,000	
Market Value per SqFt	\$124.00	\$89.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-7504	1-00772-0056	1-00844-0017
Condominium Section	710-R1		
Address	101 7 AVENUE	208 WEST 23 STREET	31 UNION SQUARE
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	155	266	88
Year Built	1930	1927	1902
Gross SqFt	138,320	152,342	118,067
Estimated Gross Income	\$4,300,000	\$6,992,142	\$3,621,901
Gross Income per SqFt	\$31.10	\$45.90	\$30.70
Full Market Value	\$19,700,000	\$35,100,000	\$17,300,000
Market Value per SqFt	\$142.00	\$230.00	\$147.00
Distance from Condominium in miles		0.30	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7501	1-00791-0078	
Condominium Section	69-R1		
Address	117 WEST 17 STREET	91 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	35	69	
Year Built	1900	1920	
Gross SqFt	61,572	62,400	
Estimated Gross Income	\$1,910,000	\$1,950,326	
Gross Income per SqFt	\$31.00	\$31.30	
Full Market Value	\$9,150,000	\$9,340,000	
Market Value per SqFt	\$149.00	\$150.00	
Distance from Condominium in miles		0.10	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7505	1-00717-0077	1-00796-0048
Condominium Section	1234-R1		
Address	151 WEST 17 STREET	460 WEST 20 STREET	120 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	51	75	213
Year Built	2001	1999	2000
Gross SqFt	111,514	68,260	174,621
Estimated Gross Income	\$4,250,000	\$3,118,713	\$5,216,350
Gross Income per SqFt	\$38.10	\$45.70	\$29.90
Full Market Value	\$21,300,003	\$15,600,000	\$25,000,000
Market Value per SqFt	\$191.00	\$229.00	\$143.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7506	1-00606-0009	1-00791-0078
Condominium Section	1314-R1		
Address	144 WEST 18 STREET	30 GREENWICH AVENUE	91 7 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	18	51	69
Year Built	1910	1920	1920
Gross SqFt	54,708	37,736	62,400
Estimated Gross Income	\$1,750,000	\$1,466,084	\$1,950,326
Gross Income per SqFt	\$32.00	\$38.90	\$31.30
Full Market Value	\$8,380,000	\$7,350,000	\$9,340,000
Market Value per SqFt	\$153.00	\$195.00	\$150.00
Distance from Condominium in miles		0.35	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7507	1-01125-0001	1-01443-0030
Condominium Section	1861-R1		
Address	100 WEST 18 STREET	53 WEST 72 STREET	1279 1 AVENUE
Neighborhood	CHELSEA	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	43	62	57
Year Built	2006	1925	1920
Gross SqFt	67,387	30,269	23,575
Estimated Gross Income	\$4,400,000	\$1,960,272	\$1,437,085
Gross Income per SqFt	\$65.00	\$65.00	\$61.00
Full Market Value	\$22,100,002	\$9,830,000	\$7,210,000
Market Value per SqFt	\$328.00	\$325.00	\$306.00
Distance from Condominium in miles		2.70	2.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-7508	1-00799-0003	1-00795-0001
Condominium Section	1921-R1		
Address	127 7 AVENUE	229 7 AVENUE	180 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	38	214	259
Year Built	2008	1987	2000
Gross SqFt	70,840	209,974	274,659
Estimated Gross Income	\$3,612,840	\$10,908,000	\$11,628,000
Gross Income per SqFt	\$51.00	\$52.00	\$42.30
Full Market Value	\$18,099,999	\$54,700,000	\$58,300,000
Market Value per SqFt	\$256.00	\$261.00	\$212.00
Distance from Condominium in miles		0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00794-7501	1-00695-0015	1-00796-0048
Condominium Section	1596-R1		
Address	130 WEST 19 STREET	527 WEST 23 STREET	120 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	64	325	213
Year Built	2005	2001	2000
Gross SqFt	118,000	300,000	174,621
Estimated Gross Income	\$4,960,000	\$13,053,000	\$5,216,350
Gross Income per SqFt	\$42.00	\$43.50	\$29.90
Full Market Value	\$24,900,001	\$65,500,000	\$25,000,000
Market Value per SqFt	\$211.00	\$218.00	\$143.00
Distance from Condominium in miles		0.70	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00794-7502	1-00717-0077	1-00797-0074
Condominium Section	1638-R1		
Address	163 WEST 18 STREET	460 WEST 20 STREET	160 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	26	75	49
Year Built	2006	1999	2000
Gross SqFt	45,457	68,260	41,423
Estimated Gross Income	\$2,200,000	\$3,118,713	\$1,272,600
Gross Income per SqFt	\$48.40	\$45.70	\$30.70
Full Market Value	\$10,999,998	\$15,600,000	\$6,100,000
Market Value per SqFt	\$242.00	\$229.00	\$147.00
Distance from Condominium in miles		0.50	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00795-7501	1-00572-0038	1-00772-0056
Condominium Section	1552-R1		
Address	121 WEST 19 STREET	20 5 AVENUE	208 WEST 23 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	67	113	266
Year Built	1903	1940	1927
Gross SqFt	120,050	132,420	152,342
Estimated Gross Income	\$5,040,000	\$4,686,000	\$6,992,142
Gross Income per SqFt	\$42.00	\$35.40	\$45.90
Full Market Value	\$25,300,015	\$22,400,000	\$35,100,000
Market Value per SqFt	\$211.00	\$169.00	\$230.00
Distance from Condominium in miles		0.55	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7501	1-00797-0074	1-00798-0066
Condominium Section	393-R1		
Address	179 7 AVENUE	160 WEST 22 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	45	49	70
Year Built	1987	2000	1989
Gross SqFt	31,800	41,423	48,680
Estimated Gross Income	\$1,150,000	\$1,272,600	\$2,059,714
Gross Income per SqFt	\$36.20	\$30.70	\$42.30
Full Market Value	\$5,770,003	\$6,100,000	\$10,300,000
Market Value per SqFt	\$181.00	\$147.00	\$212.00
Distance from Condominium in miles		0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7502	1-00791-0078	1-00732-0058
Condominium Section	781-R1		
Address	121 WEST 20 STREET	91 7 AVENUE	444 WEST 35 STREET
Neighborhood	CHELSEA	CHELSEA	JAVITS CENTER
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	28	69	86
Year Built	1875	1920	1989
Gross SqFt	41,294	62,400	64,449
Estimated Gross Income	\$1,240,000	\$1,950,326	\$2,438,002
Gross Income per SqFt	\$30.00	\$31.30	\$37.80
Full Market Value	\$5,939,997	\$9,340,000	\$12,200,000
Market Value per SqFt	\$144.00	\$150.00	\$189.00
Distance from Condominium in miles		0.25	0.85

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7503	1-00606-0009	1-00791-0078
Condominium Section	1116-R1		
Address	129 WEST 20 STREET	30 GREENWICH AVENUE	91 7 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	15	51	69
Year Built	1905	1920	1920
Gross SqFt	32,085	37,736	62,400
Estimated Gross Income	\$1,075,000	\$1,466,084	\$1,950,326
Gross Income per SqFt	\$33.50	\$38.90	\$31.30
Full Market Value	\$5,150,001	\$7,350,000	\$9,340,000
Market Value per SqFt	\$161.00	\$195.00	\$150.00
Distance from Condominium in miles		0.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-7504	1-00791-0078	1-00844-0017
Condominium Section	1437-R1		
Address	655 6 AVENUE	91 7 AVENUE	31 UNION SQUARE
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	69	88
Year Built	1900	1920	1902
Gross SqFt	84,890	62,400	118,067
Estimated Gross Income	\$3,820,000	\$1,950,326	\$3,621,901
Gross Income per SqFt	\$45.00	\$31.30	\$30.70
Full Market Value	\$19,199,999	\$9,340,000	\$17,300,000
Market Value per SqFt	\$226.00	\$150.00	\$147.00
Distance from Condominium in miles		0.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00797-7502	1-00606-0009	1-00879-0017
Condominium Section	1122-R1		
Address	126 WEST 22 STREET	30 GREENWICH AVENUE	131 EAST 23 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	22	51	67
Year Built	1911	1920	1925
Gross SqFt	58,449	37,736	56,670
Estimated Gross Income	\$1,900,000	\$1,466,084	\$2,200,204
Gross Income per SqFt	\$32.50	\$38.90	\$38.80
Full Market Value	\$9,100,001	\$7,350,000	\$11,000,000
Market Value per SqFt	\$156.00	\$195.00	\$194.00
Distance from Condominium in miles		0.50	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00797-7505	1-00797-0074	1-00798-0066
Condominium Section	1372-R1		
Address	146 WEST 22 STREET	160 WEST 22 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	49	70
Year Built	2003	2000	1989
Gross SqFt	37,035	41,423	48,680
Estimated Gross Income	\$1,200,000	\$1,272,600	\$2,059,714
Gross Income per SqFt	\$32.40	\$30.70	\$42.30
Full Market Value	\$5,749,999	\$6,100,000	\$10,300,000
Market Value per SqFt	\$155.00	\$147.00	\$212.00
Distance from Condominium in miles		0.00	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-7502	1-00559-0009	1-00939-0038
Condominium Section	177-R1		
Address	215 7 AVENUE	92 PARK AVENUE SOUTH	340 EAST 34 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	120	220	201
Year Built	1973	1964	1962
Gross SqFt	80,000	184,645	142,260
Estimated Gross Income	\$3,750,000	\$8,330,000	\$6,566,106
Gross Income per SqFt	\$46.90	\$45.10	\$46.20
Full Market Value	\$18,799,996	\$41,800,000	\$32,900,000
Market Value per SqFt	\$235.00	\$226.00	\$231.00
Distance from Condominium in miles		0.75	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-7503	1-00559-0009	1-00909-0046
Condominium Section	729-R1		
Address	140 WEST 23 STREET	92 PARK AVENUE SOUTH	216 EAST 29 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	21	220	54
Year Built	1950	1964	1960
Gross SqFt	28,124	184,645	24,600
Estimated Gross Income	\$960,000	\$8,330,000	\$567,000
Gross Income per SqFt	\$34.10	\$45.10	\$23.05
Full Market Value	\$4,600,001	\$41,800,000	\$2,460,000
Market Value per SqFt	\$164.00	\$226.00	\$100.00
Distance from Condominium in miles		0.75	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00799-7501	1-00764-0024	1-00722-0043
Condominium Section	1770-R1		
Address	124 WEST 24 STREET	225 WEST 14 STREET	241 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	29	43
Year Built	1920	1928	1929
Gross SqFt	23,621	17,424	30,500
Estimated Gross Income	\$830,000	\$630,983	\$1,346,235
Gross Income per SqFt	\$35.10	\$36.20	\$44.10
Full Market Value	\$3,980,003	\$3,160,000	\$6,750,000
Market Value per SqFt	\$168.00	\$181.00	\$221.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00800-7501	1-00772-0056	1-00818-0010
Condominium Section	970-R1		
Address	245 7 AVENUE	208 WEST 23 STREET	43 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	34	266	95
Year Built	1911	1927	1911
Gross SqFt	81,331	152,342	64,049
Estimated Gross Income	\$3,350,000	\$6,992,142	\$2,879,451
Gross Income per SqFt	\$41.20	\$45.90	\$45.00
Full Market Value	\$16,800,001	\$35,100,000	\$14,400,000
Market Value per SqFt	\$207.00	\$230.00	\$225.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00800-7504	1-01117-0001	1-00734-0037
Condominium Section	1851-R1		
Address	101 WEST 24 STREET	1930 BROADWAY	400 WEST 37 STREET
Neighborhood	CHELSEA	UPPER WEST SIDE (59-79)	JAVITS CENTER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	203	235	261
Year Built	2006	2002	2002
Gross SqFt	334,205	460,000	214,594
Estimated Gross Income	\$17,530,000	\$24,181,659	\$7,876,952
Gross Income per SqFt	\$52.00	\$53.00	\$36.70
Full Market Value	\$87,900,251	\$121,000,000	\$39,500,000
Market Value per SqFt	\$263.00	\$263.00	\$184.00
Distance from Condominium in miles		2.00	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00801-7502	1-00606-0009	1-00818-0019
Condominium Section	1195-R1		
Address	150 WEST 26 STREET	30 GREENWICH AVENUE	27 WEST 16 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	FLATIRON
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	25	51	63
Year Built	1922	1920	1907
Gross SqFt	48,276	37,736	41,300
Estimated Gross Income	\$1,740,000	\$1,466,084	\$1,794,534
Gross Income per SqFt	\$36.00	\$38.90	\$43.50
Full Market Value	\$8,730,000	\$7,350,000	\$9,000,000
Market Value per SqFt	\$181.00	\$195.00	\$218.00
Distance from Condominium in miles		0.70	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00802-7501	1-00791-0078	1-00818-0010
Condominium Section	848-R1		
Address	144 WEST 27 STREET	91 7 AVENUE	43 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	69	95
Year Built	1911	1920	1911
Gross SqFt	70,181	62,400	64,049
Estimated Gross Income	\$2,700,000	\$1,950,326	\$2,879,451
Gross Income per SqFt	\$38.50	\$31.30	\$45.00
Full Market Value	\$13,500,002	\$9,340,000	\$14,400,000
Market Value per SqFt	\$192.00	\$150.00	\$225.00
Distance from Condominium in miles		0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00803-7501	1-00753-0056	1-00844-0017
Condominium Section	766-R1		
Address	315 7 AVENUE	324 WEST 30 STREET	31 UNION SQUARE
Neighborhood	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	93	224	88
Year Built	1926	1928	1902
Gross SqFt	94,649	147,888	118,067
Estimated Gross Income	\$3,900,000	\$7,125,000	\$3,621,901
Gross Income per SqFt	\$41.20	\$48.20	\$30.70
Full Market Value	\$19,600,002	\$16,700,000	\$17,300,000
Market Value per SqFt	\$207.00	\$113.00	\$147.00
Distance from Condominium in miles		0.35	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00805-7501	1-00844-0017	1-00772-0056
Condominium Section	1349-R1		
Address	130 WEST 30 STREET	31 UNION SQUARE	208 WEST 23 STREET
Neighborhood	FASHION	FLATIRON	CHELSEA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	45	88	266
Year Built	1929	1902	1927
Gross SqFt	120,453	118,067	152,342
Estimated Gross Income	\$5,000,000	\$3,621,901	\$6,992,142
Gross Income per SqFt	\$41.50	\$30.70	\$45.90
Full Market Value	\$25,099,999	\$17,300,000	\$35,100,000
Market Value per SqFt	\$208.00	\$147.00	\$230.00
Distance from Condominium in miles		0.70	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00807-7501	1-01019-0001	1-01105-0029
Condominium Section	1641-R1		
Address	125 WEST 31 STREET	770 8 AVENUE	839 11 AVENUE
Neighborhood	FASHION	MIDTOWN WEST	CLINTON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	494	465	601
Year Built	2005	2001	2003
Gross SqFt	417,759	463,143	375,121
Estimated Gross Income	\$10,430,000	\$18,310,321	\$11,081,571
Gross Income per SqFt	\$24.97	\$39.50	\$29.50
Full Market Value	\$51,070,748	\$91,800,000	\$53,100,000
Market Value per SqFt	\$122.00	\$198.00	\$142.00
Distance from Condominium in miles		0.80	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00814-7501	1-00824-0011	1-01105-0029
Condominium Section	1559-R1		
Address	1031 6 AVENUE	51 WEST 22 STREET	839 11 AVENUE
Neighborhood	FASHION	FLATIRON	CLINTON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	89	452	601
Year Built	2004	2000	2003
Gross SqFt	97,349	588,356	375,121
Estimated Gross Income	\$4,500,000	\$27,288,000	\$11,081,571
Gross Income per SqFt	\$46.20	\$46.40	\$29.50
Full Market Value	\$22,600,000	\$137,000,000	\$53,100,000
Market Value per SqFt	\$232.00	\$233.00	\$142.00
Distance from Condominium in miles		0.80	1.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-7501	1-00844-0017	1-00850-0064
Condominium Section	678-R1		
Address	22 WEST 15 STREET	31 UNION SQUARE	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	133	88	87
Year Built	1989	1902	1911
Gross SqFt	136,255	118,067	78,646
Estimated Gross Income	\$4,768,925	\$3,621,901	\$2,990,639
Gross Income per SqFt	\$35.00	\$30.70	\$38.00
Full Market Value	\$22,799,994	\$17,300,000	\$15,000,000
Market Value per SqFt	\$167.00	\$147.00	\$191.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-7501	1-00817-0001	1-00850-0064
Condominium Section	359-R1		
Address	108 5 AVENUE	552 6 AVENUE	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	51	111	87
Year Built	1986	1973	1911
Gross SqFt	64,600	101,231	78,646
Estimated Gross Income	\$2,261,000	\$2,779,000	\$2,990,639
Gross Income per SqFt	\$35.00	\$27.50	\$38.00
Full Market Value	\$10,800,001	\$13,300,000	\$15,000,000
Market Value per SqFt	\$167.00	\$131.00	\$191.00
Distance from Condominium in miles		0.00	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00819-7501	1-00844-0008	1-00846-0041
Condominium Section	109-R1		
Address	12 WEST 18 STREET	9 EAST 16 STREET	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	15	16	36
Year Built	1985	1900	1900
Gross SqFt	28,804	30,680	33,638
Estimated Gross Income	\$864,120	\$1,205,914	\$1,307,804
Gross Income per SqFt	\$30.00	\$39.30	\$38.90
Full Market Value	\$4,140,002	\$6,050,000	\$6,560,000
Market Value per SqFt	\$144.00	\$197.00	\$195.00
Distance from Condominium in miles		0.15	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00819-7502	1-00846-0041	1-00844-0019
Condominium Section	1330-R1		
Address	63 WEST 17 STREET	220 PARK AVENUE SOUTH	33 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	17	36	19
Year Built	1961	1900	1900
Gross SqFt	38,359	33,638	43,841
Estimated Gross Income	\$1,342,565	\$1,307,804	\$2,217,873
Gross Income per SqFt	\$35.00	\$38.90	\$51.00
Full Market Value	\$6,430,003	\$6,560,000	\$11,100,000
Market Value per SqFt	\$168.00	\$195.00	\$253.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00819-7503	1-00843-0003	1-00850-0064
Condominium Section	1693-R1		
Address	32 WEST 18 STREET	75 5 AVENUE	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	21	74	87
Year Built	1908	1984	1911
Gross SqFt	69,315	63,255	78,646
Estimated Gross Income	\$2,426,025	\$2,386,486	\$2,990,639
Gross Income per SqFt	\$35.00	\$37.70	\$38.00
Full Market Value	\$11,600,000	\$12,000,000	\$15,000,000
Market Value per SqFt	\$167.00	\$190.00	\$191.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00820-7501	1-00844-0019	1-00846-0041
Condominium Section	632-R1		
Address	140 5 AVENUE	33 UNION SQUARE	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	21	19	36
Year Built	1901	1900	1900
Gross SqFt	35,253	43,841	33,638
Estimated Gross Income	\$1,163,349	\$2,217,873	\$1,307,804
Gross Income per SqFt	\$33.00	\$51.00	\$38.90
Full Market Value	\$5,330,000	\$11,100,000	\$6,560,000
Market Value per SqFt	\$151.00	\$253.00	\$195.00
Distance from Condominium in miles		0.20	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00820-7504	1-00850-0064	1-00844-0019
Condominium Section	1659-R1		
Address	16 WEST 19 STREET	12 EAST 22 STREET	33 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	57	87	19
Year Built	1906	1911	1900
Gross SqFt	62,219	78,646	43,841
Estimated Gross Income	\$2,177,665	\$2,990,639	\$2,217,873
Gross Income per SqFt	\$35.00	\$38.00	\$51.00
Full Market Value	\$10,399,999	\$15,000,000	\$11,100,000
Market Value per SqFt	\$167.00	\$191.00	\$253.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00821-7503	1-01171-0133	1-01220-0001
Condominium Section	1709-R1		
Address	650 6 AVENUE	140 RIVERSIDE BOULEVARD	601 AMSTERDAM AVENUE
Neighborhood	FLATIRON	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	67	357	271
Year Built	1906	2002	1997
Gross SqFt	95,000	367,786	237,045
Estimated Gross Income	\$3,610,000	\$14,773,884	\$10,184,923
Gross Income per SqFt	\$38.00	\$40.20	\$43.00
Full Market Value	\$551,616	\$74,100,000	\$51,100,000
Market Value per SqFt	\$5.81	\$201.00	\$216.00
Distance from Condominium in miles		2.50	3.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00821-7504	1-00844-0019	1-00846-0041
Condominium Section	1731-R1		
Address	32 WEST 20 STREET	33 UNION SQUARE	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	18	19	36
Year Built	1912	1900	1900
Gross SqFt	37,400	43,841	33,638
Estimated Gross Income	\$1,234,200	\$2,217,873	\$1,307,804
Gross Income per SqFt	\$33.00	\$51.00	\$38.90
Full Market Value	\$5,650,000	\$11,100,000	\$6,560,000
Market Value per SqFt	\$151.00	\$253.00	\$195.00
Distance from Condominium in miles		0.20	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00822-7503	1-00844-0019	1-00846-0041
Condominium Section	1226-R1		
Address	9 WEST 20 STREET	33 UNION SQUARE	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	19	36
Year Built	0	1900	1900
Gross SqFt	28,333	43,841	33,638
Estimated Gross Income	\$906,656	\$2,217,873	\$1,307,804
Gross Income per SqFt	\$32.00	\$51.00	\$38.90
Full Market Value	\$4,340,000	\$11,100,000	\$6,560,000
Market Value per SqFt	\$153.00	\$253.00	\$195.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00822-7504	1-00843-0003	1-00844-0019
Condominium Section	1726-R1		
Address	15 WEST 20 STREET	75 5 AVENUE	33 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	17	74	19
Year Built	1906	1984	1900
Gross SqFt	41,659	63,255	43,841
Estimated Gross Income	\$1,458,065	\$2,386,486	\$2,217,873
Gross Income per SqFt	\$35.00	\$37.70	\$51.00
Full Market Value	\$6,979,998	\$12,000,000	\$11,100,000
Market Value per SqFt	\$168.00	\$190.00	\$253.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00823-7502	1-00844-0008	1-00846-0041
Condominium Section	1094-R1		
Address	170 5 AVENUE	9 EAST 16 STREET	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	16	36
Year Built	1904	1900	1900
Gross SqFt	28,455	30,680	33,638
Estimated Gross Income	\$853,650	\$1,205,914	\$1,307,804
Gross Income per SqFt	\$30.00	\$39.30	\$38.90
Full Market Value	\$3,910,000	\$6,050,000	\$6,560,000
Market Value per SqFt	\$137.00	\$197.00	\$195.00
Distance from Condominium in miles		0.25	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00823-7503	1-00843-0003	1-00850-0064
Condominium Section	1215-R1		
Address	31 WEST 21 STREET	75 5 AVENUE	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	11	74	87
Year Built	0	1984	1911
Gross SqFt	58,439	63,255	78,646
Estimated Gross Income	\$2,045,365	\$2,386,486	\$2,990,639
Gross Income per SqFt	\$35.00	\$37.70	\$38.00
Full Market Value	\$9,799,999	\$12,000,000	\$15,000,000
Market Value per SqFt	\$168.00	\$190.00	\$191.00
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00833-7502	1-00757-0022	1-00734-0037
Condominium Section	1429-R1		
Address	9 WEST 31 STREET	315 WEST 33 STREET	400 WEST 37 STREET
Neighborhood	FASHION	FASHION	JAVITS CENTER
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	283	346	261
Year Built	2004	2000	2002
Gross SqFt	243,948	582,270	214,594
Estimated Gross Income	\$9,757,920	\$25,597,000	\$7,876,952
Gross Income per SqFt	\$40.00	\$44.00	\$36.70
Full Market Value	\$46,400,000	\$128,000,000	\$39,500,000
Market Value per SqFt	\$190.00	\$220.00	\$184.00
Distance from Condominium in miles		0.55	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00842-7501	1-00844-0017	1-00826-0001
Condominium Section	690-R1		
Address	69 5 AVENUE	31 UNION SQUARE	736 6 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	153	88	306
Year Built	1961	1902	1999
Gross SqFt	158,565	118,067	296,400
Estimated Gross Income	\$5,391,210	\$3,621,901	\$12,380,000
Gross Income per SqFt	\$34.00	\$30.70	\$41.80
Full Market Value	\$25,600,000	\$17,300,000	\$62,100,000
Market Value per SqFt	\$161.00	\$147.00	\$210.00
Distance from Condominium in miles		0.10	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00843-7501	1-00843-0003	1-00844-0019
Condominium Section	859-R1		
Address	73 5 AVENUE	75 5 AVENUE	33 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	17	74	19
Year Built	1907	1984	1900
Gross SqFt	46,424	63,255	43,841
Estimated Gross Income	\$1,624,840	\$2,386,486	\$2,217,873
Gross Income per SqFt	\$35.00	\$37.70	\$51.00
Full Market Value	\$7,720,000	\$12,000,000	\$11,100,000
Market Value per SqFt	\$166.00	\$190.00	\$253.00
Distance from Condominium in miles		0.00	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00848-7503	1-00843-0003	1-00844-0019
Condominium Section	1324-R1		
Address	42 EAST 20 STREET	75 5 AVENUE	33 UNION SQUARE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	22	74	19
Year Built	0	1984	1900
Gross SqFt	45,692	63,255	43,841
Estimated Gross Income	\$1,599,220	\$2,386,486	\$2,217,873
Gross Income per SqFt	\$35.00	\$37.70	\$51.00
Full Market Value	\$7,660,000	\$12,000,000	\$11,100,000
Market Value per SqFt	\$168.00	\$190.00	\$253.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00848-7505	1-00824-0011	1-00828-0001
Condominium Section	1864-R1		
Address	240 PARK AVENUE SOUTH	51 WEST 22 STREET	776 6 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	51	452	401
Year Built	2007	2000	2000
Gross SqFt	84,733	588,356	454,538
Estimated Gross Income	\$3,812,985	\$27,288,000	\$20,027,328
Gross Income per SqFt	\$45.00	\$46.40	\$44.10
Full Market Value	\$19,100,007	\$137,000,000	\$100,000,000
Market Value per SqFt	\$225.00	\$233.00	\$220.00
Distance from Condominium in miles		0.25	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-7502	1-00844-0019	1-00846-0041
Condominium Section	402-R1		
Address	7 EAST 20 STREET	33 UNION SQUARE	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	15	19	36
Year Built	1908	1900	1900
Gross SqFt	28,000	43,841	33,638
Estimated Gross Income	\$840,000	\$2,217,873	\$1,307,804
Gross Income per SqFt	\$30.00	\$51.00	\$38.90
Full Market Value	\$4,020,000	\$11,100,000	\$6,560,000
Market Value per SqFt	\$144.00	\$253.00	\$195.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-7503	1-00844-0019	1-00821-0040
Condominium Section	971-R1		
Address	40 EAST 21 STREET	33 UNION SQUARE	146 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	11	19	25
Year Built	1906	1900	1935
Gross SqFt	21,375	43,841	14,110
Estimated Gross Income	\$748,125	\$2,217,873	\$657,000
Gross Income per SqFt	\$35.00	\$51.00	\$46.60
Full Market Value	\$3,560,000	\$11,100,000	\$3,290,000
Market Value per SqFt	\$167.00	\$253.00	\$233.00
Distance from Condominium in miles		0.20	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-7504	1-00826-0001	
Condominium Section	1493-R1		
Address	260 PARK AVENUE SOUTH	736 6 AVENUE	
Neighborhood	FLATIRON	FLATIRON	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	109	306	
Year Built	1913	1999	
Gross SqFt	191,318	296,400	
Estimated Gross Income	\$7,652,720	\$12,380,000	
Gross Income per SqFt	\$40.00	\$41.80	
Full Market Value	\$38,400,003	\$62,100,000	
Market Value per SqFt	\$201.00	\$210.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-7507	1-01139-0001	1-01418-0021
Condominium Section	160-R1		
Address	2001 BROADWAY	145 WEST 67 STREET	1201 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	680	453	547
Year Built	1965	1986	1963
Gross SqFt	665,236	568,001	566,083
Estimated Gross Income	\$24,613,732	\$22,043,628	\$20,392,634
Gross Income per SqFt	\$37.00	\$38.80	\$36.00
Full Market Value	\$122,999,993	\$111,000,000	\$102,000,000
Market Value per SqFt	\$185.00	\$195.00	\$180.00
Distance from Condominium in miles		0.10	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00850-7503	1-00826-0001	
Condominium Section	459-R1		
Address	280 PARK AVENUE SOUTH	736 6 AVENUE	
Neighborhood	FLATIRON	FLATIRON	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	259	306	
Year Built	1986	1999	
Gross SqFt	282,900	296,400	
Estimated Gross Income	\$11,316,000	\$12,380,000	
Gross Income per SqFt	\$40.00	\$41.80	
Full Market Value	\$56,699,999	\$62,100,000	
Market Value per SqFt	\$200.00	\$210.00	
Distance from Condominium in miles		0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00850-7506	1-00843-0003	1-00850-0064
Condominium Section	1381-R1		
Address	49 EAST 21 STREET	75 5 AVENUE	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	43	74	87
Year Built	1913	1984	1911
Gross SqFt	60,609	63,255	78,646
Estimated Gross Income	\$2,121,315	\$2,386,486	\$2,990,639
Gross Income per SqFt	\$35.00	\$37.70	\$38.00
Full Market Value	\$10,200,000	\$12,000,000	\$15,000,000
Market Value per SqFt	\$168.00	\$190.00	\$191.00
Distance from Condominium in miles		0.30	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00851-7501	1-00826-0001	1-00828-0001
Condominium Section	77-R1		
Address	5 EAST 22 STREET	736 6 AVENUE	776 6 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	423	306	401
Year Built	1985	1999	2000
Gross SqFt	380,448	296,400	454,538
Estimated Gross Income	\$15,217,920	\$12,380,000	\$20,027,328
Gross Income per SqFt	\$40.00	\$41.80	\$44.10
Full Market Value	\$76,299,937	\$62,100,000	\$100,000,000
Market Value per SqFt	\$201.00	\$210.00	\$220.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00855-7501	1-00826-0001	1-00828-0001
Condominium Section	300-R1		
Address	43 EAST 25 STREET	736 6 AVENUE	776 6 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	119	306	401
Year Built	1987	1999	2000
Gross SqFt	123,200	296,400	454,538
Estimated Gross Income	\$4,928,000	\$12,380,000	\$20,027,328
Gross Income per SqFt	\$40.00	\$41.80	\$44.10
Full Market Value	\$24,699,999	\$62,100,000	\$100,000,000
Market Value per SqFt	\$200.00	\$210.00	\$220.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00856-7502	1-00826-0001	1-00828-0001
Condominium Section	1533-R1		
Address	225 5 AVENUE	736 6 AVENUE	776 6 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	190	306	401
Year Built	0	1999	2000
Gross SqFt	301,945	296,400	454,538
Estimated Gross Income	\$12,077,800	\$12,380,000	\$20,027,328
Gross Income per SqFt	\$40.00	\$41.80	\$44.10
Full Market Value	\$60,600,000	\$62,100,000	\$100,000,000
Market Value per SqFt	\$201.00	\$210.00	\$220.00
Distance from Condominium in miles		0.20	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00856-7503	1-00826-0001	
Condominium Section	1870-R1		
Address	15 EAST 26 STREET	736 6 AVENUE	
Neighborhood	FLATIRON	FLATIRON	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	72	306	
Year Built	1912	1999	
Gross SqFt	180,112	296,400	
Estimated Gross Income	\$7,204,480	\$12,380,000	
Gross Income per SqFt	\$40.00	\$41.80	
Full Market Value	\$36,100,004	\$62,100,000	
Market Value per SqFt	\$200.00	\$210.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00857-7501	1-00843-0003	1-00850-0064
Condominium Section	1636-R1		
Address	76 MADISON AVENUE	75 5 AVENUE	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	31	74	87
Year Built	1911	1984	1911
Gross SqFt	61,182	63,255	78,646
Estimated Gross Income	\$2,141,370	\$2,386,486	\$2,990,639
Gross Income per SqFt	\$35.00	\$37.70	\$38.00
Full Market Value	\$10,300,002	\$12,000,000	\$15,000,000
Market Value per SqFt	\$168.00	\$190.00	\$191.00
Distance from Condominium in miles		0.55	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00858-7501	1-00858-0014	1-00860-0015
Condominium Section	1664-R1		
Address	31 EAST 28 STREET	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	22	61	13
Year Built	1913	1923	1920
Gross SqFt	42,940	60,110	34,545
Estimated Gross Income	\$1,631,720	\$2,471,692	\$1,348,000
Gross Income per SqFt	\$38.00	\$41.10	\$39.00
Full Market Value	\$8,180,009	\$12,400,000	\$6,760,000
Market Value per SqFt	\$190.00	\$206.00	\$196.00
Distance from Condominium in miles		0.10	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00859-7501	1-00885-0042	
Condominium Section	1806-R1		
Address	11 EAST 29 STREET	155 EAST 29 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	139	284	
Year Built	2005	1981	
Gross SqFt	238,818	251,848	
Estimated Gross Income	\$10,507,992	\$11,761,764	
Gross Income per SqFt	\$44.00	\$46.70	
Full Market Value	\$52,700,004	\$59,000,000	
Market Value per SqFt	\$221.00	\$234.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00860-7501	1-00858-0014	1-00860-0015
Condominium Section	1472-R1		
Address	43 EAST 30 STREET	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	40	61	13
Year Built	1922	1923	1920
Gross SqFt	40,299	60,110	34,545
Estimated Gross Income	\$1,531,362	\$2,471,692	\$1,348,000
Gross Income per SqFt	\$38.00	\$41.10	\$39.00
Full Market Value	\$7,680,002	\$12,400,000	\$6,760,000
Market Value per SqFt	\$191.00	\$206.00	\$196.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-7502	1-00858-0014	1-00860-0015
Condominium Section	930-R1		
Address	14 EAST 33 STREET	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	18	61	13
Year Built	0	1923	1920
Gross SqFt	32,085	60,110	34,545
Estimated Gross Income	\$962,550	\$2,471,692	\$1,348,000
Gross Income per SqFt	\$30.00	\$41.10	\$39.00
Full Market Value	\$4,609,998	\$12,400,000	\$6,760,000
Market Value per SqFt	\$144.00	\$206.00	\$196.00
Distance from Condominium in miles		0.20	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-7503	1-00919-0014	
Condominium Section	1583-R1		
Address	321 5 AVENUE	240 EAST 39 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	250	470	
Year Built	2005	1997	
Gross SqFt	392,410	624,519	
Estimated Gross Income	\$16,873,630	\$24,175,512	
Gross Income per SqFt	\$43.00	\$38.70	
Full Market Value	\$84,600,003	\$121,000,000	
Market Value per SqFt	\$216.00	\$194.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00864-7501	1-00889-0039	1-00893-0082
Condominium Section	96-R1		
Address	20 EAST 35 STREET	166 EAST 34 STREET	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	169	223	146
Year Built	1938	1975	1930
Gross SqFt	182,166	182,767	110,949
Estimated Gross Income	\$7,286,640	\$7,949,233	\$4,410,689
Gross Income per SqFt	\$40.00	\$43.50	\$39.80
Full Market Value	\$34,600,000	\$39,900,000	\$22,100,000
Market Value per SqFt	\$190.00	\$218.00	\$199.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00865-7501	1-00887-0023	1-00893-0082
Condominium Section	320-R1		
Address	211 MADISON AVENUE	184 LEXINGTON AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	40	100	146
Year Built	1985	1984	1930
Gross SqFt	86,314	97,414	110,949
Estimated Gross Income	\$3,625,188	\$4,319,831	\$4,410,689
Gross Income per SqFt	\$42.00	\$44.30	\$39.80
Full Market Value	\$18,199,994	\$21,700,000	\$22,100,000
Market Value per SqFt	\$211.00	\$223.00	\$199.00
Distance from Condominium in miles		0.25	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00865-7502	1-00887-0023	1-00893-0082
Condominium Section	1734-R1		
Address	1 EAST 35 STREET	184 LEXINGTON AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	91	100	146
Year Built	2005	1984	1930
Gross SqFt	92,176	97,414	110,949
Estimated Gross Income	\$4,332,272	\$4,319,831	\$4,410,689
Gross Income per SqFt	\$47.00	\$44.30	\$39.80
Full Market Value	\$20,600,000	\$21,700,000	\$22,100,000
Market Value per SqFt	\$223.00	\$223.00	\$199.00
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00866-7501	1-00887-0023	1-00893-0082
Condominium Section	1617-R1		
Address	11 EAST 36 STREET	184 LEXINGTON AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	67	100	146
Year Built	1912	1984	1930
Gross SqFt	76,902	97,414	110,949
Estimated Gross Income	\$3,229,884	\$4,319,831	\$4,410,689
Gross Income per SqFt	\$42.00	\$44.30	\$39.80
Full Market Value	\$16,199,998	\$21,700,000	\$22,100,000
Market Value per SqFt	\$211.00	\$223.00	\$199.00
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00866-7502	1-00887-0023	1-00893-0082
Condominium Section	1613-R1		
Address	30 EAST 37 STREET	184 LEXINGTON AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	101	100	146
Year Built	1952	1984	1930
Gross SqFt	87,697	97,414	110,949
Estimated Gross Income	\$3,683,274	\$4,319,831	\$4,410,689
Gross Income per SqFt	\$42.00	\$44.30	\$39.80
Full Market Value	\$18,500,013	\$21,700,000	\$22,100,000
Market Value per SqFt	\$211.00	\$223.00	\$199.00
Distance from Condominium in miles		0.25	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00867-7501	1-00858-0014	1-00860-0015
Condominium Section	1169-R1		
Address	52 PARK AVENUE	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	17	61	13
Year Built	1998	1923	1920
Gross SqFt	30,371	60,110	34,545
Estimated Gross Income	\$1,154,098	\$2,471,692	\$1,348,000
Gross Income per SqFt	\$38.00	\$41.10	\$39.00
Full Market Value	\$5,790,001	\$12,400,000	\$6,760,000
Market Value per SqFt	\$191.00	\$206.00	\$196.00
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-7501	1-00887-0023	1-00893-0082
Condominium Section	19-R1		
Address	35 EAST 38 STREET	184 LEXINGTON AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	113	100	146
Year Built	1961	1984	1930
Gross SqFt	88,230	97,414	110,949
Estimated Gross Income	\$3,705,660	\$4,319,831	\$4,410,689
Gross Income per SqFt	\$42.00	\$44.30	\$39.80
Full Market Value	\$18,600,006	\$21,700,000	\$22,100,000
Market Value per SqFt	\$211.00	\$223.00	\$199.00
Distance from Condominium in miles		0.35	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-7502	1-00885-0042	1-00893-0082
Condominium Section	101-R1		
Address	80 PARK AVENUE	155 EAST 29 STREET	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	224	284	146
Year Built	1956	1981	1930
Gross SqFt	212,756	251,848	110,949
Estimated Gross Income	\$8,510,240	\$11,761,764	\$4,410,689
Gross Income per SqFt	\$40.00	\$46.70	\$39.80
Full Market Value	\$42,700,005	\$59,000,000	\$22,100,000
Market Value per SqFt	\$201.00	\$234.00	\$199.00
Distance from Condominium in miles		0.50	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-7503	1-00889-0039	1-00890-0011
Condominium Section	1343-R1		
Address	425 5 AVENUE	166 EAST 34 STREET	115 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	172	223	196
Year Built	2003	1975	1980
Gross SqFt	162,488	182,767	164,073
Estimated Gross Income	\$7,149,472	\$7,949,233	\$8,191,231
Gross Income per SqFt	\$44.00	\$43.50	\$49.90
Full Market Value	\$35,899,991	\$39,900,000	\$41,100,000
Market Value per SqFt	\$221.00	\$218.00	\$250.00
Distance from Condominium in miles		0.40	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00869-7501	1-00890-0011	1-00889-0039
Condominium Section	266-R1		
Address	441 5 AVENUE	115 EAST 34 STREET	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	174	196	223
Year Built	1986	1980	1975
Gross SqFt	134,519	164,073	182,767
Estimated Gross Income	\$5,784,317	\$8,191,231	\$7,949,233
Gross Income per SqFt	\$43.00	\$49.90	\$43.50
Full Market Value	\$28,999,999	\$41,100,000	\$39,900,000
Market Value per SqFt	\$216.00	\$250.00	\$218.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00870-7501	1-00887-0030	1-00919-0014
Condominium Section	449-R1		
Address	10 UNION SQUARE EAST	151 EAST 31 STREET	240 EAST 39 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	645	722	470
Year Built	1987	1988	1997
Gross SqFt	575,077	800,227	624,519
Estimated Gross Income	\$23,003,080	\$34,627,255	\$24,175,512
Gross Income per SqFt	\$40.00	\$43.30	\$38.70
Full Market Value	\$114,999,959	\$174,000,000	\$121,000,000
Market Value per SqFt	\$200.00	\$217.00	\$194.00
Distance from Condominium in miles		0.80	1.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00874-7501	1-00872-0001	1-00883-0025
Condominium Section	775-R1		
Address	157 EAST 18 STREET	36 UNION SQUARE	105 LEXINGTON AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R9-CONDOPS	D8-ELEVATOR	D7-ELEVATOR
Total Units	53	78	51
Year Built	1955	1963	1988
Gross SqFt	40,279	65,430	41,053
Estimated Gross Income	\$1,288,928	\$2,975,419	\$1,192,121
Gross Income per SqFt	\$32.00	\$45.50	\$29.00
Full Market Value	\$6,130,000	\$14,900,000	\$5,710,000
Market Value per SqFt	\$152.00	\$228.00	\$139.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-7501	1-00872-0001	1-00877-0053
Condominium Section	286-R1		
Address	7 GRAMERCY PARK WEST	36 UNION SQUARE	152 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	24	78	45
Year Built	1913	1963	1930
Gross SqFt	30,260	65,430	24,486
Estimated Gross Income	\$1,149,880	\$2,975,419	\$1,031,364
Gross Income per SqFt	\$38.00	\$45.50	\$42.10
Full Market Value	\$5,770,005	\$14,900,000	\$5,170,000
Market Value per SqFt	\$191.00	\$228.00	\$211.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-7502	1-00882-0061	1-00882-0079
Condominium Section	609-R1		
Address	151 EAST 20 STREET	97 LEXINGTON AVENUE	114 EAST 27 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	23	20	11
Year Built	1956	1935	1910
Gross SqFt	8,053	10,703	9,891
Estimated Gross Income	\$289,908	\$594,405	\$444,761
Gross Income per SqFt	\$36.00	\$56.00	\$45.00
Full Market Value	\$1,449,998	\$2,980,000	\$2,230,000
Market Value per SqFt	\$180.00	\$278.00	\$225.00
Distance from Condominium in miles		0.30	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00879-7501	1-00887-0023	1-00909-0028
Condominium Section	1445-R1		
Address	119 EAST 23 STREET	184 LEXINGTON AVENUE	501 2 AVENUE
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	95	100	130
Year Built	2004	1984	1978
Gross SqFt	87,310	97,414	108,614
Estimated Gross Income	\$3,928,950	\$4,319,831	\$3,954,234
Gross Income per SqFt	\$45.00	\$44.30	\$36.40
Full Market Value	\$19,699,999	\$21,700,000	\$19,800,000
Market Value per SqFt	\$226.00	\$223.00	\$182.00
Distance from Condominium in miles		0.40	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00880-7501	1-00872-0001	1-00877-0053
Condominium Section	245-R1		
Address	117 EAST 24 STREET	36 UNION SQUARE	152 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	11	78	45
Year Built	1920	1963	1930
Gross SqFt	36,270	65,430	24,486
Estimated Gross Income	\$1,378,260	\$2,975,419	\$1,031,364
Gross Income per SqFt	\$38.00	\$45.50	\$42.10
Full Market Value	\$6,909,999	\$14,900,000	\$5,170,000
Market Value per SqFt	\$191.00	\$228.00	\$211.00
Distance from Condominium in miles		0.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00881-7501	1-00872-0001	1-00877-0053
Condominium Section	704-R1		
Address	61 LEXINGTON AVENUE	36 UNION SQUARE	152 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R9-CONDOPS	D8-ELEVATOR	D9-ELEVATOR
Total Units	40	78	45
Year Built	1930	1963	1930
Gross SqFt	22,300	65,430	24,486
Estimated Gross Income	\$892,000	\$2,975,419	\$1,031,364
Gross Income per SqFt	\$40.00	\$45.50	\$42.10
Full Market Value	\$4,240,000	\$14,900,000	\$5,170,000
Market Value per SqFt	\$190.00	\$228.00	\$211.00
Distance from Condominium in miles		0.45	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00884-7501	1-00858-0014	1-00887-0023
Condominium Section	1420-R1		
Address	118 EAST 29 STREET	80 MADISON AVENUE	184 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	25	61	100
Year Built	1920	1923	1984
Gross SqFt	53,181	60,110	97,414
Estimated Gross Income	\$2,233,602	\$2,471,692	\$4,319,831
Gross Income per SqFt	\$42.00	\$41.10	\$44.30
Full Market Value	\$11,199,998	\$12,400,000	\$21,700,000
Market Value per SqFt	\$211.00	\$206.00	\$223.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-7501	1-00912-0036	1-00860-0015
Condominium Section	1740-R1		
Address	117 EAST 29 STREET	577 2 AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	29	40	13
Year Built	1920	1915	1920
Gross SqFt	25,354	30,658	34,545
Estimated Gross Income	\$836,682	\$1,119,743	\$1,348,000
Gross Income per SqFt	\$33.00	\$36.50	\$39.00
Full Market Value	\$4,009,994	\$5,620,000	\$6,760,000
Market Value per SqFt	\$158.00	\$183.00	\$196.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-7501	1-00887-0023	1-00858-0014
Condominium Section	147-R1		
Address	111 EAST 30 STREET	184 LEXINGTON AVENUE	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	52	100	61
Year Built	1984	1984	1923
Gross SqFt	65,112	97,414	60,110
Estimated Gross Income	\$2,734,704	\$4,319,831	\$2,471,692
Gross Income per SqFt	\$42.00	\$44.30	\$41.10
Full Market Value	\$13,699,993	\$21,700,000	\$12,400,000
Market Value per SqFt	\$210.00	\$223.00	\$206.00
Distance from Condominium in miles		0.05	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-7502	1-00887-0023	1-00858-0014
Condominium Section	388-R1		
Address	159 EAST 30 STREET	184 LEXINGTON AVENUE	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	53	100	61
Year Built	1987	1984	1923
Gross SqFt	55,715	97,414	60,110
Estimated Gross Income	\$2,340,030	\$4,319,831	\$2,471,692
Gross Income per SqFt	\$42.00	\$44.30	\$41.10
Full Market Value	\$11,699,999	\$21,700,000	\$12,400,000
Market Value per SqFt	\$210.00	\$223.00	\$206.00
Distance from Condominium in miles		0.10	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-7503	1-00887-0023	1-00858-0014
Condominium Section	587-R1		
Address	127 EAST 30 STREET	184 LEXINGTON AVENUE	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	71	100	61
Year Built	1988	1984	1923
Gross SqFt	77,154	97,414	60,110
Estimated Gross Income	\$3,240,468	\$4,319,831	\$2,471,692
Gross Income per SqFt	\$42.00	\$44.30	\$41.10
Full Market Value	\$16,299,991	\$21,700,000	\$12,400,000
Market Value per SqFt	\$211.00	\$223.00	\$206.00
Distance from Condominium in miles		0.05	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00888-7501	1-00887-0023	1-00858-0014
Condominium Section	436-R1		
Address	157 EAST 32 STREET	184 LEXINGTON AVENUE	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	79	100	61
Year Built	1988	1984	1923
Gross SqFt	71,011	97,414	60,110
Estimated Gross Income	\$2,982,462	\$4,319,831	\$2,471,692
Gross Income per SqFt	\$42.00	\$44.30	\$41.10
Full Market Value	\$14,999,995	\$21,700,000	\$12,400,000
Market Value per SqFt	\$211.00	\$223.00	\$206.00
Distance from Condominium in miles		0.10	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-7501	1-00885-0042	1-00913-0001
Condominium Section	340-R1		
Address	155 EAST 34 STREET	155 EAST 29 STREET	471 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	330	284	311
Year Built	1961	1981	1972
Gross SqFt	270,870	251,848	351,560
Estimated Gross Income	\$10,834,800	\$11,761,764	\$12,168,616
Gross Income per SqFt	\$40.00	\$46.70	\$34.60
Full Market Value	\$54,300,001	\$59,000,000	\$58,300,000
Market Value per SqFt	\$200.00	\$234.00	\$166.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-7503	1-00860-0015	1-00858-0014
Condominium Section	1250-R1		
Address	143 EAST 34 STREET	118 MADISON AVENUE	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	28	13	61
Year Built	2002	1920	1923
Gross SqFt	38,960	34,545	60,110
Estimated Gross Income	\$1,480,480	\$1,348,000	\$2,471,692
Gross Income per SqFt	\$38.00	\$39.00	\$41.10
Full Market Value	\$7,420,003	\$6,760,000	\$12,400,000
Market Value per SqFt	\$190.00	\$196.00	\$206.00
Distance from Condominium in miles		0.35	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-7501	1-00858-0014	1-00860-0015
Condominium Section	273-R1		
Address	148 EAST 37 STREET	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	78	61	13
Year Built	1963	1923	1920
Gross SqFt	45,116	60,110	34,545
Estimated Gross Income	\$1,714,408	\$2,471,692	\$1,348,000
Gross Income per SqFt	\$38.00	\$41.10	\$39.00
Full Market Value	\$8,599,985	\$12,400,000	\$6,760,000
Market Value per SqFt	\$191.00	\$206.00	\$196.00
Distance from Condominium in miles		0.50	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-7503	1-00889-0039	1-00890-0011
Condominium Section	1757-R1		
Address	45 PARK AVENUE	166 EAST 34 STREET	115 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	101	223	196
Year Built	2006	1975	1980
Gross SqFt	136,474	182,767	164,073
Estimated Gross Income	\$6,141,330	\$7,949,233	\$8,191,231
Gross Income per SqFt	\$45.00	\$43.50	\$49.90
Full Market Value	\$30,800,001	\$39,900,000	\$41,100,000
Market Value per SqFt	\$226.00	\$218.00	\$250.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-7501	1-00889-0039	1-00890-0011
Condominium Section	9-R1		
Address	77 PARK AVENUE	166 EAST 34 STREET	115 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	109	223	196
Year Built	1973	1975	1980
Gross SqFt	158,571	182,767	164,073
Estimated Gross Income	\$6,977,124	\$7,949,233	\$8,191,231
Gross Income per SqFt	\$44.00	\$43.50	\$49.90
Full Market Value	\$35,000,014	\$39,900,000	\$41,100,000
Market Value per SqFt	\$221.00	\$218.00	\$250.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-7502	1-00893-0082	1-00890-0011
Condominium Section	361-R1		
Address	155 EAST 38 STREET	106 EAST 38 STREET	115 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	176	146	196
Year Built	1960	1930	1980
Gross SqFt	128,571	110,949	164,073
Estimated Gross Income	\$5,142,840	\$4,410,689	\$8,191,231
Gross Income per SqFt	\$40.00	\$39.80	\$49.90
Full Market Value	\$25,799,994	\$22,100,000	\$41,100,000
Market Value per SqFt	\$201.00	\$199.00	\$250.00
Distance from Condominium in miles		0.10	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-7503	1-00858-0014	1-00860-0015
Condominium Section	817-R1		
Address	71 PARK AVENUE	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	43	61	13
Year Built	1924	1923	1920
Gross SqFt	51,562	60,110	34,545
Estimated Gross Income	\$1,959,356	\$2,471,692	\$1,348,000
Gross Income per SqFt	\$38.00	\$41.10	\$39.00
Full Market Value	\$9,830,003	\$12,400,000	\$6,760,000
Market Value per SqFt	\$191.00	\$206.00	\$196.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-7501	1-00872-0001	1-00879-0027
Condominium Section	1537-R1		
Address	203 EAST 16 STREET	36 UNION SQUARE	143 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	32	78	327
Year Built	1915	1963	1928
Gross SqFt	51,136	65,430	101,857
Estimated Gross Income	\$1,636,352	\$2,975,419	\$2,927,384
Gross Income per SqFt	\$32.00	\$45.50	\$28.70
Full Market Value	\$7,840,002	\$14,900,000	\$6,850,000
Market Value per SqFt	\$153.00	\$228.00	\$67.00
Distance from Condominium in miles		0.20	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-7501	1-00878-0004	1-00883-0044
Condominium Section	437-R1		
Address	305 2 AVENUE	295 PARK AVENUE SOUTH	376 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	127	190	179
Year Built	1901	1900	1964
Gross SqFt	174,042	145,299	175,110
Estimated Gross Income	\$5,395,302	\$5,747,773	\$5,290,470
Gross Income per SqFt	\$31.00	\$39.60	\$30.20
Full Market Value	\$25,800,004	\$28,800,000	\$25,300,000
Market Value per SqFt	\$148.00	\$198.00	\$144.00
Distance from Condominium in miles		0.30	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-7502	1-00872-0001	1-00877-0053
Condominium Section	1676-R1		
Address	233 EAST 17 STREET	36 UNION SQUARE	152 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	13	78	45
Year Built	1948	1963	1930
Gross SqFt	26,700	65,430	24,486
Estimated Gross Income	\$1,068,000	\$2,975,419	\$1,031,364
Gross Income per SqFt	\$40.00	\$45.50	\$42.10
Full Market Value	\$5,359,999	\$14,900,000	\$5,170,000
Market Value per SqFt	\$201.00	\$228.00	\$211.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00903-7501	1-00902-0030	1-00909-0028
Condominium Section	127-R1		
Address	205 EAST 22 STREET	371 2 AVENUE	501 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	94	130
Year Built	1920	1930	1978
Gross SqFt	81,685	77,640	108,614
Estimated Gross Income	\$3,022,345	\$2,521,897	\$3,954,234
Gross Income per SqFt	\$37.00	\$32.50	\$36.40
Full Market Value	\$15,199,995	\$12,100,000	\$19,800,000
Market Value per SqFt	\$186.00	\$156.00	\$182.00
Distance from Condominium in miles		0.05	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00903-7502	1-00913-0001	1-00893-0082
Condominium Section	148-R1		
Address	381 2 AVENUE	471 3 AVENUE	106 EAST 38 STREET
Neighborhood	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	329	311	146
Year Built	1931	1972	1930
Gross SqFt	321,079	351,560	110,949
Estimated Gross Income	\$10,274,528	\$12,168,616	\$4,410,689
Gross Income per SqFt	\$32.00	\$34.60	\$39.80
Full Market Value	\$48,800,000	\$58,300,000	\$22,100,000
Market Value per SqFt	\$152.00	\$166.00	\$199.00
Distance from Condominium in miles		0.50	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00908-7501	1-00872-0001	1-00877-0053
Condominium Section	503-R1		
Address	200 EAST 28 STREET	36 UNION SQUARE	152 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	43	78	45
Year Built	1965	1963	1930
Gross SqFt	29,535	65,430	24,486
Estimated Gross Income	\$1,122,330	\$2,975,419	\$1,031,364
Gross Income per SqFt	\$38.00	\$45.50	\$42.10
Full Market Value	\$5,629,995	\$14,900,000	\$5,170,000
Market Value per SqFt	\$191.00	\$228.00	\$211.00
Distance from Condominium in miles		0.55	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-7501	1-00887-0023	1-00893-0082
Condominium Section	1320-R1		
Address	250 EAST 30 STREET	184 LEXINGTON AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	80	100	146
Year Built	2001	1984	1930
Gross SqFt	79,132	97,414	110,949
Estimated Gross Income	\$3,560,940	\$4,319,831	\$4,410,689
Gross Income per SqFt	\$45.00	\$44.30	\$39.80
Full Market Value	\$17,900,000	\$21,700,000	\$22,100,000
Market Value per SqFt	\$226.00	\$223.00	\$199.00
Distance from Condominium in miles		0.25	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00911-7501	1-00858-0014	1-00860-0015
Condominium Section	82-R1		
Address	242 EAST 31 STREET	80 MADISON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	30	61	13
Year Built	1925	1923	1920
Gross SqFt	41,297	60,110	34,545
Estimated Gross Income	\$1,569,286	\$2,471,692	\$1,348,000
Gross Income per SqFt	\$38.00	\$41.10	\$39.00
Full Market Value	\$7,869,997	\$12,400,000	\$6,760,000
Market Value per SqFt	\$191.00	\$206.00	\$196.00
Distance from Condominium in miles		0.40	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00911-7502	1-00916-0037	1-00860-0015
Condominium Section	119-R1		
Address	250 EAST 31 STREET	657 2 AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	25	45	13
Year Built	1983	1960	1920
Gross SqFt	27,950	23,200	34,545
Estimated Gross Income	\$1,173,900	\$1,095,863	\$1,348,000
Gross Income per SqFt	\$42.00	\$47.20	\$39.00
Full Market Value	\$5,890,000	\$5,500,000	\$6,760,000
Market Value per SqFt	\$211.00	\$237.00	\$196.00
Distance from Condominium in miles		0.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00912-7502	1-00889-0039	1-00885-0042
Condominium Section	844-R1		
Address	200 EAST 32 STREET	166 EAST 34 STREET	155 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	165	223	284
Year Built	1990	1975	1981
Gross SqFt	198,838	182,767	251,848
Estimated Gross Income	\$8,550,034	\$7,949,233	\$11,761,764
Gross Income per SqFt	\$43.00	\$43.50	\$46.70
Full Market Value	\$42,900,006	\$39,900,000	\$59,000,000
Market Value per SqFt	\$216.00	\$218.00	\$234.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00915-7501	1-00885-0042	
Condominium Section	1765-R1		
Address	225 EAST 34 STREET	155 EAST 29 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	191	284	
Year Built	2007	1981	
Gross SqFt	222,784	251,848	
Estimated Gross Income	\$9,579,712	\$11,761,764	
Gross Income per SqFt	\$43.00	\$46.70	
Full Market Value	\$48,000,000	\$59,000,000	
Market Value per SqFt	\$215.00	\$234.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-7501	1-00916-0037	1-00860-0015
Condominium Section	1708-R1		
Address	649 2 AVENUE	657 2 AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R9-CONDOPS	D9-ELEVATOR	D5-ELEVATOR
Total Units	44	45	13
Year Built	1960	1960	1920
Gross SqFt	23,653	23,200	34,545
Estimated Gross Income	\$993,426	\$1,095,863	\$1,348,000
Gross Income per SqFt	\$42.00	\$47.20	\$39.00
Full Market Value	\$4,720,000	\$5,500,000	\$6,760,000
Market Value per SqFt	\$200.00	\$237.00	\$196.00
Distance from Condominium in miles		0.00	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00917-7501	1-00893-0082	1-00889-0039
Condominium Section	191-R1		
Address	201 EAST 36 STREET	106 EAST 38 STREET	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	118	146	223
Year Built	1963	1930	1975
Gross SqFt	123,404	110,949	182,767
Estimated Gross Income	\$4,936,160	\$4,410,689	\$7,949,233
Gross Income per SqFt	\$40.00	\$39.80	\$43.50
Full Market Value	\$24,800,016	\$22,100,000	\$39,900,000
Market Value per SqFt	\$201.00	\$199.00	\$218.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00920-7501	1-00885-0042	1-00887-0030
Condominium Section	597-R1		
Address	250 EAST 40 STREET	155 EAST 29 STREET	151 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	234	284	722
Year Built	1988	1981	1988
Gross SqFt	235,948	251,848	800,227
Estimated Gross Income	\$10,145,764	\$11,761,764	\$34,627,255
Gross Income per SqFt	\$43.00	\$46.70	\$43.30
Full Market Value	\$50,900,001	\$59,000,000	\$174,000,000
Market Value per SqFt	\$216.00	\$234.00	\$217.00
Distance from Condominium in miles		0.50	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00927-7501	1-00912-0036	1-00916-0037
Condominium Section	937-R1		
Address	312 EAST 22 STREET	577 2 AVENUE	657 2 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	MURRAY HILL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	15	40	45
Year Built	1910	1915	1960
Gross SqFt	20,425	30,658	23,200
Estimated Gross Income	\$674,025	\$1,119,743	\$1,095,863
Gross Income per SqFt	\$33.00	\$36.50	\$47.20
Full Market Value	\$3,229,999	\$5,620,000	\$5,500,000
Market Value per SqFt	\$158.00	\$183.00	\$237.00
Distance from Condominium in miles		0.50	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00928-7502	1-00893-0064	1-00902-0030
Condominium Section	580-R1		
Address	310 EAST 23 STREET	309 LEXINGTON AVENUE	371 2 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	GRAMERCY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	98	90	94
Year Built	1905	1928	1930
Gross SqFt	65,393	52,936	77,640
Estimated Gross Income	\$2,092,576	\$1,864,170	\$2,521,897
Gross Income per SqFt	\$32.00	\$35.20	\$32.50
Full Market Value	\$9,580,000	\$8,930,000	\$12,100,000
Market Value per SqFt	\$146.00	\$169.00	\$156.00
Distance from Condominium in miles		0.80	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00928-7502	1-00893-0064	1-00902-0030
Condominium Section	580-R2		
Address	312 EAST 23 STREET	309 LEXINGTON AVENUE	371 2 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	GRAMERCY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	36	90	94
Year Built	1905	1928	1930
Gross SqFt	49,157	52,936	77,640
Estimated Gross Income	\$1,573,024	\$1,864,170	\$2,521,897
Gross Income per SqFt	\$32.00	\$35.20	\$32.50
Full Market Value	\$7,200,000	\$8,930,000	\$12,100,000
Market Value per SqFt	\$146.00	\$169.00	\$156.00
Distance from Condominium in miles		0.80	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00928-7503	1-00939-0001	1-00944-0045
Condominium Section	1815-R1		
Address	340 EAST 23 STREET	604 2 AVENUE	312 EAST 39 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	207	370	255
Year Built	2007	1974	2000
Gross SqFt	233,744	366,200	268,874
Estimated Gross Income	\$9,349,760	\$14,752,727	\$10,364,670
Gross Income per SqFt	\$40.00	\$40.30	\$38.50
Full Market Value	\$46,900,026	\$74,000,000	\$52,000,000
Market Value per SqFt	\$201.00	\$202.00	\$193.00
Distance from Condominium in miles		0.55	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00935-7501	1-00928-0031	1-00944-0001
Condominium Section	64-R1		
Address	350 EAST 30 STREET	385 1 AVENUE	710 2 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	128	140	157
Year Built	1956	2002	1930
Gross SqFt	125,776	150,800	122,247
Estimated Gross Income	\$3,773,280	\$6,295,967	\$3,717,143
Gross Income per SqFt	\$30.00	\$41.80	\$30.40
Full Market Value	\$18,100,002	\$31,600,000	\$17,800,000
Market Value per SqFt	\$144.00	\$210.00	\$146.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00936-7501	1-00966-0001	1-00991-0060
Condominium Section	40-R1		
Address	333 EAST 30 STREET	606 1 AVENUE	25-00 F D R DRIVE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	1,121	707	1,112
Year Built	1962	1985	1973
Gross SqFt	1,171,064	835,279	1,588,533
Estimated Gross Income	\$32,789,792	\$29,112,548	\$32,050,670
Gross Income per SqFt	\$28.00	\$34.90	\$20.18
Full Market Value	\$156,999,784	\$139,000,000	\$75,000,000
Market Value per SqFt	\$134.00	\$166.00	\$47.20
Distance from Condominium in miles		0.20	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00940-7501	1-00927-0001	1-00944-0045
Condominium Section	1345-R1		
Address	333 EAST 34 STREET	362 2 AVENUE	312 EAST 39 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	205	211	255
Year Built	1961	1930	2000
Gross SqFt	194,733	185,127	268,874
Estimated Gross Income	\$6,815,655	\$4,868,938	\$10,364,670
Gross Income per SqFt	\$35.00	\$26.30	\$38.50
Full Market Value	\$32,600,001	\$21,100,000	\$52,000,000
Market Value per SqFt	\$167.00	\$114.00	\$193.00
Distance from Condominium in miles		0.65	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00943-7501	1-00991-0060	1-00966-0001
Condominium Section	528-R1		
Address	330 EAST 38 STREET	25-00 F D R DRIVE	606 1 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	818	1,112	707
Year Built	1986	1973	1985
Gross SqFt	842,317	1,588,533	835,279
Estimated Gross Income	\$29,481,095	\$32,050,670	\$29,112,548
Gross Income per SqFt	\$35.00	\$20.18	\$34.90
Full Market Value	\$140,999,979	\$75,000,000	\$139,000,000
Market Value per SqFt	\$167.00	\$47.20	\$166.00
Distance from Condominium in miles		0.80	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00944-7501	1-00944-0001	1-00944-0045
Condominium Section	137-R1		
Address	311 EAST 38 STREET	710 2 AVENUE	312 EAST 39 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	118	157	255
Year Built	1984	1930	2000
Gross SqFt	119,395	122,247	268,874
Estimated Gross Income	\$4,178,825	\$3,717,143	\$10,364,670
Gross Income per SqFt	\$35.00	\$30.40	\$38.50
Full Market Value	\$19,999,972	\$17,800,000	\$52,000,000
Market Value per SqFt	\$168.00	\$146.00	\$193.00
Distance from Condominium in miles		0.00	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00945-7501	1-00966-0001	1-00887-0030
Condominium Section	790-R1		
Address	300 EAST 40 STREET	606 1 AVENUE	151 EAST 31 STREET
Neighborhood	KIPS BAY	KIPS BAY	MURRAY HILL
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	586	707	722
Year Built	1967	1985	1988
Gross SqFt	605,018	835,279	800,227
Estimated Gross Income	\$21,175,630	\$29,112,548	\$34,627,255
Gross Income per SqFt	\$35.00	\$34.90	\$43.30
Full Market Value	\$101,000,000	\$139,000,000	\$174,000,000
Market Value per SqFt	\$167.00	\$166.00	\$217.00
Distance from Condominium in miles		0.25	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00968-7501	1-00919-0014	1-00966-0001
Condominium Section	195-R1		
Address	630 1 AVENUE	240 EAST 39 STREET	606 1 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	485	470	707
Year Built	1984	1997	1985
Gross SqFt	508,026	624,519	835,279
Estimated Gross Income	\$19,813,014	\$24,175,512	\$29,112,548
Gross Income per SqFt	\$39.00	\$38.70	\$34.90
Full Market Value	\$99,400,015	\$121,000,000	\$139,000,000
Market Value per SqFt	\$196.00	\$194.00	\$166.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00969-7501	1-00919-0014	1-00966-0001
Condominium Section	570-R1		
Address	415 EAST 37 STREET	240 EAST 39 STREET	606 1 AVENUE
Neighborhood	KIPS BAY	MURRAY HILL	KIPS BAY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	411	470	707
Year Built	1989	1997	1985
Gross SqFt	510,770	624,519	835,279
Estimated Gross Income	\$19,920,030	\$24,175,512	\$29,112,548
Gross Income per SqFt	\$39.00	\$38.70	\$34.90
Full Market Value	\$99,899,984	\$121,000,000	\$139,000,000
Market Value per SqFt	\$196.00	\$194.00	\$166.00
Distance from Condominium in miles		0.25	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01003-7501	1-01113-0001	1-01274-0006
Condominium Section	347-R1		
Address	150 WEST 51 STREET	45 WEST 60 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	445	325	338
Year Built	1927	1981	1948
Gross SqFt	328,716	408,644	269,346
Estimated Gross Income	\$13,148,640	\$17,891,063	\$12,293,601
Gross Income per SqFt	\$40.00	\$43.80	\$45.60
Full Market Value	\$65,899,991	\$89,700,000	\$61,700,000
Market Value per SqFt	\$200.00	\$220.00	\$229.00
Distance from Condominium in miles		0.60	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01006-7501	1-01272-0001	1-01274-0006
Condominium Section	130-R1		
Address	825 7 AVENUE	1380 6 AVENUE	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	212	252	338
Year Built	1968	1963	1948
Gross SqFt	223,307	303,642	269,346
Estimated Gross Income	\$8,485,666	\$11,601,559	\$12,293,601
Gross Income per SqFt	\$38.00	\$38.20	\$45.60
Full Market Value	\$42,600,010	\$58,200,000	\$61,700,000
Market Value per SqFt	\$191.00	\$192.00	\$229.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01008-7501	1-00997-0019	1-01026-0049
Condominium Section	84-R1		
Address	108 WEST 56 STREET	123 WEST 44 STREET	230 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	50	121	237
Year Built	1982	1900	1979
Gross SqFt	96,492	115,355	210,213
Estimated Gross Income	\$4,052,664	\$5,027,226	\$8,785,649
Gross Income per SqFt	\$42.00	\$43.60	\$41.80
Full Market Value	\$20,300,029	\$25,200,000	\$44,100,000
Market Value per SqFt	\$210.00	\$218.00	\$210.00
Distance from Condominium in miles		0.55	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01008-7502	1-00997-0019	1-00999-0054
Condominium Section	534-R1		
Address	162 WEST 56 STREET	123 WEST 44 STREET	150 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	65	121	105
Year Built	1926	1900	1979
Gross SqFt	74,422	115,355	66,182
Estimated Gross Income	\$2,828,036	\$5,027,226	\$2,619,610
Gross Income per SqFt	\$38.00	\$43.60	\$39.60
Full Market Value	\$14,200,002	\$25,200,000	\$13,100,000
Market Value per SqFt	\$191.00	\$218.00	\$198.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01008-7503	1-01115-0017	1-01139-0001
Condominium Section	540-R1		
Address	150 WEST 56 STREET	1886 BROADWAY	145 WEST 67 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	340	555	453
Year Built	1987	1979	1986
Gross SqFt	494,266	580,347	568,001
Estimated Gross Income	\$21,253,438	\$25,959,393	\$22,043,628
Gross Income per SqFt	\$43.00	\$44.70	\$38.80
Full Market Value	\$106,999,987	\$130,000,000	\$111,000,000
Market Value per SqFt	\$216.00	\$224.00	\$195.00
Distance from Condominium in miles		0.45	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01009-7501	1-01113-0001	1-01115-0017
Condominium Section	364-R1		
Address	146 WEST 57 STREET	45 WEST 60 STREET	1886 BROADWAY
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	247	325	555
Year Built	1986	1981	1979
Gross SqFt	399,221	408,644	580,347
Estimated Gross Income	\$17,964,945	\$17,891,063	\$25,959,393
Gross Income per SqFt	\$45.00	\$43.80	\$44.70
Full Market Value	\$90,099,994	\$89,700,000	\$130,000,000
Market Value per SqFt	\$226.00	\$220.00	\$224.00
Distance from Condominium in miles		0.40	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7501	1-01023-0006	1-01147-0030
Condominium Section	165-R1		
Address	140 WEST 58 STREET	245 WEST 51 STREET	322 COLUMBUS AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	38	82	66
Year Built	1916	1912	1926
Gross SqFt	43,765	48,368	36,258
Estimated Gross Income	\$1,312,950	\$1,490,621	\$1,597,670
Gross Income per SqFt	\$30.00	\$30.80	\$44.10
Full Market Value	\$6,010,000	\$7,140,000	\$8,010,000
Market Value per SqFt	\$137.00	\$148.00	\$221.00
Distance from Condominium in miles		0.35	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7502	1-01037-0030	1-01041-0038
Condominium Section	513-R1		
Address	120 WEST 58 STREET	733 8 AVENUE	306 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	33	23	38
Year Built	1923	1910	1945
Gross SqFt	32,796	29,245	25,482
Estimated Gross Income	\$983,880	\$818,860	\$805,543
Gross Income per SqFt	\$30.00	\$28.00	\$31.60
Full Market Value	\$4,709,999	\$3,920,000	\$3,860,000
Market Value per SqFt	\$144.00	\$134.00	\$151.00
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7504	1-00999-0054	1-00997-0019
Condominium Section	1153-R1		
Address	171 WEST 57 STREET	150 WEST 47 STREET	123 WEST 44 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	35	105	121
Year Built	1922	1979	1900
Gross SqFt	88,288	66,182	115,355
Estimated Gross Income	\$3,354,944	\$2,619,610	\$5,027,226
Gross Income per SqFt	\$38.00	\$39.60	\$43.60
Full Market Value	\$16,799,998	\$13,100,000	\$25,200,000
Market Value per SqFt	\$190.00	\$198.00	\$218.00
Distance from Condominium in miles		0.55	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-7505	1-00997-0019	1-01023-0061
Condominium Section	1524-R1		
Address	100 WEST 58 STREET	123 WEST 44 STREET	260 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	103	121	217
Year Built	1926	1900	1987
Gross SqFt	121,921	115,355	190,289
Estimated Gross Income	\$4,876,840	\$5,027,226	\$7,178,824
Gross Income per SqFt	\$40.00	\$43.60	\$37.70
Full Market Value	\$24,500,007	\$25,200,000	\$36,000,000
Market Value per SqFt	\$201.00	\$218.00	\$189.00
Distance from Condominium in miles		0.65	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7501	1-00997-0019	1-01023-0061
Condominium Section	11-R1		
Address	160 CENTRAL PARK SOUTH	123 WEST 44 STREET	260 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	161	121	217
Year Built	1930	1900	1987
Gross SqFt	159,786	115,355	190,289
Estimated Gross Income	\$6,391,440	\$5,027,226	\$7,178,824
Gross Income per SqFt	\$40.00	\$43.60	\$37.70
Full Market Value	\$32,100,002	\$25,200,000	\$36,000,000
Market Value per SqFt	\$201.00	\$218.00	\$189.00
Distance from Condominium in miles		0.70	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7502	1-01113-0001	1-01274-0006
Condominium Section	496-R1		
Address	106 CENTRAL PARK SOUTH	45 WEST 60 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	420	325	338
Year Built	1930	1981	1948
Gross SqFt	340,000	408,644	269,346
Estimated Gross Income	\$13,600,000	\$17,891,063	\$12,293,601
Gross Income per SqFt	\$40.00	\$43.80	\$45.60
Full Market Value	\$68,199,993	\$89,700,000	\$61,700,000
Market Value per SqFt	\$201.00	\$220.00	\$229.00
Distance from Condominium in miles		0.40	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7503	1-00997-0019	1-00999-0054
Condominium Section	696-R1		
Address	116 CENTRAL PARK SOUTH	123 WEST 44 STREET	150 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	79	121	105
Year Built	1950	1900	1979
Gross SqFt	78,236	115,355	66,182
Estimated Gross Income	\$3,285,912	\$5,027,226	\$2,619,610
Gross Income per SqFt	\$42.00	\$43.60	\$39.60
Full Market Value	\$16,499,997	\$25,200,000	\$13,100,000
Market Value per SqFt	\$211.00	\$218.00	\$198.00
Distance from Condominium in miles		0.70	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7504	1-01023-0006	1-01147-0030
Condominium Section	767-R1		
Address	135 WEST 58 STREET	245 WEST 51 STREET	322 COLUMBUS AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	34	82	66
Year Built	1912	1912	1926
Gross SqFt	35,328	48,368	36,258
Estimated Gross Income	\$1,059,840	\$1,490,621	\$1,597,670
Gross Income per SqFt	\$30.00	\$30.80	\$44.10
Full Market Value	\$4,850,000	\$7,140,000	\$8,010,000
Market Value per SqFt	\$137.00	\$148.00	\$221.00
Distance from Condominium in miles		0.40	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-7505	1-00997-0019	1-00999-0054
Condominium Section	1018-R1		
Address	1431 6 AVENUE	123 WEST 44 STREET	150 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	80	121	105
Year Built	1918	1900	1979
Gross SqFt	87,821	115,355	66,182
Estimated Gross Income	\$3,688,482	\$5,027,226	\$2,619,610
Gross Income per SqFt	\$42.00	\$43.60	\$39.60
Full Market Value	\$18,500,007	\$25,200,000	\$13,100,000
Market Value per SqFt	\$211.00	\$218.00	\$198.00
Distance from Condominium in miles		0.70	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01018-7502	1-01041-0029	1-01028-0017
Condominium Section	1875-R1		
Address	247 WEST 46 STREET	831 8 AVENUE	1752 BROADWAY
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	218	295	406
Year Built	2006	1997	1979
Gross SqFt	293,691	270,161	311,689
Estimated Gross Income	\$14,390,859	\$13,588,515	\$13,487,456
Gross Income per SqFt	\$49.00	\$50.00	\$43.30
Full Market Value	\$72,199,966	\$68,100,000	\$67,600,000
Market Value per SqFt	\$246.00	\$252.00	\$217.00
Distance from Condominium in miles		0.25	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01020-7502	1-01026-0049	1-01041-0029
Condominium Section	1519-R1		
Address	1600 BROADWAY	230 WEST 55 STREET	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	137	237	295
Year Built	2005	1979	1997
Gross SqFt	165,323	210,213	270,161
Estimated Gross Income	\$8,100,827	\$8,785,649	\$13,588,515
Gross Income per SqFt	\$49.00	\$41.80	\$50.00
Full Market Value	\$40,599,987	\$44,100,000	\$68,100,000
Market Value per SqFt	\$246.00	\$210.00	\$252.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01025-7501	1-01026-0049	1-01036-0029
Condominium Section	606-R1		
Address	828 7 AVENUE	230 WEST 55 STREET	717 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	237	182
Year Built	1916	1979	1966
Gross SqFt	128,513	210,213	126,778
Estimated Gross Income	\$4,240,929	\$8,785,649	\$4,451,563
Gross Income per SqFt	\$33.00	\$41.80	\$35.10
Full Market Value	\$19,400,000	\$44,100,000	\$21,300,000
Market Value per SqFt	\$151.00	\$210.00	\$168.00
Distance from Condominium in miles		0.10	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01027-7504	1-01019-0001	1-01041-0029
Condominium Section	1278-R1		
Address	230 WEST 56 STREET	770 8 AVENUE	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	108	465	295
Year Built	2002	2001	1997
Gross SqFt	210,177	463,143	270,161
Estimated Gross Income	\$9,457,965	\$18,310,321	\$13,588,515
Gross Income per SqFt	\$45.00	\$39.50	\$50.00
Full Market Value	\$47,400,002	\$91,800,000	\$68,100,000
Market Value per SqFt	\$226.00	\$198.00	\$252.00
Distance from Condominium in miles		0.40	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01028-7501	1-01115-0017	1-01139-0001
Condominium Section	416-R1		
Address	235 WEST 56 STREET	1886 BROADWAY	145 WEST 67 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	484	555	453
Year Built	1987	1979	1986
Gross SqFt	538,783	580,347	568,001
Estimated Gross Income	\$22,628,886	\$25,959,393	\$22,043,628
Gross Income per SqFt	\$42.00	\$44.70	\$38.80
Full Market Value	\$108,000,000	\$130,000,000	\$111,000,000
Market Value per SqFt	\$200.00	\$224.00	\$195.00
Distance from Condominium in miles		0.30	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01040-7501	1-01115-0017	1-01171-0062
Condominium Section	633-R1		
Address	350 WEST 50 STREET	1886 BROADWAY	101 WEST END AVENUE
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	704	555	506
Year Built	1989	1979	1999
Gross SqFt	551,052	580,347	631,204
Estimated Gross Income	\$22,042,080	\$25,959,393	\$22,054,566
Gross Income per SqFt	\$40.00	\$44.70	\$34.90
Full Market Value	\$110,999,997	\$130,000,000	\$106,000,000
Market Value per SqFt	\$201.00	\$224.00	\$168.00
Distance from Condominium in miles		0.65	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01042-7502	1-01026-0049	1-01028-0017
Condominium Section	1626-R1		
Address	310 WEST 52 STREET	230 WEST 55 STREET	1752 BROADWAY
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	215	237	406
Year Built	2005	1979	1979
Gross SqFt	249,339	210,213	311,689
Estimated Gross Income	\$11,220,255	\$8,785,649	\$13,487,456
Gross Income per SqFt	\$45.00	\$41.80	\$43.30
Full Market Value	\$56,531,876	\$44,100,000	\$67,600,000
Market Value per SqFt	\$227.00	\$210.00	\$217.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-7501	1-01023-0006	1-01147-0030
Condominium Section	288-R1		
Address	87177 8 AVENUE	245 WEST 51 STREET	322 COLUMBUS AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	65	82	66
Year Built	1942	1912	1926
Gross SqFt	54,785	48,368	36,258
Estimated Gross Income	\$1,753,120	\$1,490,621	\$1,597,670
Gross Income per SqFt	\$32.00	\$30.80	\$44.10
Full Market Value	\$8,399,997	\$7,140,000	\$8,010,000
Market Value per SqFt	\$153.00	\$148.00	\$221.00
Distance from Condominium in miles		0.15	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-7502	1-01023-0006	1-01147-0030
Condominium Section	280-R1		
Address	879 8 AVENUE	245 WEST 51 STREET	322 COLUMBUS AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	65	82	66
Year Built	1947	1912	1926
Gross SqFt	54,655	48,368	36,258
Estimated Gross Income	\$1,748,960	\$1,490,621	\$1,597,670
Gross Income per SqFt	\$32.00	\$30.80	\$44.10
Full Market Value	\$8,380,001	\$7,140,000	\$8,010,000
Market Value per SqFt	\$153.00	\$148.00	\$221.00
Distance from Condominium in miles		0.15	1.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-7503	1-00999-0054	1-01023-0006
Condominium Section	1461-R1		
Address	350 WEST 53 STREET	150 WEST 47 STREET	245 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	66	105	82
Year Built	2005	1979	1912
Gross SqFt	56,935	66,182	48,368
Estimated Gross Income	\$2,163,530	\$2,619,610	\$1,490,621
Gross Income per SqFt	\$38.00	\$39.60	\$30.80
Full Market Value	\$10,899,989	\$13,100,000	\$7,140,000
Market Value per SqFt	\$191.00	\$198.00	\$148.00
Distance from Condominium in miles		0.45	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01047-7501	1-01008-0029	1-01011-0025
Condominium Section	115-R1		
Address	340 WEST 57 STREET	1361 6 AVENUE	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	576	169	102
Year Built	1904	1925	1900
Gross SqFt	609,127	243,671	66,173
Estimated Gross Income	\$21,319,445	\$10,537,267	\$2,143,348
Gross Income per SqFt	\$35.00	\$43.20	\$32.40
Full Market Value	\$101,999,998	\$52,800,000	\$10,300,000
Market Value per SqFt	\$167.00	\$217.00	\$156.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01047-7503	1-01171-0062	1-00887-0030
Condominium Section	1750-R1		
Address	322 WEST 57 STREET	101 WEST END AVENUE	151 EAST 31 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MURRAY HILL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	595	506	722
Year Built	1978	1999	1988
Gross SqFt	706,825	631,204	800,227
Estimated Gross Income	\$27,566,175	\$22,054,566	\$34,627,255
Gross Income per SqFt	\$39.00	\$34.90	\$43.30
Full Market Value	\$137,999,993	\$106,000,000	\$174,000,000
Market Value per SqFt	\$195.00	\$168.00	\$217.00
Distance from Condominium in miles		0.80	1.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7501	1-01028-0017	1-01274-0006
Condominium Section	58-R1		
Address	347 WEST 57 STREET	1752 BROADWAY	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	261	406	338
Year Built	1982	1979	1948
Gross SqFt	263,995	311,689	269,346
Estimated Gross Income	\$10,559,800	\$13,487,456	\$12,293,601
Gross Income per SqFt	\$40.00	\$43.30	\$45.60
Full Market Value	\$52,999,980	\$67,600,000	\$61,700,000
Market Value per SqFt	\$201.00	\$217.00	\$229.00
Distance from Condominium in miles		0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7503	1-01113-0001	1-01274-0006
Condominium Section	538-R1		
Address	301 WEST 57 STREET	45 WEST 60 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	276	325	338
Year Built	1987	1981	1948
Gross SqFt	314,941	408,644	269,346
Estimated Gross Income	\$12,597,640	\$17,891,063	\$12,293,601
Gross Income per SqFt	\$40.00	\$43.80	\$45.60
Full Market Value	\$63,199,994	\$89,700,000	\$61,700,000
Market Value per SqFt	\$201.00	\$220.00	\$229.00
Distance from Condominium in miles		0.15	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7503	1-01113-0001	1-01274-0006
Condominium Section	538-R2		
Address	301 WEST 57 STREET	45 WEST 60 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	20	325	338
Year Built	1987	1981	1948
Gross SqFt	15,764	408,644	269,346
Estimated Gross Income	\$630,560	\$17,891,063	\$12,293,601
Gross Income per SqFt	\$40.00	\$43.80	\$45.60
Full Market Value	\$3,159,997	\$89,700,000	\$61,700,000
Market Value per SqFt	\$200.00	\$220.00	\$229.00
Distance from Condominium in miles		0.15	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01048-7504	1-01036-0029	1-01023-0061
Condominium Section	800-R1		
Address	333 WEST 57 STREET	717 8 AVENUE	260 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	188	182	217
Year Built	1940	1966	1987
Gross SqFt	158,478	126,778	190,289
Estimated Gross Income	\$5,071,296	\$4,451,563	\$7,178,824
Gross Income per SqFt	\$32.00	\$35.10	\$37.70
Full Market Value	\$23,200,000	\$21,300,000	\$36,000,000
Market Value per SqFt	\$146.00	\$168.00	\$189.00
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01049-7501	1-01348-0049	
Condominium Section	1311-R1		
Address	1 CENTRAL PARK	1044 2 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	129	460	
Year Built	1955	1975	
Gross SqFt	377,444	580,480	
Estimated Gross Income	\$21,136,864	\$31,592,875	
Gross Income per SqFt	\$56.00	\$54.00	
Full Market Value	\$106,000,008	\$158,000,000	
Market Value per SqFt	\$281.00	\$272.00	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01049-7501	1-01348-0049	
Condominium Section	1311-R2		
Address	80 COLUMBUS CIRCLE	1044 2 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	65	460	
Year Built	1955	1975	
Gross SqFt	217,897	580,480	
Estimated Gross Income	\$12,202,232	\$31,592,875	
Gross Income per SqFt	\$56.00	\$54.00	
Full Market Value	\$61,199,999	\$158,000,000	
Market Value per SqFt	\$281.00	\$272.00	
Distance from Condominium in miles		1.25	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01051-7501	1-01105-0029	1-01071-0042
Condominium Section	2008-R1		
Address	420 WEST 42 STREET	839 11 AVENUE	520 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	262	601	380
Year Built	2000	2003	1996
Gross SqFt	245,000	375,121	319,967
Estimated Gross Income	\$9,555,000	\$11,081,571	\$10,570,204
Gross Income per SqFt	\$39.00	\$29.50	\$33.00
Full Market Value	\$45,400,000	\$53,100,000	\$50,600,000
Market Value per SqFt	\$185.00	\$142.00	\$158.00
Distance from Condominium in miles		0.85	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01053-7503	1-00717-0077	1-00720-0045
Condominium Section	1775-R1		
Address	464 WEST 44 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CLINTON	CHELSEA	CHELSEA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	58	75	59
Year Built	2007	1999	1999
Gross SqFt	54,027	68,260	58,394
Estimated Gross Income	\$2,377,188	\$3,118,713	\$2,350,797
Gross Income per SqFt	\$44.00	\$45.70	\$40.30
Full Market Value	\$12,500,008	\$15,600,000	\$11,800,000
Market Value per SqFt	\$231.00	\$229.00	\$202.00
Distance from Condominium in miles		1.15	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01054-7502	1-01054-0036	1-01066-0029
Condominium Section	1706-R1		
Address	406 WEST 45 STREET	637 9 AVENUE	863 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	21	52	95
Year Built	1920	1940	1963
Gross SqFt	26,041	21,840	63,528
Estimated Gross Income	\$833,312	\$693,410	\$2,581,100
Gross Income per SqFt	\$32.00	\$31.70	\$40.60
Full Market Value	\$3,990,001	\$3,320,000	\$12,900,000
Market Value per SqFt	\$153.00	\$152.00	\$203.00
Distance from Condominium in miles		0.00	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-7501	1-01054-0036	1-01066-0029
Condominium Section	474-R1		
Address	447 WEST 45 STREET	637 9 AVENUE	863 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	34	52	95
Year Built	1986	1940	1963
Gross SqFt	28,692	21,840	63,528
Estimated Gross Income	\$918,144	\$693,410	\$2,581,100
Gross Income per SqFt	\$32.00	\$31.70	\$40.60
Full Market Value	\$4,399,996	\$3,320,000	\$12,900,000
Market Value per SqFt	\$153.00	\$152.00	\$203.00
Distance from Condominium in miles		0.05	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-7501	1-01056-0019	1-01054-0036
Condominium Section	354-R1		
Address	446 WEST 47 STREET	425 WEST 46 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	28	61	52
Year Built	1920	1910	1940
Gross SqFt	20,655	29,308	21,840
Estimated Gross Income	\$660,960	\$826,631	\$693,410
Gross Income per SqFt	\$32.00	\$28.20	\$31.70
Full Market Value	\$3,170,002	\$3,960,000	\$3,320,000
Market Value per SqFt	\$153.00	\$135.00	\$152.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-7501	1-01053-0002	1-00882-0079
Condominium Section	660-R1		
Address	715 9 AVENUE	598 10 AVENUE	114 EAST 27 STREET
Neighborhood	CLINTON	CLINTON	GRAMERCY
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	16	11	11
Year Built	1901	1988	1910
Gross SqFt	7,812	10,500	9,891
Estimated Gross Income	\$234,360	\$256,795	\$444,761
Gross Income per SqFt	\$30.00	\$24.46	\$45.00
Full Market Value	\$1,070,000	\$1,120,000	\$2,230,000
Market Value per SqFt	\$137.00	\$107.00	\$225.00
Distance from Condominium in miles		0.25	1.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01063-7501	1-00860-0015	1-01066-0029
Condominium Section	389-R1		
Address	414 WEST 54 STREET	118 MADISON AVENUE	863 9 AVENUE
Neighborhood	CLINTON	MURRAY HILL	CLINTON
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	34	13	95
Year Built	1986	1920	1963
Gross SqFt	30,457	34,545	63,528
Estimated Gross Income	\$1,065,995	\$1,348,000	\$2,581,100
Gross Income per SqFt	\$35.00	\$39.00	\$40.60
Full Market Value	\$5,110,002	\$6,760,000	\$12,900,000
Market Value per SqFt	\$168.00	\$196.00	\$203.00
Distance from Condominium in miles		1.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-7501	1-00860-0015	1-01066-0029
Condominium Section	331-R1		
Address	445 WEST 54 STREET	118 MADISON AVENUE	863 9 AVENUE
Neighborhood	CLINTON	MURRAY HILL	CLINTON
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	29	13	95
Year Built	1986	1920	1963
Gross SqFt	32,906	34,545	63,528
Estimated Gross Income	\$1,151,710	\$1,348,000	\$2,581,100
Gross Income per SqFt	\$35.00	\$39.00	\$40.60
Full Market Value	\$5,520,000	\$6,760,000	\$12,900,000
Market Value per SqFt	\$168.00	\$196.00	\$203.00
Distance from Condominium in miles		1.45	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-7502	1-00999-0054	1-01066-0029
Condominium Section	1642-R1		
Address	421 WEST 54 STREET	150 WEST 47 STREET	863 9 AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	27	105	95
Year Built	1928	1979	1963
Gross SqFt	56,495	66,182	63,528
Estimated Gross Income	\$2,259,800	\$2,619,610	\$2,581,100
Gross Income per SqFt	\$40.00	\$39.60	\$40.60
Full Market Value	\$11,300,001	\$13,100,000	\$12,900,000
Market Value per SqFt	\$200.00	\$198.00	\$203.00
Distance from Condominium in miles		0.65	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-7501	1-01064-0036	1-01083-0029
Condominium Section	655-R1		
Address	477 WEST 57 STREET	831 9 AVENUE	815 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	98	144	167
Year Built	1986	2003	2000
Gross SqFt	102,619	170,440	195,973
Estimated Gross Income	\$3,899,522	\$6,550,726	\$8,048,606
Gross Income per SqFt	\$38.00	\$38.40	\$41.10
Full Market Value	\$18,500,000	\$32,900,000	\$40,400,000
Market Value per SqFt	\$180.00	\$193.00	\$206.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-7502	1-01066-0029	1-00999-0054
Condominium Section	1505-R1		
Address	426 WEST 58 STREET	863 9 AVENUE	150 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	16	95	105
Year Built	1910	1963	1979
Gross SqFt	52,794	63,528	66,182
Estimated Gross Income	\$2,006,172	\$2,581,100	\$2,619,610
Gross Income per SqFt	\$38.00	\$40.60	\$39.60
Full Market Value	\$10,100,000	\$12,900,000	\$13,100,000
Market Value per SqFt	\$191.00	\$203.00	\$198.00
Distance from Condominium in miles		0.05	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01070-7501	1-00999-0054	1-01147-0030
Condominium Section	1258-R1		
Address	500 WEST 42 STREET	150 WEST 47 STREET	322 COLUMBUS AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	25	105	66
Year Built	2001	1979	1926
Gross SqFt	22,475	66,182	36,258
Estimated Gross Income	\$786,625	\$2,619,610	\$1,597,670
Gross Income per SqFt	\$35.00	\$39.60	\$44.10
Full Market Value	\$4,140,000	\$13,100,000	\$8,010,000
Market Value per SqFt	\$184.00	\$198.00	\$221.00
Distance from Condominium in miles		0.70	1.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01071-7501	1-01070-0029	1-01071-0001
Condominium Section	625-R1		
Address	500 WEST 43 STREET	557 10 AVENUE	555 WEST 42 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	311	422	423
Year Built	1988	2001	1987
Gross SqFt	257,680	411,430	388,273
Estimated Gross Income	\$9,791,840	\$12,762,400	\$16,015,590
Gross Income per SqFt	\$38.00	\$31.00	\$41.20
Full Market Value	\$49,100,018	\$61,100,000	\$80,300,000
Market Value per SqFt	\$191.00	\$149.00	\$207.00
Distance from Condominium in miles		0.05	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01071-7502	1-01274-0006	1-01008-0029
Condominium Section	1227-R1		
Address	529 WEST 42 STREET	39 WEST 58 STREET	1361 6 AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	160	338	169
Year Built	1912	1948	1925
Gross SqFt	208,598	269,346	243,671
Estimated Gross Income	\$7,300,930	\$12,293,601	\$10,537,267
Gross Income per SqFt	\$35.00	\$45.60	\$43.20
Full Market Value	\$34,700,000	\$61,700,000	\$52,800,000
Market Value per SqFt	\$166.00	\$229.00	\$217.00
Distance from Condominium in miles		1.15	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01074-7502	1-00999-0054	1-01147-0030
Condominium Section	1099-R1		
Address	510 WEST 46 STREET	150 WEST 47 STREET	322 COLUMBUS AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	85	105	66
Year Built	1999	1979	1926
Gross SqFt	54,840	66,182	36,258
Estimated Gross Income	\$2,029,080	\$2,619,610	\$1,597,670
Gross Income per SqFt	\$37.00	\$39.60	\$44.10
Full Market Value	\$9,640,000	\$13,100,000	\$8,010,000
Market Value per SqFt	\$176.00	\$198.00	\$221.00
Distance from Condominium in miles		0.70	1.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01075-7501	1-01062-0019	1-01076-0043
Condominium Section	1500-R1		
Address	516 WEST 47 STREET	419 WEST 52 STREET	520 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	151	220	109
Year Built	2003	1987	2002
Gross SqFt	116,904	166,518	89,307
Estimated Gross Income	\$4,442,352	\$7,759,478	\$2,824,513
Gross Income per SqFt	\$38.00	\$46.60	\$31.60
Full Market Value	\$22,299,995	\$38,900,000	\$13,500,000
Market Value per SqFt	\$191.00	\$234.00	\$151.00
Distance from Condominium in miles		0.35	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01075-7502	1-00999-0054	1-01147-0030
Condominium Section	1787-R1		
Address	517 WEST 46 STREET	150 WEST 47 STREET	322 COLUMBUS AVENUE
Neighborhood	CLINTON	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	45	105	66
Year Built	2006	1979	1926
Gross SqFt	40,594	66,182	36,258
Estimated Gross Income	\$1,420,790	\$2,619,610	\$1,597,670
Gross Income per SqFt	\$35.00	\$39.60	\$44.10
Full Market Value	\$6,810,003	\$13,100,000	\$8,010,000
Market Value per SqFt	\$168.00	\$198.00	\$221.00
Distance from Condominium in miles		0.70	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01090-7501	1-01071-0001	1-01070-0029
Condominium Section	1630-R1		
Address	621 WEST 42 STREET	555 WEST 42 STREET	557 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	478	423	422
Year Built	2005	1987	2001
Gross SqFt	467,344	388,273	411,430
Estimated Gross Income	\$19,628,448	\$16,015,590	\$12,762,400
Gross Income per SqFt	\$42.00	\$41.20	\$31.00
Full Market Value	\$98,400,035	\$80,300,000	\$61,100,000
Market Value per SqFt	\$211.00	\$207.00	\$149.00
Distance from Condominium in miles		0.15	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01113-7501	1-01113-0001	1-01118-9001
Condominium Section	62-R1		
Address	30 WEST 61 STREET	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	166	325	325
Year Built	1982	1981	1974
Gross SqFt	202,235	408,644	301,000
Estimated Gross Income	\$8,089,400	\$17,891,063	\$12,871,685
Gross Income per SqFt	\$40.00	\$43.80	\$42.80
Full Market Value	\$40,599,990	\$89,700,000	\$64,600,000
Market Value per SqFt	\$201.00	\$220.00	\$215.00
Distance from Condominium in miles		0.00	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01113-7502	1-01113-0001	1-01421-0021
Condominium Section	953-R1		
Address	1 CENTRAL PARK WEST	45 WEST 60 STREET	1261 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	158	325	339
Year Built	1960	1981	1979
Gross SqFt	415,113	408,644	490,652
Estimated Gross Income	\$19,925,424	\$17,891,063	\$25,756,956
Gross Income per SqFt	\$48.00	\$43.80	\$52.00
Full Market Value	\$99,900,000	\$89,700,000	\$129,000,000
Market Value per SqFt	\$241.00	\$220.00	\$263.00
Distance from Condominium in miles		0.10	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-7501	1-01460-0047	1-01141-0051
Condominium Section	184-R1		
Address	43 WEST 61 STREET	400 EAST 66 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	129	183
Year Built	1930	1999	1900
Gross SqFt	125,900	138,500	133,460
Estimated Gross Income	\$4,532,400	\$5,876,391	\$5,910,134
Gross Income per SqFt	\$36.00	\$42.40	\$44.30
Full Market Value	\$22,699,982	\$29,500,000	\$29,600,000
Market Value per SqFt	\$180.00	\$213.00	\$222.00
Distance from Condominium in miles		1.40	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-7502	1-01141-0051	1-01460-0047
Condominium Section	941-R1		
Address	62 WEST 62 STREET	2028 BROADWAY	400 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	183	129
Year Built	1987	1900	1999
Gross SqFt	146,748	133,460	138,500
Estimated Gross Income	\$5,576,424	\$5,910,134	\$5,876,391
Gross Income per SqFt	\$38.00	\$44.30	\$42.40
Full Market Value	\$27,999,999	\$29,600,000	\$29,500,000
Market Value per SqFt	\$191.00	\$222.00	\$213.00
Distance from Condominium in miles		0.40	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-7503	1-01117-0001	1-01467-0021
Condominium Section	1653-R1		
Address	15 CENTRAL PARK WEST	1930 BROADWAY	1365 YORK AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	202	235	499
Year Built	2005	2002	1977
Gross SqFt	730,068	460,000	492,654
Estimated Gross Income	\$40,153,740	\$24,181,659	\$22,432,450
Gross Income per SqFt	\$55.00	\$53.00	\$45.50
Full Market Value	\$200,999,993	\$121,000,000	\$112,000,000
Market Value per SqFt	\$275.00	\$263.00	\$227.00
Distance from Condominium in miles		0.15	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01115-7501	1-01113-0001	1-01115-0017
Condominium Section	612-R1		
Address	25 CENTRAL PARK WEST	45 WEST 60 STREET	1886 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	425	325	555
Year Built	1932	1981	1979
Gross SqFt	598,316	408,644	580,347
Estimated Gross Income	\$23,932,640	\$17,891,063	\$25,959,393
Gross Income per SqFt	\$40.00	\$43.80	\$44.70
Full Market Value	\$119,999,997	\$89,700,000	\$130,000,000
Market Value per SqFt	\$201.00	\$220.00	\$224.00
Distance from Condominium in miles		0.15	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01115-7502	1-01113-0001	1-01118-9001
Condominium Section	1219-R1		
Address	61 WEST 62 STREET	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D8-ELEVATOR
Total Units	277	325	325
Year Built	1981	1981	1974
Gross SqFt	276,911	408,644	301,000
Estimated Gross Income	\$11,353,351	\$17,891,063	\$12,871,685
Gross Income per SqFt	\$41.00	\$43.80	\$42.80
Full Market Value	\$54,000,000	\$89,700,000	\$64,600,000
Market Value per SqFt	\$195.00	\$220.00	\$215.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01116-7501	1-01115-0017	1-01117-0001
Condominium Section	125-R1		
Address	20 WEST 64 STREET	1886 BROADWAY	1930 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	655	555	235
Year Built	1970	1979	2002
Gross SqFt	806,195	580,347	460,000
Estimated Gross Income	\$32,247,800	\$25,959,393	\$24,181,659
Gross Income per SqFt	\$40.00	\$44.70	\$53.00
Full Market Value	\$162,000,008	\$130,000,000	\$121,000,000
Market Value per SqFt	\$201.00	\$224.00	\$263.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01116-7502	1-01141-0051	1-01460-0047
Condominium Section	2001-R1		
Address	15 WEST 63 STREET	2028 BROADWAY	400 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	183	129
Year Built	1999	1900	1999
Gross SqFt	146,262	133,460	138,500
Estimated Gross Income	\$5,850,480	\$5,910,134	\$5,876,391
Gross Income per SqFt	\$40.00	\$44.30	\$42.40
Full Market Value	\$29,167,300	\$29,600,000	\$29,500,000
Market Value per SqFt	\$199.00	\$222.00	\$213.00
Distance from Condominium in miles		0.35	1.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-7501	1-01242-0042	1-01416-0021
Condominium Section	107-R1		
Address	8 WEST 65 STREET	2536 BROADWAY	1161 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	11	20	26
Year Built	1983	1910	1900
Gross SqFt	9,335	11,547	13,413
Estimated Gross Income	\$312,722	\$486,866	\$613,472
Gross Income per SqFt	\$33.50	\$42.20	\$45.70
Full Market Value	\$1,429,998	\$2,440,000	\$3,080,000
Market Value per SqFt	\$153.00	\$211.00	\$230.00
Distance from Condominium in miles		1.55	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-7502	1-01383-0013	1-01141-0051
Condominium Section	1303-R1		
Address	43 WEST 64 STREET	814 MADISON AVENUE	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	65	43	183
Year Built	1911	1913	1900
Gross SqFt	87,712	108,592	133,460
Estimated Gross Income	\$3,508,480	\$7,338,308	\$5,910,134
Gross Income per SqFt	\$40.00	\$68.00	\$44.30
Full Market Value	\$17,599,989	\$36,800,000	\$29,600,000
Market Value per SqFt	\$201.00	\$339.00	\$222.00
Distance from Condominium in miles		0.70	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01118-7501	1-01147-0030	1-01199-0061
Condominium Section	241-R1		
Address	29 WEST 65 STREET	322 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	66	33
Year Built	1939	1926	1910
Gross SqFt	40,545	36,258	47,765
Estimated Gross Income	\$1,419,075	\$1,597,670	\$1,588,006
Gross Income per SqFt	\$35.00	\$44.10	\$33.20
Full Market Value	\$6,799,994	\$8,010,000	\$7,610,000
Market Value per SqFt	\$168.00	\$221.00	\$159.00
Distance from Condominium in miles		0.55	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-7501	1-01141-0051	1-01460-0047
Condominium Section	126-R1		
Address	45 WEST 67 STREET	2028 BROADWAY	400 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	175	183	129
Year Built	1983	1900	1999
Gross SqFt	154,328	133,460	138,500
Estimated Gross Income	\$5,555,808	\$5,910,134	\$5,876,391
Gross Income per SqFt	\$36.00	\$44.30	\$42.40
Full Market Value	\$27,899,990	\$29,600,000	\$29,500,000
Market Value per SqFt	\$181.00	\$222.00	\$213.00
Distance from Condominium in miles		0.20	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-7501	1-01141-0051	1-01232-0014
Condominium Section	181-R1		
Address	34 WEST 72 STREET	2028 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	142	183	129
Year Built	1926	1900	1925
Gross SqFt	114,510	133,460	104,810
Estimated Gross Income	\$4,122,360	\$5,910,134	\$4,256,833
Gross Income per SqFt	\$36.00	\$44.30	\$40.60
Full Market Value	\$19,600,000	\$29,600,000	\$21,300,000
Market Value per SqFt	\$171.00	\$222.00	\$203.00
Distance from Condominium in miles		0.15	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-7501	1-01460-0047	1-01141-0051
Condominium Section	1201-R1		
Address	41 WEST 72 STREET	400 EAST 66 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	129	183
Year Built	1928	1999	1900
Gross SqFt	139,400	138,500	133,460
Estimated Gross Income	\$5,018,400	\$5,876,391	\$5,910,134
Gross Income per SqFt	\$36.00	\$42.40	\$44.30
Full Market Value	\$25,199,988	\$29,500,000	\$29,600,000
Market Value per SqFt	\$181.00	\$213.00	\$222.00
Distance from Condominium in miles		1.40	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-7502	1-01220-0029	1-01118-9001
Condominium Section	1607-R1		
Address	27 WEST 72 STREET	60218 COLUMBUS AVENUE	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	158	170	325
Year Built	1924	1986	1974
Gross SqFt	239,122	175,436	301,000
Estimated Gross Income	\$9,564,880	\$9,215,639	\$12,871,685
Gross Income per SqFt	\$40.00	\$53.00	\$42.80
Full Market Value	\$47,999,996	\$46,200,000	\$64,600,000
Market Value per SqFt	\$201.00	\$263.00	\$215.00
Distance from Condominium in miles		0.90	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-7502	1-01210-0033	
Condominium Section	763-R1		
Address	54 WEST 74 STREET	410 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	62	52	
Year Built	1900	1900	
Gross SqFt	57,627	65,814	
Estimated Gross Income	\$1,959,318	\$3,915,748	
Gross Income per SqFt	\$34.00	\$59.00	
Full Market Value	\$9,390,001	\$19,600,000	
Market Value per SqFt	\$163.00	\$298.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01128-7502	1-01142-0032	1-01145-0032
Condominium Section	677-R1		
Address	40 WEST 76 STREET	101 WEST 70 STREET	101 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	17	22
Year Built	1910	1910	1920
Gross SqFt	8,625	12,200	11,776
Estimated Gross Income	\$310,500	\$926,273	\$916,466
Gross Income per SqFt	\$36.00	\$76.00	\$78.00
Full Market Value	\$1,559,998	\$4,650,000	\$4,600,000
Market Value per SqFt	\$181.00	\$381.00	\$391.00
Distance from Condominium in miles		0.30	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-7501	1-01142-0032	1-01145-0032
Condominium Section	634-R1		
Address	53 WEST 76 STREET	101 WEST 70 STREET	101 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	17	22
Year Built	1900	1910	1920
Gross SqFt	6,641	12,200	11,776
Estimated Gross Income	\$245,717	\$926,273	\$916,466
Gross Income per SqFt	\$37.00	\$76.00	\$78.00
Full Market Value	\$1,229,998	\$4,650,000	\$4,600,000
Market Value per SqFt	\$185.00	\$381.00	\$391.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01131-7501	1-01118-9001	1-01117-0001
Condominium Section	1055-R1		
Address	2 COLUMBUS AVENUE	139 COLUMBUS AVENUE	1930 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	133	325	235
Year Built	1998	1974	2002
Gross SqFt	239,035	301,000	460,000
Estimated Gross Income	\$10,039,470	\$12,871,685	\$24,181,659
Gross Income per SqFt	\$42.00	\$42.80	\$53.00
Full Market Value	\$50,300,002	\$64,600,000	\$121,000,000
Market Value per SqFt	\$210.00	\$215.00	\$263.00
Distance from Condominium in miles		0.35	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01132-7501	1-01117-0001	1-01118-9001
Condominium Section	492-R1		
Address	161 WEST 61 STREET	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	222	235	325
Year Built	1988	2002	1974
Gross SqFt	269,253	460,000	301,000
Estimated Gross Income	\$10,770,120	\$24,181,659	\$12,871,685
Gross Income per SqFt	\$40.00	\$53.00	\$42.80
Full Market Value	\$54,000,001	\$121,000,000	\$64,600,000
Market Value per SqFt	\$201.00	\$263.00	\$215.00
Distance from Condominium in miles		0.25	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01137-7501	1-01115-0017	1-01139-0001
Condominium Section	760-R1		
Address	160 WEST 66 STREET	1886 BROADWAY	145 WEST 67 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	347	555	453
Year Built	1989	1979	1986
Gross SqFt	442,560	580,347	568,001
Estimated Gross Income	\$20,357,760	\$25,959,393	\$22,043,628
Gross Income per SqFt	\$46.00	\$44.70	\$38.80
Full Market Value	\$102,000,000	\$130,000,000	\$111,000,000
Market Value per SqFt	\$230.00	\$224.00	\$195.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-7501	1-01117-0001	1-01118-9001
Condominium Section	921-R1		
Address	144 COLUMBUS AVENUE	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	143	235	325
Year Built	1995	2002	1974
Gross SqFt	271,808	460,000	301,000
Estimated Gross Income	\$11,415,936	\$24,181,659	\$12,871,685
Gross Income per SqFt	\$42.00	\$53.00	\$42.80
Full Market Value	\$57,300,002	\$121,000,000	\$64,600,000
Market Value per SqFt	\$211.00	\$263.00	\$215.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-7502	1-01117-0001	1-01118-9001
Condominium Section	966-R1		
Address	1965 BROADWAY	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	199	235	325
Year Built	1997	2002	1974
Gross SqFt	320,750	460,000	301,000
Estimated Gross Income	\$13,792,250	\$24,181,659	\$12,871,685
Gross Income per SqFt	\$43.00	\$53.00	\$42.80
Full Market Value	\$69,200,007	\$121,000,000	\$64,600,000
Market Value per SqFt	\$216.00	\$263.00	\$215.00
Distance from Condominium in miles		0.25	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01139-7501	1-01210-0033	1-01453-0021
Condominium Section	351-R1		
Address	1991 BROADWAY	410 COLUMBUS AVENUE	353 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	75	52	67
Year Built	1985	1900	1986
Gross SqFt	68,609	65,814	53,662
Estimated Gross Income	\$2,607,142	\$3,915,748	\$1,695,353
Gross Income per SqFt	\$38.00	\$59.00	\$31.60
Full Market Value	\$13,100,001	\$19,600,000	\$8,120,000
Market Value per SqFt	\$191.00	\$298.00	\$151.00
Distance from Condominium in miles		0.60	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01139-7503	1-01117-0001	1-01118-9001
Condominium Section	893-R1		
Address	1992 BROADWAY	1930 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	281	235	325
Year Built	1992	2002	1974
Gross SqFt	325,921	460,000	301,000
Estimated Gross Income	\$13,688,682	\$24,181,659	\$12,871,685
Gross Income per SqFt	\$42.00	\$53.00	\$42.80
Full Market Value	\$68,599,999	\$121,000,000	\$64,600,000
Market Value per SqFt	\$210.00	\$263.00	\$215.00
Distance from Condominium in miles		0.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01140-7502	1-01113-0001	1-01118-9001
Condominium Section	417-R1		
Address	2000 BROADWAY	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	161	325	325
Year Built	1987	1981	1974
Gross SqFt	239,435	408,644	301,000
Estimated Gross Income	\$9,577,400	\$17,891,063	\$12,871,685
Gross Income per SqFt	\$40.00	\$43.80	\$42.80
Full Market Value	\$47,999,995	\$89,700,000	\$64,600,000
Market Value per SqFt	\$200.00	\$220.00	\$215.00
Distance from Condominium in miles		0.45	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-7501	1-01383-0013	1-01141-0051
Condominium Section	31-R1		
Address	210 COLUMBUS AVENUE	814 MADISON AVENUE	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	83	43	183
Year Built	1903	1913	1900
Gross SqFt	95,930	108,592	133,460
Estimated Gross Income	\$3,165,690	\$7,338,308	\$5,910,134
Gross Income per SqFt	\$33.00	\$68.00	\$44.30
Full Market Value	\$15,200,001	\$36,800,000	\$29,600,000
Market Value per SqFt	\$158.00	\$339.00	\$222.00
Distance from Condominium in miles		0.80	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-7502	1-01113-0001	1-01118-9001
Condominium Section	601-R1		
Address	2021 BROADWAY	45 WEST 60 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D8-ELEVATOR
Total Units	272	325	325
Year Built	1977	1981	1974
Gross SqFt	218,992	408,644	301,000
Estimated Gross Income	\$8,759,680	\$17,891,063	\$12,871,685
Gross Income per SqFt	\$40.00	\$43.80	\$42.80
Full Market Value	\$41,600,000	\$89,700,000	\$64,600,000
Market Value per SqFt	\$190.00	\$220.00	\$215.00
Distance from Condominium in miles		0.50	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01142-7501	1-01141-0051	1-01232-0014
Condominium Section	81-R1		
Address	135 WEST 70 STREET	2028 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	87	183	129
Year Built	1927	1900	1925
Gross SqFt	119,000	133,460	104,810
Estimated Gross Income	\$3,570,000	\$5,910,134	\$4,256,833
Gross Income per SqFt	\$30.00	\$44.30	\$40.60
Full Market Value	\$17,100,001	\$29,600,000	\$21,300,000
Market Value per SqFt	\$144.00	\$222.00	\$203.00
Distance from Condominium in miles		0.05	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01142-7502	1-01141-0051	1-01460-0047
Condominium Section	688-R1		
Address	155 WEST 70 STREET	208 BROADWAY	400 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	122	183	129
Year Built	1989	1900	1999
Gross SqFt	179,380	133,460	138,500
Estimated Gross Income	\$6,995,820	\$5,910,134	\$5,876,391
Gross Income per SqFt	\$39.00	\$44.30	\$42.40
Full Market Value	\$35,100,001	\$29,600,000	\$29,500,000
Market Value per SqFt	\$196.00	\$222.00	\$213.00
Distance from Condominium in miles		0.05	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-7502	1-01199-0061	1-01147-0030
Condominium Section	431-R1		
Address	155 WEST 71 STREET	531 COLUMBUS AVENUE	322 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	55	33	66
Year Built	1940	1910	1926
Gross SqFt	43,578	47,765	36,258
Estimated Gross Income	\$1,525,230	\$1,588,006	\$1,597,670
Gross Income per SqFt	\$35.00	\$33.20	\$44.10
Full Market Value	\$7,310,000	\$7,610,000	\$8,010,000
Market Value per SqFt	\$168.00	\$159.00	\$221.00
Distance from Condominium in miles		0.75	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-7503	1-01147-0030	1-01199-0061
Condominium Section	523-R1		
Address	100 WEST 72 STREET	322 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	66	33
Year Built	1900	1926	1910
Gross SqFt	36,236	36,258	47,765
Estimated Gross Income	\$1,268,260	\$1,597,670	\$1,588,006
Gross Income per SqFt	\$35.00	\$44.10	\$33.20
Full Market Value	\$6,030,000	\$8,010,000	\$7,610,000
Market Value per SqFt	\$166.00	\$221.00	\$159.00
Distance from Condominium in miles		0.20	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-7504	1-01147-0030	1-01199-0061
Condominium Section	579-R1		
Address	112 WEST 72 STREET	322 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	66	66	33
Year Built	1905	1926	1910
Gross SqFt	46,142	36,258	47,765
Estimated Gross Income	\$1,522,686	\$1,597,670	\$1,588,006
Gross Income per SqFt	\$33.00	\$44.10	\$33.20
Full Market Value	\$7,290,004	\$8,010,000	\$7,610,000
Market Value per SqFt	\$158.00	\$221.00	\$159.00
Distance from Condominium in miles		0.20	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-7505	1-01199-0001	1-01210-0033
Condominium Section	1827-R1		
Address	120 WEST 72 STREET	519 COLUMBUS AVENUE	410 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	17	38	52
Year Built	2006	1907	1900
Gross SqFt	45,900	47,765	65,814
Estimated Gross Income	\$1,973,700	\$1,480,766	\$3,915,748
Gross Income per SqFt	\$43.00	\$31.00	\$59.00
Full Market Value	\$9,899,999	\$7,090,000	\$19,600,000
Market Value per SqFt	\$216.00	\$148.00	\$298.00
Distance from Condominium in miles		0.75	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01144-7501	1-01210-0033	1-01453-0021
Condominium Section	327-R1		
Address	105 WEST 72 STREET	410 COLUMBUS AVENUE	353 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	52	67
Year Built	1913	1900	1986
Gross SqFt	50,284	65,814	53,662
Estimated Gross Income	\$1,659,372	\$3,915,748	\$1,695,353
Gross Income per SqFt	\$33.00	\$59.00	\$31.60
Full Market Value	\$7,949,996	\$19,600,000	\$8,120,000
Market Value per SqFt	\$158.00	\$298.00	\$151.00
Distance from Condominium in miles		0.35	1.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-7501	1-01210-0033	1-01453-0021
Condominium Section	270-R1		
Address	306 COLUMBUS AVENUE	410 COLUMBUS AVENUE	353 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	52	67
Year Built	1952	1900	1986
Gross SqFt	70,100	65,814	53,662
Estimated Gross Income	\$2,383,400	\$3,915,748	\$1,695,353
Gross Income per SqFt	\$34.00	\$59.00	\$31.60
Full Market Value	\$11,300,000	\$19,600,000	\$8,120,000
Market Value per SqFt	\$161.00	\$298.00	\$151.00
Distance from Condominium in miles		0.25	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01147-7501	1-01460-0047	1-01141-0051
Condominium Section	823-R1		
Address	161 WEST 75 STREET	400 EAST 66 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	129	183
Year Built	1925	1999	1900
Gross SqFt	181,976	138,500	133,460
Estimated Gross Income	\$5,823,232	\$5,876,391	\$5,910,134
Gross Income per SqFt	\$32.00	\$42.40	\$44.30
Full Market Value	\$26,700,000	\$29,500,000	\$29,600,000
Market Value per SqFt	\$147.00	\$213.00	\$222.00
Distance from Condominium in miles		1.60	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01149-7501	1-01123-0061	1-01148-0063
Condominium Section	589-R1		
Address	105 WEST 77 STREET	70 WEST 71 STREET	351 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	33	14
Year Built	1900	1930	1900
Gross SqFt	14,940	22,925	11,400
Estimated Gross Income	\$493,020	\$678,156	\$499,988
Gross Income per SqFt	\$33.00	\$29.60	\$43.90
Full Market Value	\$2,360,001	\$3,250,000	\$2,510,000
Market Value per SqFt	\$158.00	\$142.00	\$220.00
Distance from Condominium in miles		0.40	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-7502	1-01147-0030	1-01199-0061
Condominium Section	159-R1		
Address	386 COLUMBUS AVENUE	322 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	23	66	33
Year Built	1988	1926	1910
Gross SqFt	47,376	36,258	47,765
Estimated Gross Income	\$1,800,288	\$1,597,670	\$1,588,006
Gross Income per SqFt	\$38.00	\$44.10	\$33.20
Full Market Value	\$9,029,998	\$8,010,000	\$7,610,000
Market Value per SqFt	\$191.00	\$221.00	\$159.00
Distance from Condominium in miles		0.15	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-7503	1-01210-0033	
Condominium Section	405-R1		
Address	130 WEST 79 STREET	410 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	93	52	
Year Built	1987	1900	
Gross SqFt	68,225	65,814	
Estimated Gross Income	\$2,592,550	\$3,915,748	
Gross Income per SqFt	\$38.00	\$59.00	
Full Market Value	\$12,999,998	\$19,600,000	
Market Value per SqFt	\$191.00	\$298.00	
Distance from Condominium in miles		0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-7504	1-01460-0047	1-01141-0051
Condominium Section	1415-R1		
Address	172 WEST 79 STREET	400 EAST 66 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	98	129	183
Year Built	1930	1999	1900
Gross SqFt	135,531	138,500	133,460
Estimated Gross Income	\$4,743,585	\$5,876,391	\$5,910,134
Gross Income per SqFt	\$35.00	\$42.40	\$44.30
Full Market Value	\$22,700,003	\$29,500,000	\$29,600,000
Market Value per SqFt	\$167.00	\$213.00	\$222.00
Distance from Condominium in miles		1.65	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01151-7501	1-01141-0051	1-01383-0013
Condominium Section	759-R1		
Address	2 AMSTERDAM AVENUE	2028 BROADWAY	814 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	248	183	43
Year Built	1991	1900	1913
Gross SqFt	264,070	133,460	108,592
Estimated Gross Income	\$10,562,800	\$5,910,134	\$7,338,308
Gross Income per SqFt	\$40.00	\$44.30	\$68.00
Full Market Value	\$50,600,000	\$29,600,000	\$36,800,000
Market Value per SqFt	\$192.00	\$222.00	\$339.00
Distance from Condominium in miles		0.55	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01151-7501	1-01141-0051	1-01383-0013
Condominium Section	759-R2		
Address	2 AMSTERDAM AVENUE	2028 BROADWAY	814 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	132	183	43
Year Built	1991	1900	1913
Gross SqFt	92,422	133,460	108,592
Estimated Gross Income	\$3,696,880	\$5,910,134	\$7,338,308
Gross Income per SqFt	\$40.00	\$44.30	\$68.00
Full Market Value	\$17,600,000	\$29,600,000	\$36,800,000
Market Value per SqFt	\$190.00	\$222.00	\$339.00
Distance from Condominium in miles		0.55	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01151-7502	1-01171-0133	1-01240-0052
Condominium Section	1719-R1		
Address	10 WEST END AVENUE	140 RIVERSIDE BOULEVARD	2495 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	172	357	146
Year Built	2005	2002	2005
Gross SqFt	213,067	367,786	129,000
Estimated Gross Income	\$8,949,000	\$14,773,884	\$5,775,110
Gross Income per SqFt	\$42.00	\$40.20	\$44.80
Full Market Value	\$44,899,994	\$74,100,000	\$29,000,000
Market Value per SqFt	\$211.00	\$201.00	\$225.00
Distance from Condominium in miles		0.40	1.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01152-7501	1-01141-0051	1-01383-0013
Condominium Section	1544-R1		
Address	225 WEST 60 STREET	2028 BROADWAY	814 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	80	183	43
Year Built	2004	1900	1913
Gross SqFt	86,299	133,460	108,592
Estimated Gross Income	\$3,624,558	\$5,910,134	\$7,338,308
Gross Income per SqFt	\$42.00	\$44.30	\$68.00
Full Market Value	\$18,200,001	\$29,600,000	\$36,800,000
Market Value per SqFt	\$211.00	\$222.00	\$339.00
Distance from Condominium in miles		0.50	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7501	1-01024-0001	
Condominium Section	408-R1		
Address	160 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	508	387	
Year Built	1963	1965	
Gross SqFt	471,630	380,441	
Estimated Gross Income	\$13,205,640	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$60,500,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7502	1-01024-0001	
Condominium Section	410-R1		
Address	180 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	452	387	
Year Built	1965	1965	
Gross SqFt	493,268	380,441	
Estimated Gross Income	\$13,811,504	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$63,200,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		0.90	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7503	1-01024-0001	
Condominium Section	414-R1		
Address	150 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	454	387	
Year Built	1963	1965	
Gross SqFt	452,258	380,441	
Estimated Gross Income	\$12,663,224	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$58,000,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7504	1-01024-0001	
Condominium Section	407-R1		
Address	140 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	561	387	
Year Built	1964	1965	
Gross SqFt	640,079	380,441	
Estimated Gross Income	\$17,922,212	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$82,100,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01158-7505	1-01024-0001	
Condominium Section	409-R1		
Address	170 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	484	387	
Year Built	1965	1965	
Gross SqFt	474,360	380,441	
Estimated Gross Income	\$13,282,080	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$60,800,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		0.90	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01163-7501	1-01210-0033	
Condominium Section	231-R1		
Address	211 WEST 71 STREET	410 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	58	52	
Year Built	1986	1900	
Gross SqFt	58,000	65,814	
Estimated Gross Income	\$2,204,000	\$3,915,748	
Gross Income per SqFt	\$38.00	\$59.00	
Full Market Value	\$11,100,008	\$19,600,000	
Market Value per SqFt	\$191.00	\$298.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01164-7501	1-01118-9001	1-01220-0029
Condominium Section	731-R1		
Address	2081 BROADWAY	139 COLUMBUS AVENUE	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	202	325	170
Year Built	1991	1974	1986
Gross SqFt	265,469	301,000	175,436
Estimated Gross Income	\$9,291,415	\$12,871,685	\$9,215,639
Gross Income per SqFt	\$35.00	\$42.80	\$53.00
Full Market Value	\$44,500,005	\$64,600,000	\$46,200,000
Market Value per SqFt	\$168.00	\$215.00	\$263.00
Distance from Condominium in miles		0.50	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-7501	1-01141-0051	1-01460-0047
Condominium Section	189-R1		
Address	253 WEST 73 STREET	2028 BROADWAY	400 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	159	183	129
Year Built	1926	1900	1999
Gross SqFt	186,929	133,460	138,500
Estimated Gross Income	\$5,981,728	\$5,910,134	\$5,876,391
Gross Income per SqFt	\$32.00	\$44.30	\$42.40
Full Market Value	\$28,699,980	\$29,600,000	\$29,500,000
Market Value per SqFt	\$154.00	\$222.00	\$213.00
Distance from Condominium in miles		0.30	1.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-7503	1-01024-0001	1-01030-0058
Condominium Section	799-R1		
Address	2101 BROADWAY	870 8 AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	465	387	340
Year Built	1902	1965	1940
Gross SqFt	446,600	380,441	387,428
Estimated Gross Income	\$12,951,400	\$10,836,163	\$11,105,975
Gross Income per SqFt	\$29.00	\$28.50	\$28.70
Full Market Value	\$61,999,986	\$51,900,000	\$53,200,000
Market Value per SqFt	\$139.00	\$136.00	\$137.00
Distance from Condominium in miles		1.15	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-7505	1-01141-0051	1-01460-0047
Condominium Section	1674-R1		
Address	2112 BROADWAY	2028 BROADWAY	400 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	29	183	129
Year Built	1928	1900	1999
Gross SqFt	132,048	133,460	138,500
Estimated Gross Income	\$4,753,728	\$5,910,134	\$5,876,391
Gross Income per SqFt	\$36.00	\$44.30	\$42.40
Full Market Value	\$23,799,999	\$29,600,000	\$29,500,000
Market Value per SqFt	\$180.00	\$222.00	\$213.00
Distance from Condominium in miles		0.25	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-7501	1-01210-0033	
Condominium Section	344-R1		
Address	2120 BROADWAY	410 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	92	52	
Year Built	1922	1900	
Gross SqFt	54,975	65,814	
Estimated Gross Income	\$1,814,175	\$3,915,748	
Gross Income per SqFt	\$33.00	\$59.00	
Full Market Value	\$8,690,006	\$19,600,000	
Market Value per SqFt	\$158.00	\$298.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-7501	1-01141-0051	1-01232-0014
Condominium Section	650-R1		
Address	2138 BROADWAY	2028 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	110	183	129
Year Built	1924	1900	1925
Gross SqFt	107,050	133,460	104,810
Estimated Gross Income	\$3,532,650	\$5,910,134	\$4,256,833
Gross Income per SqFt	\$33.00	\$44.30	\$40.60
Full Market Value	\$16,200,000	\$29,600,000	\$21,300,000
Market Value per SqFt	\$151.00	\$222.00	\$203.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01169-7501	1-01142-0032	1-01145-0032
Condominium Section	876-R1		
Address	200 WEST 78 STREET	101 WEST 70 STREET	101 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	22
Year Built	1920	1910	1920
Gross SqFt	9,957	12,200	11,776
Estimated Gross Income	\$358,452	\$926,273	\$916,466
Gross Income per SqFt	\$36.00	\$76.00	\$78.00
Full Market Value	\$1,800,001	\$4,650,000	\$4,600,000
Market Value per SqFt	\$181.00	\$381.00	\$391.00
Distance from Condominium in miles		0.40	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01170-7501	1-01118-9001	1-01220-0029
Condominium Section	627-R1		
Address	380 AMSTERDAM AVENUE	139 COLUMBUS AVENUE	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D6-ELEVATOR
Total Units	272	325	170
Year Built	1975	1974	1986
Gross SqFt	226,556	301,000	175,436
Estimated Gross Income	\$7,929,460	\$12,871,685	\$9,215,639
Gross Income per SqFt	\$35.00	\$42.80	\$53.00
Full Market Value	\$37,700,000	\$64,600,000	\$46,200,000
Market Value per SqFt	\$166.00	\$215.00	\$263.00
Distance from Condominium in miles		0.70	0.60

**BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-01171-7501	1-01171-0132	1-01171-0133
<b>Condominium Section</b>	1058-R1		
<b>Address</b>	200 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	372	459	357
<b>Year Built</b>	1997	1999	2002
<b>Gross SqFt</b>	512,280	524,466	367,786
<b>Estimated Gross Income</b>	\$23,052,600	\$21,669,628	\$14,773,884
<b>Gross Income per SqFt</b>	\$45.00	\$41.30	\$40.20
<b>Full Market Value</b>	\$116,000,008	\$109,000,000	\$74,100,000
<b>Market Value per SqFt</b>	\$226.00	\$208.00	\$201.00
<b>Distance from Condominium in miles</b>		0.00	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-01171-7502	1-01171-0132	1-01171-0133
<b>Condominium Section</b>	1262-R1		
<b>Address</b>	220 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	422	459	357
<b>Year Built</b>	2000	1999	2002
<b>Gross SqFt</b>	602,694	524,466	367,786
<b>Estimated Gross Income</b>	\$27,121,230	\$21,669,628	\$14,773,884
<b>Gross Income per SqFt</b>	\$45.00	\$41.30	\$40.20
<b>Full Market Value</b>	\$136,000,011	\$109,000,000	\$74,100,000
<b>Market Value per SqFt</b>	\$226.00	\$208.00	\$201.00
<b>Distance from Condominium in miles</b>		0.00	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-01171-7503	1-01171-0132	1-01171-0133
<b>Condominium Section</b>	1401-R1		
<b>Address</b>	240 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	167	459	357
<b>Year Built</b>	2004	1999	2002
<b>Gross SqFt</b>	322,204	524,466	367,786
<b>Estimated Gross Income</b>	\$14,499,180	\$21,669,628	\$14,773,884
<b>Gross Income per SqFt</b>	\$45.00	\$41.30	\$40.20
<b>Full Market Value</b>	\$72,699,994	\$109,000,000	\$74,100,000
<b>Market Value per SqFt</b>	\$226.00	\$208.00	\$201.00
<b>Distance from Condominium in miles</b>		0.00	0.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01171-7504	1-01171-0132	1-01171-0133
Condominium Section	1463-R1		
Address	120 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	277	459	357
Year Built	2004	1999	2002
Gross SqFt	263,003	524,466	367,786
Estimated Gross Income	\$11,835,135	\$21,669,628	\$14,773,884
Gross Income per SqFt	\$45.00	\$41.30	\$40.20
Full Market Value	\$59,399,962	\$109,000,000	\$74,100,000
Market Value per SqFt	\$226.00	\$208.00	\$201.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01171-7505	1-01171-0132	1-01171-0133
Condominium Section	1807-R1		
Address	100 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	266	459	357
Year Built	2006	1999	2002
Gross SqFt	388,033	524,466	367,786
Estimated Gross Income	\$17,461,485	\$21,669,628	\$14,773,884
Gross Income per SqFt	\$45.00	\$41.30	\$40.20
Full Market Value	\$159,999,977	\$109,000,000	\$74,100,000
Market Value per SqFt	\$412.00	\$208.00	\$201.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-7501	1-01024-0001	
Condominium Section	411-R1		
Address	165 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	403	387	
Year Built	1962	1965	
Gross SqFt	421,100	380,441	
Estimated Gross Income	\$11,790,800	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$54,000,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		1.00	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-7502	1-01024-0001	
Condominium Section	412-R1		
Address	185 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	432	387	
Year Built	1962	1965	
Gross SqFt	383,760	380,441	
Estimated Gross Income	\$10,745,280	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$49,200,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-7503	1-01024-0001	
Condominium Section	413-R1		
Address	205 WEST END AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOPS	D6-ELEVATOR	
Total Units	543	387	
Year Built	1962	1965	
Gross SqFt	533,710	380,441	
Estimated Gross Income	\$14,943,880	\$10,836,163	
Gross Income per SqFt	\$28.00	\$28.50	
Full Market Value	\$68,400,000	\$51,900,000	
Market Value per SqFt	\$128.00	\$136.00	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01182-7501	1-01141-0051	1-01460-0047
Condominium Section	547-R1		
Address	235 WEST END AVENUE	2028 BROADWAY	400 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	183	129
Year Built	1930	1900	1999
Gross SqFt	152,076	133,460	138,500
Estimated Gross Income	\$4,866,432	\$5,910,134	\$5,876,391
Gross Income per SqFt	\$32.00	\$44.30	\$42.40
Full Market Value	\$23,300,002	\$29,600,000	\$29,500,000
Market Value per SqFt	\$153.00	\$222.00	\$213.00
Distance from Condominium in miles		0.35	1.85

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-7501	1-01147-0030	1-01199-0061
Condominium Section	1631-R1		
Address	22 RIVERSIDE DRIVE	322 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	25	66	33
Year Built	1931	1926	1910
Gross SqFt	45,968	36,258	47,765
Estimated Gross Income	\$1,516,944	\$1,597,670	\$1,588,006
Gross Income per SqFt	\$33.00	\$44.10	\$33.20
Full Market Value	\$7,269,999	\$8,010,000	\$7,610,000
Market Value per SqFt	\$158.00	\$221.00	\$159.00
Distance from Condominium in miles		0.30	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-7501	1-01199-0001	1-01199-0061
Condominium Section	334-R1		
Address	20 WEST 84 STREET	519 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	38	33
Year Built	1924	1907	1910
Gross SqFt	55,226	47,765	47,765
Estimated Gross Income	\$2,153,814	\$1,480,766	\$1,588,006
Gross Income per SqFt	\$39.00	\$31.00	\$33.20
Full Market Value	\$10,799,998	\$7,090,000	\$7,610,000
Market Value per SqFt	\$196.00	\$148.00	\$159.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01198-7502	1-01199-0001	1-01199-0061
Condominium Section	909-R1		
Address	76 WEST 85 STREET	519 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	52	38	33
Year Built	1900	1907	1910
Gross SqFt	39,438	47,765	47,765
Estimated Gross Income	\$1,538,082	\$1,480,766	\$1,588,006
Gross Income per SqFt	\$39.00	\$31.00	\$33.20
Full Market Value	\$7,709,990	\$7,090,000	\$7,610,000
Market Value per SqFt	\$195.00	\$148.00	\$159.00
Distance from Condominium in miles		0.05	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-7502	1-01199-0001	1-01199-0061
Condominium Section	481-R1		
Address	28 WEST 86 STREET	519 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	38	33
Year Built	1910	1907	1910
Gross SqFt	28,600	47,765	47,765
Estimated Gross Income	\$1,115,400	\$1,480,766	\$1,588,006
Gross Income per SqFt	\$39.00	\$31.00	\$33.20
Full Market Value	\$5,589,997	\$7,090,000	\$7,610,000
Market Value per SqFt	\$195.00	\$148.00	\$159.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01202-7501	1-01232-0014	1-01220-0029
Condominium Section	692-R1		
Address	279 CENTRAL PARK WEST	2326 BROADWAY	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	129	170
Year Built	1988	1925	1986
Gross SqFt	115,502	104,810	175,436
Estimated Gross Income	\$4,273,574	\$4,256,833	\$9,215,639
Gross Income per SqFt	\$37.00	\$40.60	\$53.00
Full Market Value	\$21,400,000	\$21,300,000	\$46,200,000
Market Value per SqFt	\$185.00	\$203.00	\$263.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01203-7501	1-01199-0001	1-01199-0061
Condominium Section	1000-R1		
Address	30 WEST 90 STREET	519 COLUMBUS AVENUE	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	47	38	33
Year Built	1927	1907	1910
Gross SqFt	39,942	47,765	47,765
Estimated Gross Income	\$1,557,738	\$1,480,766	\$1,588,006
Gross Income per SqFt	\$39.00	\$31.00	\$33.20
Full Market Value	\$7,809,997	\$7,090,000	\$7,610,000
Market Value per SqFt	\$196.00	\$148.00	\$159.00
Distance from Condominium in miles		0.20	0.20

**BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-01203-7502	1-01199-0001	1-01199-0061
<b>Condominium Section</b>	1008-R1		
<b>Address</b>	291 CENTRAL PARK WEST	519 COLUMBUS AVENUE	531 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	11	38	33
<b>Year Built</b>	1960	1907	1910
<b>Gross SqFt</b>	19,902	47,765	47,765
<b>Estimated Gross Income</b>	\$776,178	\$1,480,766	\$1,588,006
<b>Gross Income per SqFt</b>	\$39.00	\$31.00	\$33.20
<b>Full Market Value</b>	\$3,890,001	\$7,090,000	\$7,610,000
<b>Market Value per SqFt</b>	\$195.00	\$148.00	\$159.00
<b>Distance from Condominium in miles</b>		0.20	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-01206-7501	1-01124-0059	1-01220-0029
<b>Condominium Section</b>	1257-R1		
<b>Address</b>	327 CENTRAL PARK WEST	50 WEST 72 STREET	60218 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	85	213	170
<b>Year Built</b>	1929	1927	1986
<b>Gross SqFt</b>	130,259	143,791	175,436
<b>Estimated Gross Income</b>	\$3,907,770	\$4,489,161	\$9,215,639
<b>Gross Income per SqFt</b>	\$30.00	\$31.20	\$53.00
<b>Full Market Value</b>	\$18,699,999	\$21,500,000	\$46,200,000
<b>Market Value per SqFt</b>	\$144.00	\$150.00	\$263.00
<b>Distance from Condominium in miles</b>		1.10	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	1-01209-7501	1-01220-0029	1-01199-0061
<b>Condominium Section</b>	839-R1		
<b>Address</b>	353 CENTRAL PARK WEST	60218 COLUMBUS AVENUE	531 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	18	170	33
<b>Year Built</b>	1991	1986	1910
<b>Gross SqFt</b>	53,656	175,436	47,765
<b>Estimated Gross Income</b>	\$2,038,928	\$9,215,639	\$1,588,006
<b>Gross Income per SqFt</b>	\$38.00	\$53.00	\$33.20
<b>Full Market Value</b>	\$10,200,000	\$46,200,000	\$7,610,000
<b>Market Value per SqFt</b>	\$190.00	\$263.00	\$159.00
<b>Distance from Condominium in miles</b>		0.35	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-7501	1-01228-0061	1-01235-0042
Condominium Section	204-R1		
Address	402 COLUMBUS AVENUE	424 WEST END AVENUE	2380 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	147	235	162
Year Built	1986	1982	1984
Gross SqFt	215,942	288,631	252,000
Estimated Gross Income	\$8,637,680	\$12,501,967	\$11,527,489
Gross Income per SqFt	\$40.00	\$43.30	\$45.70
Full Market Value	\$43,299,997	\$62,700,000	\$57,800,000
Market Value per SqFt	\$201.00	\$217.00	\$229.00
Distance from Condominium in miles		0.25	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-7502	1-01228-0061	1-01210-0033
Condominium Section	669-R1		
Address	186 WEST 80 STREET	424 WEST END AVENUE	410 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	91	235	52
Year Built	1920	1982	1900
Gross SqFt	60,653	288,631	65,814
Estimated Gross Income	\$2,426,120	\$12,501,967	\$3,915,748
Gross Income per SqFt	\$40.00	\$43.30	\$59.00
Full Market Value	\$12,199,991	\$62,700,000	\$19,600,000
Market Value per SqFt	\$201.00	\$217.00	\$298.00
Distance from Condominium in miles		0.25	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01212-7501	1-01220-0029	1-01124-0059
Condominium Section	36-R1		
Address	101 WEST 81 STREET	60218 COLUMBUS AVENUE	50 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	134	170	213
Year Built	1900	1986	1927
Gross SqFt	148,751	175,436	143,791
Estimated Gross Income	\$4,611,281	\$9,215,639	\$4,489,161
Gross Income per SqFt	\$31.00	\$53.00	\$31.20
Full Market Value	\$21,100,000	\$46,200,000	\$21,500,000
Market Value per SqFt	\$142.00	\$263.00	\$150.00
Distance from Condominium in miles		0.40	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01213-7503	1-01243-0042	1-01199-0001
Condominium Section	512-R1		
Address	125 WEST 82 STREET	2552 BROADWAY	519 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	52	38
Year Built	1912	1921	1907
Gross SqFt	35,516	43,340	47,765
Estimated Gross Income	\$958,932	\$2,224,661	\$1,480,766
Gross Income per SqFt	\$27.00	\$51.00	\$31.00
Full Market Value	\$4,589,999	\$11,200,000	\$7,090,000
Market Value per SqFt	\$129.00	\$258.00	\$148.00
Distance from Condominium in miles		0.65	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01213-7504	1-01199-0001	1-01243-0042
Condominium Section	722-R1		
Address	107 WEST 82 STREET	519 COLUMBUS AVENUE	2552 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	59	38	52
Year Built	0	1907	1921
Gross SqFt	48,846	47,765	43,340
Estimated Gross Income	\$1,416,534	\$1,480,766	\$2,224,661
Gross Income per SqFt	\$29.00	\$31.00	\$51.00
Full Market Value	\$6,490,000	\$7,090,000	\$11,200,000
Market Value per SqFt	\$133.00	\$148.00	\$258.00
Distance from Condominium in miles		0.25	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-7501	1-01217-0035	1-01227-0027
Condominium Section	391-R1		
Address	176 WEST 86 STREET	101 WEST 86 STREET	207 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	47	43	38
Year Built	1986	1910	1920
Gross SqFt	27,600	29,083	23,952
Estimated Gross Income	\$1,021,200	\$1,601,503	\$885,414
Gross Income per SqFt	\$37.00	\$55.00	\$37.00
Full Market Value	\$5,120,004	\$8,030,000	\$4,440,000
Market Value per SqFt	\$186.00	\$276.00	\$185.00
Distance from Condominium in miles		0.05	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-7502	1-01232-0014	1-01233-0029
Condominium Section	757-R1		
Address	110 WEST 86 STREET	2326 BROADWAY	520 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	79	129	87
Year Built	1929	1925	1929
Gross SqFt	88,916	104,810	102,692
Estimated Gross Income	\$2,489,648	\$4,256,833	\$2,273,252
Gross Income per SqFt	\$28.00	\$40.60	\$22.14
Full Market Value	\$11,900,005	\$21,300,000	\$9,870,000
Market Value per SqFt	\$134.00	\$203.00	\$96.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-7503	1-01210-0033	1-01232-0014
Condominium Section	1031-R1		
Address	160 WEST 86 STREET	410 COLUMBUS AVENUE	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	38	52	129
Year Built	1998	1900	1925
Gross SqFt	70,430	65,814	104,810
Estimated Gross Income	\$2,605,910	\$3,915,748	\$4,256,833
Gross Income per SqFt	\$37.00	\$59.00	\$40.60
Full Market Value	\$13,099,999	\$19,600,000	\$21,300,000
Market Value per SqFt	\$186.00	\$298.00	\$203.00
Distance from Condominium in miles		0.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01219-7501	1-01124-0059	1-01220-0029
Condominium Section	242-R1		
Address	100 WEST 89 STREET	50 WEST 72 STREET	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	108	213	170
Year Built	1985	1927	1986
Gross SqFt	145,070	143,791	175,436
Estimated Gross Income	\$4,642,240	\$4,489,161	\$9,215,639
Gross Income per SqFt	\$32.00	\$31.20	\$53.00
Full Market Value	\$22,200,030	\$21,500,000	\$46,200,000
Market Value per SqFt	\$153.00	\$150.00	\$263.00
Distance from Condominium in miles		0.90	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7501	1-01217-0035	1-01199-0001
Condominium Section	252-R1		
Address	127 WEST 89 STREET	101 WEST 86 STREET	519 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	47	43	38
Year Built	1900	1910	1907
Gross SqFt	33,570	29,083	47,765
Estimated Gross Income	\$1,208,520	\$1,601,503	\$1,480,766
Gross Income per SqFt	\$36.00	\$55.00	\$31.00
Full Market Value	\$6,059,995	\$8,030,000	\$7,090,000
Market Value per SqFt	\$181.00	\$276.00	\$148.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7502	1-01217-0035	1-01199-0061
Condominium Section	521-R1		
Address	103 WEST 89 STREET	101 WEST 86 STREET	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	43	33
Year Built	1989	1910	1910
Gross SqFt	27,389	29,083	47,765
Estimated Gross Income	\$1,040,782	\$1,601,503	\$1,588,006
Gross Income per SqFt	\$38.00	\$55.00	\$33.20
Full Market Value	\$5,220,000	\$8,030,000	\$7,610,000
Market Value per SqFt	\$191.00	\$276.00	\$159.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7503	1-01199-0061	
Condominium Section	618-R1		
Address	107 WEST 89 STREET	531 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	26	33	
Year Built	1989	1910	
Gross SqFt	54,778	47,765	
Estimated Gross Income	\$2,081,564	\$1,588,006	
Gross Income per SqFt	\$38.00	\$33.20	
Full Market Value	\$10,400,002	\$7,610,000	
Market Value per SqFt	\$190.00	\$159.00	
Distance from Condominium in miles		0.25	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01220-7504	1-01217-0035	1-01199-0061
Condominium Section	774-R1		
Address	110 WEST 90 STREET	101 WEST 86 STREET	531 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	59	43	33
Year Built	1990	1910	1910
Gross SqFt	60,767	29,083	47,765
Estimated Gross Income	\$2,309,146	\$1,601,503	\$1,588,006
Gross Income per SqFt	\$38.00	\$55.00	\$33.20
Full Market Value	\$11,599,987	\$8,030,000	\$7,610,000
Market Value per SqFt	\$191.00	\$276.00	\$159.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01223-7501	1-01232-0014	1-01232-0055
Condominium Section	357-R1		
Address	661 AMSTERDAM AVENUE	2326 BROADWAY	2333 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	129	128
Year Built	1930	1925	1922
Gross SqFt	100,964	104,810	111,811
Estimated Gross Income	\$3,028,920	\$4,256,833	\$3,355,495
Gross Income per SqFt	\$30.00	\$40.60	\$30.00
Full Market Value	\$13,900,000	\$21,300,000	\$16,100,000
Market Value per SqFt	\$138.00	\$203.00	\$144.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01223-7502	1-01210-0033	1-01239-0044
Condominium Section	550-R1		
Address	124 WEST 93 STREET	410 COLUMBUS AVENUE	2476 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	53	52	64
Year Built	1925	1900	1920
Gross SqFt	62,389	65,814	67,954
Estimated Gross Income	\$1,684,503	\$3,915,748	\$1,739,335
Gross Income per SqFt	\$27.00	\$59.00	\$25.60
Full Market Value	\$8,069,997	\$19,600,000	\$7,550,000
Market Value per SqFt	\$129.00	\$298.00	\$111.00
Distance from Condominium in miles		0.65	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01223-7503	1-01228-0061	
Condominium Section	1645-R1		
Address	100 WEST 93 STREET	424 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	279	235	
Year Built	1973	1982	
Gross SqFt	246,842	288,631	
Estimated Gross Income	\$7,405,260	\$12,501,967	
Gross Income per SqFt	\$30.00	\$43.30	
Full Market Value	\$35,500,009	\$62,700,000	
Market Value per SqFt	\$144.00	\$217.00	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01228-7501	1-01232-0014	1-01220-0029
Condominium Section	508-R1		
Address	2250 BROADWAY	2326 BROADWAY	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	123	129	170
Year Built	1987	1925	1986
Gross SqFt	132,774	104,810	175,436
Estimated Gross Income	\$4,647,090	\$4,256,833	\$9,215,639
Gross Income per SqFt	\$35.00	\$40.60	\$53.00
Full Market Value	\$22,300,016	\$21,300,000	\$46,200,000
Market Value per SqFt	\$168.00	\$203.00	\$263.00
Distance from Condominium in miles		0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01228-7502	1-01217-0035	1-01199-0001
Condominium Section	490-R1		
Address	219 WEST 80 STREET	101 WEST 86 STREET	519 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	43	38
Year Built	1910	1910	1907
Gross SqFt	27,772	29,083	47,765
Estimated Gross Income	\$972,020	\$1,601,503	\$1,480,766
Gross Income per SqFt	\$35.00	\$55.00	\$31.00
Full Market Value	\$4,659,997	\$8,030,000	\$7,090,000
Market Value per SqFt	\$168.00	\$276.00	\$148.00
Distance from Condominium in miles		0.35	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01228-7503	1-01199-0001	1-01217-0035
Condominium Section	1487-R1		
Address	223 WEST 80 STREET	519 COLUMBUS AVENUE	101 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	38	43
Year Built	2004	1907	1910
Gross SqFt	21,807	47,765	29,083
Estimated Gross Income	\$872,280	\$1,480,766	\$1,601,503
Gross Income per SqFt	\$40.00	\$31.00	\$55.00
Full Market Value	\$4,370,000	\$7,090,000	\$8,030,000
Market Value per SqFt	\$200.00	\$148.00	\$276.00
Distance from Condominium in miles		0.40	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-7501	1-01232-0014	1-01233-0029
Condominium Section	261-R1		
Address	203 WEST 81 STREET	2326 BROADWAY	520 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	55	129	87
Year Built	1920	1925	1929
Gross SqFt	80,629	104,810	102,692
Estimated Gross Income	\$2,096,354	\$4,256,833	\$2,273,252
Gross Income per SqFt	\$26.00	\$40.60	\$22.14
Full Market Value	\$9,100,011	\$21,300,000	\$9,870,000
Market Value per SqFt	\$113.00	\$203.00	\$96.00
Distance from Condominium in miles		0.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01230-7501	1-01232-0055	1-01232-0014
Condominium Section	590-R1		
Address	2280 BROADWAY	2333 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	97	128	129
Year Built	1923	1922	1925
Gross SqFt	155,319	111,811	104,810
Estimated Gross Income	\$4,659,570	\$3,355,495	\$4,256,833
Gross Income per SqFt	\$30.00	\$30.00	\$40.60
Full Market Value	\$21,300,000	\$16,100,000	\$21,300,000
Market Value per SqFt	\$137.00	\$144.00	\$203.00
Distance from Condominium in miles		0.15	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01231-7501	1-01242-9055	1-01228-0061
Condominium Section	386-R1		
Address	225 WEST 83 STREET	2527 BROADWAY	424 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	306	295	235
Year Built	1985	1999	1982
Gross SqFt	369,189	307,500	288,631
Estimated Gross Income	\$14,029,182	\$11,120,910	\$12,501,967
Gross Income per SqFt	\$38.00	\$36.20	\$43.30
Full Market Value	\$70,399,989	\$55,800,000	\$62,700,000
Market Value per SqFt	\$191.00	\$181.00	\$217.00
Distance from Condominium in miles		0.55	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-7501	1-01232-0055	1-01232-0014
Condominium Section	616-R1		
Address	255 WEST 84 STREET	2333 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	128	129
Year Built	1915	1922	1925
Gross SqFt	147,022	111,811	104,810
Estimated Gross Income	\$4,410,660	\$3,355,495	\$4,256,833
Gross Income per SqFt	\$30.00	\$30.00	\$40.60
Full Market Value	\$20,200,000	\$16,100,000	\$21,300,000
Market Value per SqFt	\$137.00	\$144.00	\$203.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-7502	1-01220-0029	1-01232-0014
Condominium Section	1230-R1		
Address	500 WEST END AVENUE	60218 COLUMBUS AVENUE	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	89	170	129
Year Built	1915	1986	1925
Gross SqFt	141,562	175,436	104,810
Estimated Gross Income	\$4,671,546	\$9,215,639	\$4,256,833
Gross Income per SqFt	\$33.00	\$53.00	\$40.60
Full Market Value	\$22,400,003	\$46,200,000	\$21,300,000
Market Value per SqFt	\$158.00	\$263.00	\$203.00
Distance from Condominium in miles		0.35	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-7501	1-01232-0014	1-01233-0029
Condominium Section	296-R1		
Address	530 WEST END AVENUE	2326 BROADWAY	520 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	45	129	87
Year Built	1912	1925	1929
Gross SqFt	79,554	104,810	102,692
Estimated Gross Income	\$2,147,958	\$4,256,833	\$2,273,252
Gross Income per SqFt	\$27.00	\$40.60	\$22.14
Full Market Value	\$10,300,000	\$21,300,000	\$9,870,000
Market Value per SqFt	\$129.00	\$203.00	\$96.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-7502	1-01199-0061	1-01217-0035
Condominium Section	892-R1		
Address	255 WEST 85 STREET	531 COLUMBUS AVENUE	101 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	57	33	43
Year Built	1986	1910	1910
Gross SqFt	60,115	47,765	29,083
Estimated Gross Income	\$2,404,600	\$1,588,006	\$1,601,503
Gross Income per SqFt	\$40.00	\$33.20	\$55.00
Full Market Value	\$12,099,997	\$7,610,000	\$8,030,000
Market Value per SqFt	\$201.00	\$159.00	\$276.00
Distance from Condominium in miles		0.40	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01234-7501	1-01113-0001	1-01139-0001
Condominium Section	600-R1		
Address	2373 BROADWAY	45 WEST 60 STREET	145 WEST 67 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOPS	D8-ELEVATOR	D8-ELEVATOR
Total Units	354	325	453
Year Built	1987	1981	1986
Gross SqFt	412,000	408,644	568,001
Estimated Gross Income	\$15,656,000	\$17,891,063	\$22,043,628
Gross Income per SqFt	\$38.00	\$43.80	\$38.80
Full Market Value	\$74,400,000	\$89,700,000	\$111,000,000
Market Value per SqFt	\$181.00	\$220.00	\$195.00
Distance from Condominium in miles		1.35	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01235-7501	1-01210-0033	1-01239-0044
Condominium Section	74-R1		
Address	250 WEST 88 STREET	410 COLUMBUS AVENUE	2476 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	52	64
Year Built	1920	1900	1920
Gross SqFt	56,306	65,814	67,954
Estimated Gross Income	\$1,520,262	\$3,915,748	\$1,739,335
Gross Income per SqFt	\$27.00	\$59.00	\$25.60
Full Market Value	\$7,280,002	\$19,600,000	\$7,550,000
Market Value per SqFt	\$129.00	\$298.00	\$111.00
Distance from Condominium in miles		0.45	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-7501	1-01232-0014	1-01220-0029
Condominium Section	428-R1		
Address	250 WEST 89 STREET	2326 BROADWAY	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	142	129	170
Year Built	1986	1925	1986
Gross SqFt	134,054	104,810	175,436
Estimated Gross Income	\$4,691,890	\$4,256,833	\$9,215,639
Gross Income per SqFt	\$35.00	\$40.60	\$53.00
Full Market Value	\$22,300,000	\$21,300,000	\$46,200,000
Market Value per SqFt	\$166.00	\$203.00	\$263.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-7502	1-01237-0033	1-01240-0052
Condominium Section	1814-R1		
Address	215 WEST 88 STREET	618 AMSTERDAM AVENUE	2495 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	116	146
Year Built	1915	1925	2005
Gross SqFt	171,946	161,422	129,000
Estimated Gross Income	\$5,158,380	\$3,570,543	\$5,775,110
Gross Income per SqFt	\$30.00	\$22.12	\$44.80
Full Market Value	\$24,700,005	\$15,500,000	\$29,000,000
Market Value per SqFt	\$144.00	\$96.00	\$225.00
Distance from Condominium in miles		0.05	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-7501	1-01232-0055	1-01232-0014
Condominium Section	285-R1		
Address	2421 BROADWAY	2333 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	72	128	129
Year Built	1920	1922	1925
Gross SqFt	147,994	111,811	104,810
Estimated Gross Income	\$4,439,820	\$3,355,495	\$4,256,833
Gross Income per SqFt	\$30.00	\$30.00	\$40.60
Full Market Value	\$21,300,003	\$16,100,000	\$21,300,000
Market Value per SqFt	\$144.00	\$144.00	\$203.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-7502	1-01226-0029	1-01220-0029
Condominium Section	384-R1		
Address	250 WEST 90 STREET	720 COLUMBUS AVENUE	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	157	171	170
Year Built	1985	1986	1986
Gross SqFt	170,760	232,831	175,436
Estimated Gross Income	\$5,976,600	\$6,545,330	\$9,215,639
Gross Income per SqFt	\$35.00	\$28.10	\$53.00
Full Market Value	\$28,600,000	\$31,400,000	\$46,200,000
Market Value per SqFt	\$167.00	\$135.00	\$263.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01238-7501	1-01220-0029	1-01226-0029
Condominium Section	1117-R1		
Address	215 WEST 90 STREET	60218 COLUMBUS AVENUE	720 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	170	171
Year Built	1922	1986	1986
Gross SqFt	166,559	175,436	232,831
Estimated Gross Income	\$5,829,565	\$9,215,639	\$6,545,330
Gross Income per SqFt	\$35.00	\$53.00	\$28.10
Full Market Value	\$27,900,000	\$46,200,000	\$31,400,000
Market Value per SqFt	\$168.00	\$263.00	\$135.00
Distance from Condominium in miles		0.15	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01238-7503	1-01232-0055	1-01232-0014
Condominium Section	1265-R1		
Address	203 WEST 90 STREET	2333 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	84	128	129
Year Built	1920	1922	1925
Gross SqFt	118,026	111,811	104,810
Estimated Gross Income	\$3,540,780	\$3,355,495	\$4,256,833
Gross Income per SqFt	\$30.00	\$30.00	\$40.60
Full Market Value	\$16,999,996	\$16,100,000	\$21,300,000
Market Value per SqFt	\$144.00	\$144.00	\$203.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-7501	1-01199-0061	1-01241-0046
Condominium Section	732-R1		
Address	640 WEST END AVENUE	531 COLUMBUS AVENUE	2512 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	33	68
Year Built	1913	1910	1900
Gross SqFt	59,951	47,765	62,280
Estimated Gross Income	\$1,678,628	\$1,588,006	\$2,298,709
Gross Income per SqFt	\$28.00	\$33.20	\$36.90
Full Market Value	\$8,040,000	\$7,610,000	\$11,500,000
Market Value per SqFt	\$134.00	\$159.00	\$185.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-7502	1-01210-0001	1-01232-0014
Condominium Section	1089-R1		
Address	650 WEST END AVENUE	401 AMSTERDAM AVENUE	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	80	129
Year Built	1916	1927	1925
Gross SqFt	92,402	106,521	104,810
Estimated Gross Income	\$2,772,060	\$2,936,213	\$4,256,833
Gross Income per SqFt	\$30.00	\$27.60	\$40.60
Full Market Value	\$13,299,999	\$14,100,000	\$21,300,000
Market Value per SqFt	\$144.00	\$132.00	\$203.00
Distance from Condominium in miles		0.65	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-7501	1-01242-0042	1-01150-0035
Condominium Section	387-R1		
Address	255 WEST 92 STREET	2536 BROADWAY	102 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	20	42
Year Built	1900	1910	1931
Gross SqFt	15,815	11,547	20,281
Estimated Gross Income	\$474,450	\$486,866	\$903,784
Gross Income per SqFt	\$30.00	\$42.20	\$44.60
Full Market Value	\$2,270,004	\$2,440,000	\$4,530,000
Market Value per SqFt	\$144.00	\$211.00	\$223.00
Distance from Condominium in miles		0.15	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-7502	1-01232-0014	1-01232-0055
Condominium Section	1727-R1		
Address	220 WEST 93 STREET	2326 BROADWAY	2333 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	58	129	128
Year Built	1926	1925	1922
Gross SqFt	116,997	104,810	111,811
Estimated Gross Income	\$3,509,910	\$4,256,833	\$3,355,495
Gross Income per SqFt	\$30.00	\$40.60	\$30.00
Full Market Value	\$16,799,993	\$21,300,000	\$16,100,000
Market Value per SqFt	\$144.00	\$203.00	\$144.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01241-7501	1-01242-0042	1-01150-0035
Condominium Section	200-R1		
Address	257 WEST 93 STREET	2536 BROADWAY	102 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	20	42
Year Built	1930	1910	1931
Gross SqFt	16,506	11,547	20,281
Estimated Gross Income	\$495,180	\$486,866	\$903,784
Gross Income per SqFt	\$30.00	\$42.20	\$44.60
Full Market Value	\$2,370,003	\$2,440,000	\$4,530,000
Market Value per SqFt	\$144.00	\$211.00	\$223.00
Distance from Condominium in miles		0.10	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-7501	1-01232-0014	1-01220-0029
Condominium Section	415-R1		
Address	215 WEST 95 STREET	2326 BROADWAY	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	212	129	170
Year Built	1986	1925	1986
Gross SqFt	145,085	104,810	175,436
Estimated Gross Income	\$5,077,975	\$4,256,833	\$9,215,639
Gross Income per SqFt	\$35.00	\$40.60	\$53.00
Full Market Value	\$24,300,005	\$21,300,000	\$46,200,000
Market Value per SqFt	\$167.00	\$203.00	\$263.00
Distance from Condominium in miles		0.55	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-7501	1-01227-0027	1-01217-0035
Condominium Section	221-R1		
Address	303 WEST 80 STREET	207 WEST 79 STREET	101 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	38	43
Year Built	1920	1920	1910
Gross SqFt	20,118	23,952	29,083
Estimated Gross Income	\$663,894	\$885,414	\$1,601,503
Gross Income per SqFt	\$33.00	\$37.00	\$55.00
Full Market Value	\$3,180,001	\$4,440,000	\$8,030,000
Market Value per SqFt	\$158.00	\$185.00	\$276.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-7501	1-01227-0027	1-01217-0035
Condominium Section	29-R1		
Address	309 WEST 83 STREET	207 WEST 79 STREET	101 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	17	38	43
Year Built	1920	1920	1910
Gross SqFt	25,216	23,952	29,083
Estimated Gross Income	\$832,128	\$885,414	\$1,601,503
Gross Income per SqFt	\$33.00	\$37.00	\$55.00
Full Market Value	\$3,810,000	\$4,440,000	\$8,030,000
Market Value per SqFt	\$151.00	\$185.00	\$276.00
Distance from Condominium in miles		0.25	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-7501	1-01227-0027	1-01147-0030
Condominium Section	78-R1		
Address	342 WEST 85 STREET	207 WEST 79 STREET	322 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	22	38	66
Year Built	1910	1920	1926
Gross SqFt	28,436	23,952	36,258
Estimated Gross Income	\$938,388	\$885,414	\$1,597,670
Gross Income per SqFt	\$33.00	\$37.00	\$44.10
Full Market Value	\$4,489,997	\$4,440,000	\$8,010,000
Market Value per SqFt	\$158.00	\$185.00	\$221.00
Distance from Condominium in miles		0.30	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-7501	1-01232-0014	1-01232-0055
Condominium Section	740-R1		
Address	340 WEST 86 STREET	2326 BROADWAY	2333 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	70	129	128
Year Built	1950	1925	1922
Gross SqFt	90,566	104,810	111,811
Estimated Gross Income	\$2,354,716	\$4,256,833	\$3,355,495
Gross Income per SqFt	\$26.00	\$40.60	\$30.00
Full Market Value	\$10,200,000	\$21,300,000	\$16,100,000
Market Value per SqFt	\$113.00	\$203.00	\$144.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-7503	1-01210-0033	1-01241-0046
Condominium Section	1692-R1		
Address	317 WEST 89 STREET	410 COLUMBUS AVENUE	2512 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	24	52	68
Year Built	1920	1900	1900
Gross SqFt	60,480	65,814	62,280
Estimated Gross Income	\$1,693,440	\$3,915,748	\$2,298,709
Gross Income per SqFt	\$28.00	\$59.00	\$36.90
Full Market Value	\$8,110,001	\$19,600,000	\$11,500,000
Market Value per SqFt	\$134.00	\$298.00	\$185.00
Distance from Condominium in miles		0.60	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-7504	1-01199-0061	1-01241-0046
Condominium Section	1747-R1		
Address	595 WEST END AVENUE	531 COLUMBUS AVENUE	2512 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	33	68
Year Built	1923	1910	1900
Gross SqFt	55,190	47,765	62,280
Estimated Gross Income	\$1,545,320	\$1,588,006	\$2,298,709
Gross Income per SqFt	\$28.00	\$33.20	\$36.90
Full Market Value	\$7,399,988	\$7,610,000	\$11,500,000
Market Value per SqFt	\$134.00	\$159.00	\$185.00
Distance from Condominium in miles		0.50	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-7501	1-01163-0053	1-01232-0014
Condominium Section	1129-R1		
Address	190 RIVERSIDE DRIVE	244 WEST 72 STREET	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	51	92	129
Year Built	1911	1928	1925
Gross SqFt	78,380	87,150	104,810
Estimated Gross Income	\$2,194,640	\$2,264,912	\$4,256,833
Gross Income per SqFt	\$28.00	\$26.00	\$40.60
Full Market Value	\$10,500,004	\$9,830,000	\$21,300,000
Market Value per SqFt	\$134.00	\$113.00	\$203.00
Distance from Condominium in miles		1.05	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-7501	1-01199-0001	1-01243-0042
Condominium Section	149-R1		
Address	314 WEST 94 STREET	519 COLUMBUS AVENUE	2552 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	38	52
Year Built	1920	1907	1921
Gross SqFt	32,750	47,765	43,340
Estimated Gross Income	\$917,000	\$1,480,766	\$2,224,661
Gross Income per SqFt	\$28.00	\$31.00	\$51.00
Full Market Value	\$4,390,001	\$7,090,000	\$11,200,000
Market Value per SqFt	\$134.00	\$148.00	\$258.00
Distance from Condominium in miles		0.65	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-7501	1-01199-0001	1-01243-0042
Condominium Section	533-R1		
Address	317 WEST 95 STREET	519 COLUMBUS AVENUE	2552 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	30	38	52
Year Built	1902	1907	1921
Gross SqFt	32,905	47,765	43,340
Estimated Gross Income	\$921,340	\$1,480,766	\$2,224,661
Gross Income per SqFt	\$28.00	\$31.00	\$51.00
Full Market Value	\$4,409,996	\$7,090,000	\$11,200,000
Market Value per SqFt	\$134.00	\$148.00	\$258.00
Distance from Condominium in miles		0.70	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-7502	1-01226-0029	1-01220-0029
Condominium Section	647-R1		
Address	222 RIVERSIDE DRIVE	720 COLUMBUS AVENUE	60218 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	171	170
Year Built	1989	1986	1986
Gross SqFt	167,752	232,831	175,436
Estimated Gross Income	\$5,871,320	\$6,545,330	\$9,215,639
Gross Income per SqFt	\$35.00	\$28.10	\$53.00
Full Market Value	\$28,099,998	\$31,400,000	\$46,200,000
Market Value per SqFt	\$168.00	\$135.00	\$263.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-7503	1-01230-0043	1-01235-0042
Condominium Section	1608-R1		
Address	230 RIVERSIDE DRIVE	2290 BROADWAY	2380 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	261	125	162
Year Built	1931	1924	1984
Gross SqFt	208,241	165,452	252,000
Estimated Gross Income	\$4,997,784	\$4,783,437	\$11,527,489
Gross Income per SqFt	\$24.00	\$28.90	\$45.70
Full Market Value	\$21,699,981	\$22,900,000	\$57,800,000
Market Value per SqFt	\$104.00	\$138.00	\$229.00
Distance from Condominium in miles		0.70	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01263-7501	1-01026-0049	1-01041-0029
Condominium Section	1655-R1		
Address	16 WEST 48 STREET	230 WEST 55 STREET	831 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	152	237	295
Year Built	2005	1979	1997
Gross SqFt	148,385	210,213	270,161
Estimated Gross Income	\$7,270,865	\$8,785,649	\$13,588,515
Gross Income per SqFt	\$49.00	\$41.80	\$50.00
Full Market Value	\$36,500,010	\$44,100,000	\$68,100,000
Market Value per SqFt	\$246.00	\$210.00	\$252.00
Distance from Condominium in miles		0.50	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01269-7501	1-01021-0001	1-01020-0005
Condominium Section	90-R1		
Address	15 WEST 53 STREET	810 8 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	248	550	487
Year Built	1982	1998	1989
Gross SqFt	503,000	578,099	475,327
Estimated Gross Income	\$22,132,000	\$22,002,124	\$21,964,403
Gross Income per SqFt	\$44.00	\$38.10	\$46.20
Full Market Value	\$111,000,008	\$110,000,000	\$110,000,000
Market Value per SqFt	\$221.00	\$190.00	\$231.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-7501	1-01023-0006	1-01147-0030
Condominium Section	1599-R1		
Address	40 WEST 55 STREET	245 WEST 51 STREET	322 COLUMBUS AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	82	66
Year Built	1925	1912	1926
Gross SqFt	44,350	48,368	36,258
Estimated Gross Income	\$1,552,250	\$1,490,621	\$1,597,670
Gross Income per SqFt	\$35.00	\$30.80	\$44.10
Full Market Value	\$7,439,999	\$7,140,000	\$8,010,000
Market Value per SqFt	\$168.00	\$148.00	\$221.00
Distance from Condominium in miles		0.40	1.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01271-7501	1-01023-0061	1-01036-0029
Condominium Section	7-R2		
Address	1360 6 AVENUE	260 WEST 52 STREET	717 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	183	217	182
Year Built	1963	1987	1966
Gross SqFt	141,738	190,289	126,778
Estimated Gross Income	\$4,960,830	\$7,178,824	\$4,451,563
Gross Income per SqFt	\$35.00	\$37.70	\$35.10
Full Market Value	\$23,799,972	\$36,000,000	\$21,300,000
Market Value per SqFt	\$168.00	\$189.00	\$168.00
Distance from Condominium in miles		0.40	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01273-7501	1-01272-0001	
Condominium Section	141-R1		
Address	58 WEST 58 STREET	1380 6 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	168	252	
Year Built	1969	1963	
Gross SqFt	206,973	303,642	
Estimated Gross Income	\$7,864,974	\$11,601,559	
Gross Income per SqFt	\$38.00	\$38.20	
Full Market Value	\$39,400,003	\$58,200,000	
Market Value per SqFt	\$190.00	\$192.00	
Distance from Condominium in miles		0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-7502	1-00997-0019	1-00999-0054
Condominium Section	702-R1		
Address	57 WEST 58 STREET	123 WEST 44 STREET	150 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	88	121	105
Year Built	1901	1900	1979
Gross SqFt	68,219	115,355	66,182
Estimated Gross Income	\$2,865,198	\$5,027,226	\$2,619,610
Gross Income per SqFt	\$42.00	\$43.60	\$39.60
Full Market Value	\$14,399,998	\$25,200,000	\$13,100,000
Market Value per SqFt	\$211.00	\$218.00	\$198.00
Distance from Condominium in miles		0.70	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-7503	1-00887-0023	1-01383-0013
Condominium Section	1150-R1		
Address	50 CENTRAL PARK SOUTH	184 LEXINGTON AVENUE	814 MADISON AVENUE
Neighborhood	MIDTOWN WEST	MURRAY HILL	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	100	43
Year Built	1931	1984	1913
Gross SqFt	84,843	97,414	108,592
Estimated Gross Income	\$4,072,464	\$4,319,831	\$7,338,308
Gross Income per SqFt	\$48.00	\$44.30	\$68.00
Full Market Value	\$20,400,001	\$21,700,000	\$36,800,000
Market Value per SqFt	\$240.00	\$223.00	\$339.00
Distance from Condominium in miles		1.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-7504	1-00824-0011	
Condominium Section	1508-R1		
Address	768 5 AVENUE	51 WEST 22 STREET	
Neighborhood	MIDTOWN WEST	FLATIRON	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	164	452	
Year Built	1907	2000	
Gross SqFt	395,521	588,356	
Estimated Gross Income	\$19,776,050	\$27,288,000	
Gross Income per SqFt	\$50.00	\$46.40	
Full Market Value	\$99,200,007	\$137,000,000	
Market Value per SqFt	\$251.00	\$233.00	
Distance from Condominium in miles		1.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01287-7501	1-01348-0049	1-01020-0005
Condominium Section	13-R1		
Address	641 5 AVENUE	1044 2 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	226	460	487
Year Built	1981	1975	1989
Gross SqFt	477,801	580,480	475,327
Estimated Gross Income	\$22,456,647	\$31,592,875	\$21,964,403
Gross Income per SqFt	\$47.00	\$54.00	\$46.20
Full Market Value	\$113,000,018	\$158,000,000	\$110,000,000
Market Value per SqFt	\$237.00	\$272.00	\$231.00
Distance from Condominium in miles		0.60	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01290-7501	1-01383-0013	1-00887-0023
Condominium Section	1456-R1		
Address	60 EAST 55 STREET	814 MADISON AVENUE	184 LEXINGTON AVENUE
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	74	43	100
Year Built	2003	1913	1984
Gross SqFt	80,608	108,592	97,414
Estimated Gross Income	\$3,828,880	\$7,338,308	\$4,319,831
Gross Income per SqFt	\$47.50	\$68.00	\$44.30
Full Market Value	\$19,199,999	\$36,800,000	\$21,700,000
Market Value per SqFt	\$238.00	\$339.00	\$223.00
Distance from Condominium in miles		0.70	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01292-7501	1-01348-0049	1-01020-0005
Condominium Section	86-R1		
Address	721 5 AVENUE	1044 2 AVENUE	227 WEST 48 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	246	460	487
Year Built	1983	1975	1989
Gross SqFt	499,668	580,480	475,327
Estimated Gross Income	\$24,983,400	\$31,592,875	\$21,964,403
Gross Income per SqFt	\$50.00	\$54.00	\$46.20
Full Market Value	\$125,000,009	\$158,000,000	\$110,000,000
Market Value per SqFt	\$250.00	\$272.00	\$231.00
Distance from Condominium in miles		0.55	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01294-7501	1-01026-0049	1-01023-0061
Condominium Section	144-R1		
Address	500 PARK AVENUE	230 WEST 55 STREET	260 WEST 52 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	56	237	217
Year Built	1982	1979	1987
Gross SqFt	176,494	210,213	190,289
Estimated Gross Income	\$7,059,760	\$8,785,649	\$7,178,824
Gross Income per SqFt	\$40.00	\$41.80	\$37.70
Full Market Value	\$35,399,994	\$44,100,000	\$36,000,000
Market Value per SqFt	\$201.00	\$210.00	\$189.00
Distance from Condominium in miles		0.65	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-7501	1-01026-0049	1-01023-0061
Condominium Section	305-R1		
Address	145 EAST 48 STREET	230 WEST 55 STREET	260 WEST 52 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	207	237	217
Year Built	1985	1979	1987
Gross SqFt	185,540	210,213	190,289
Estimated Gross Income	\$7,421,600	\$8,785,649	\$7,178,824
Gross Income per SqFt	\$40.00	\$41.80	\$37.70
Full Market Value	\$37,199,999	\$44,100,000	\$36,000,000
Market Value per SqFt	\$200.00	\$210.00	\$189.00
Distance from Condominium in miles		0.85	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01309-7502	1-00997-0019	1-01309-0050
Condominium Section	420-R1		
Address	135 EAST 54 STREET	123 WEST 44 STREET	136 EAST 55 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	145	121	200
Year Built	1951	1900	1957
Gross SqFt	132,205	115,355	204,269
Estimated Gross Income	\$4,627,175	\$5,027,226	\$6,589,870
Gross Income per SqFt	\$35.00	\$43.60	\$32.30
Full Market Value	\$22,200,007	\$25,200,000	\$31,600,000
Market Value per SqFt	\$168.00	\$218.00	\$155.00
Distance from Condominium in miles		0.70	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-7501	1-01006-0063	1-01309-0008
Condominium Section	30-R1		
Address	141 EAST 55 STREET	162 WEST 54 STREET	125 EAST 54 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	87	83	66
Year Built	1956	1911	1977
Gross SqFt	70,773	98,616	56,073
Estimated Gross Income	\$2,406,282	\$3,590,510	\$2,299,321
Gross Income per SqFt	\$34.00	\$36.40	\$41.00
Full Market Value	\$11,500,005	\$18,000,000	\$11,500,000
Market Value per SqFt	\$162.00	\$183.00	\$205.00
Distance from Condominium in miles		0.60	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-7502	1-00997-0019	1-01309-0050
Condominium Section	199-R1		
Address	667 LEXINGTON AVENUE	123 WEST 44 STREET	136 EAST 55 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	156	121	200
Year Built	1956	1900	1957
Gross SqFt	141,440	115,355	204,269
Estimated Gross Income	\$4,950,400	\$5,027,226	\$6,589,870
Gross Income per SqFt	\$35.00	\$43.60	\$32.30
Full Market Value	\$23,699,989	\$25,200,000	\$31,600,000
Market Value per SqFt	\$168.00	\$218.00	\$155.00
Distance from Condominium in miles		0.80	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-7503	1-01006-0063	1-01309-0008
Condominium Section	289-R1		
Address	150 EAST 56 STREET	162 WEST 54 STREET	125 EAST 54 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	75	83	66
Year Built	1956	1911	1977
Gross SqFt	65,658	98,616	56,073
Estimated Gross Income	\$2,232,372	\$3,590,510	\$2,299,321
Gross Income per SqFt	\$34.00	\$36.40	\$41.00
Full Market Value	\$10,699,998	\$18,000,000	\$11,500,000
Market Value per SqFt	\$163.00	\$183.00	\$205.00
Distance from Condominium in miles		0.60	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-7501	1-01113-0001	1-01348-0049
Condominium Section	16-R1		
Address	117 EAST 57 STREET	45 WEST 60 STREET	1044 2 AVENUE
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	236	325	460
Year Built	1975	1981	1975
Gross SqFt	364,872	408,644	580,480
Estimated Gross Income	\$17,148,984	\$17,891,063	\$31,592,875
Gross Income per SqFt	\$47.00	\$43.80	\$54.00
Full Market Value	\$85,999,969	\$89,700,000	\$158,000,000
Market Value per SqFt	\$236.00	\$220.00	\$272.00
Distance from Condominium in miles		0.90	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-7502	1-01008-0029	1-01028-0017
Condominium Section	756-R1		
Address	465 PARK AVENUE	1361 6 AVENUE	1752 BROADWAY
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	169	406
Year Built	1926	1925	1979
Gross SqFt	221,819	243,671	311,689
Estimated Gross Income	\$7,763,665	\$10,537,267	\$13,487,456
Gross Income per SqFt	\$35.00	\$43.20	\$43.30
Full Market Value	\$36,900,000	\$52,800,000	\$67,600,000
Market Value per SqFt	\$166.00	\$217.00	\$217.00
Distance from Condominium in miles		0.55	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01313-7501	1-01113-0001	1-01348-0049
Condominium Section	1350-R1		
Address	151 EAST 58 STREET	45 WEST 60 STREET	1044 2 AVENUE
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	105	325	460
Year Built	2001	1981	1975
Gross SqFt	365,000	408,644	580,480
Estimated Gross Income	\$20,075,000	\$17,891,063	\$31,592,875
Gross Income per SqFt	\$55.00	\$43.80	\$54.00
Full Market Value	\$100,999,994	\$89,700,000	\$158,000,000
Market Value per SqFt	\$277.00	\$220.00	\$272.00
Distance from Condominium in miles		1.00	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01314-7501	1-01365-0009	1-01332-0029
Condominium Section	319-R1		
Address	235 EAST 40 STREET	415 EAST 53 STREET	240 EAST 59 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	364	324	167
Year Built	1986	1982	1983
Gross SqFt	351,161	413,233	324,212
Estimated Gross Income	\$13,000,000	\$19,146,946	\$12,851,052
Gross Income per SqFt	\$37.00	\$46.30	\$39.60
Full Market Value	\$65,200,014	\$96,000,000	\$64,400,000
Market Value per SqFt	\$186.00	\$232.00	\$199.00
Distance from Condominium in miles		0.70	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01319-7501	1-01418-0045	1-01416-0002
Condominium Section	482-R1		
Address	240 EAST 46 STREET	1081 3 AVENUE	1033 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	101	116	133
Year Built	1970	1968	1967
Gross SqFt	60,900	174,273	241,274
Estimated Gross Income	\$1,700,000	\$6,855,800	\$7,643,396
Gross Income per SqFt	\$27.90	\$39.30	\$31.70
Full Market Value	\$8,139,989	\$34,400,000	\$36,600,000
Market Value per SqFt	\$134.00	\$197.00	\$152.00
Distance from Condominium in miles		0.90	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01319-7502	1-01424-0004	1-01437-0045
Condominium Section	1614-R1		
Address	845 2 AVENUE	203 EAST 69 STREET	316 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	18	15	42
Year Built	2001	1980	1999
Gross SqFt	11,861	32,500	34,137
Estimated Gross Income	\$535,000	\$1,672,642	\$949,800
Gross Income per SqFt	\$45.10	\$51.00	\$27.80
Full Market Value	\$2,680,000	\$8,390,000	\$4,550,000
Market Value per SqFt	\$226.00	\$258.00	\$133.00
Distance from Condominium in miles		1.20	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7501	1-01365-0009	1-01332-0029
Condominium Section	85-R1		
Address	238 EAST 47 STREET	415 EAST 53 STREET	240 EAST 59 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	231	324	167
Year Built	1982	1982	1983
Gross SqFt	350,000	413,233	324,212
Estimated Gross Income	\$12,800,000	\$19,146,946	\$12,851,052
Gross Income per SqFt	\$36.60	\$46.30	\$39.60
Full Market Value	\$64,200,000	\$96,000,000	\$64,400,000
Market Value per SqFt	\$183.00	\$232.00	\$199.00
Distance from Condominium in miles		0.45	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7502	1-01309-0008	1-01311-0045
Condominium Section	238-R1		
Address	216 EAST 47 STREET	125 EAST 54 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	48	66	145
Year Built	1985	1977	1997
Gross SqFt	77,029	56,073	158,063
Estimated Gross Income	\$3,100,000	\$2,299,321	\$8,003,617
Gross Income per SqFt	\$40.20	\$41.00	\$51.00
Full Market Value	\$15,499,992	\$11,500,000	\$40,100,000
Market Value per SqFt	\$201.00	\$205.00	\$254.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7503	1-01425-0017	1-01274-0006
Condominium Section	240-R1		
Address	210 EAST 47 STREET	225 EAST 70 STREET	39 WEST 58 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	91	338
Year Built	1957	1961	1948
Gross SqFt	63,927	83,220	269,346
Estimated Gross Income	\$2,170,000	\$2,607,460	\$12,293,601
Gross Income per SqFt	\$33.90	\$31.30	\$45.60
Full Market Value	\$10,400,018	\$12,500,000	\$61,700,000
Market Value per SqFt	\$163.00	\$150.00	\$229.00
Distance from Condominium in miles		1.20	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7504	1-01530-0034	1-01488-0013
Condominium Section	451-R1		
Address	225 EAST 46 STREET	230 EAST 85 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	129	55	210
Year Built	1956	1946	1964
Gross SqFt	81,745	50,852	257,244
Estimated Gross Income	\$2,600,000	\$1,496,374	\$9,482,853
Gross Income per SqFt	\$31.80	\$29.40	\$36.90
Full Market Value	\$12,499,994	\$7,170,000	\$47,600,000
Market Value per SqFt	\$153.00	\$141.00	\$185.00
Distance from Condominium in miles		1.90	1.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7505	1-01318-0019	1-01311-0045
Condominium Section	620-R1		
Address	236 EAST 47 STREET	245 EAST 44 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	173	182	145
Year Built	1988	1986	1997
Gross SqFt	164,753	168,998	158,063
Estimated Gross Income	\$7,500,000	\$7,299,584	\$8,003,617
Gross Income per SqFt	\$45.50	\$43.20	\$51.00
Full Market Value	\$37,599,995	\$36,600,000	\$40,100,000
Market Value per SqFt	\$228.00	\$217.00	\$254.00
Distance from Condominium in miles		0.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01320-7506	1-01338-0040	
Condominium Section	1828-R1		
Address	211 EAST 46 STREET	314 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	261	250	
Year Built	1979	1981	
Gross SqFt	207,246	253,256	
Estimated Gross Income	\$8,200,000	\$11,242,468	
Gross Income per SqFt	\$39.60	\$44.40	
Full Market Value	\$41,100,026	\$56,400,000	
Market Value per SqFt	\$198.00	\$223.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01322-7501	1-01488-0013	1-01468-0021
Condominium Section	201-R1		
Address	249 EAST 48 STREET	519 EAST 76 STREET	1385 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	162	210	293
Year Built	1959	1964	1969
Gross SqFt	170,631	257,244	409,942
Estimated Gross Income	\$5,000,000	\$9,482,853	\$13,022,512
Gross Income per SqFt	\$29.30	\$36.90	\$31.80
Full Market Value	\$24,000,009	\$47,600,000	\$62,400,000
Market Value per SqFt	\$141.00	\$185.00	\$152.00
Distance from Condominium in miles		1.45	1.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01323-7501	1-01332-0029	1-01365-0009
Condominium Section	185-R1		
Address	255 EAST 49 STREET	240 EAST 59 STREET	415 EAST 53 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	174	167	324
Year Built	1985	1983	1982
Gross SqFt	193,134	324,212	413,233
Estimated Gross Income	\$7,450,000	\$12,851,052	\$19,146,946
Gross Income per SqFt	\$38.60	\$39.60	\$46.30
Full Market Value	\$37,400,009	\$64,400,000	\$96,000,000
Market Value per SqFt	\$194.00	\$199.00	\$232.00
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-7501	1-01424-0004	1-01453-0021
Condominium Section	518-R1		
Address	245 EAST 50 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	16	15	67
Year Built	1980	1980	1986
Gross SqFt	19,082	32,500	53,662
Estimated Gross Income	\$735,000	\$1,672,642	\$1,695,353
Gross Income per SqFt	\$38.50	\$51.00	\$31.60
Full Market Value	\$3,690,000	\$8,390,000	\$8,120,000
Market Value per SqFt	\$193.00	\$258.00	\$151.00
Distance from Condominium in miles		0.95	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01325-7501	1-01424-0004	1-01453-0021
Condominium Section	227-R1		
Address	226 EAST 52 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	15	67
Year Built	1984	1980	1986
Gross SqFt	46,800	32,500	53,662
Estimated Gross Income	\$1,600,000	\$1,672,642	\$1,695,353
Gross Income per SqFt	\$34.20	\$51.00	\$31.60
Full Market Value	\$7,660,003	\$8,390,000	\$8,120,000
Market Value per SqFt	\$164.00	\$258.00	\$151.00
Distance from Condominium in miles		0.90	1.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01325-7502	1-01390-0043	1-01320-0018
Condominium Section	424-R1		
Address	230 EAST 52 STREET	48 EAST 76 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	27	27	63
Year Built	1901	1910	1938
Gross SqFt	15,410	14,336	49,914
Estimated Gross Income	\$520,000	\$320,898	\$1,782,449
Gross Income per SqFt	\$33.70	\$22.38	\$35.70
Full Market Value	\$2,490,002	\$1,390,000	\$8,540,000
Market Value per SqFt	\$162.00	\$97.00	\$171.00
Distance from Condominium in miles		1.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01327-7501	1-01463-0021	1-01488-0013
Condominium Section	795-R1		
Address	211 EAST 53 STREET	1273 YORK AVENUE	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	146	213	210
Year Built	1957	1957	1964
Gross SqFt	126,021	182,345	257,244
Estimated Gross Income	\$4,300,000	\$5,150,558	\$9,482,853
Gross Income per SqFt	\$34.10	\$28.20	\$36.90
Full Market Value	\$20,400,000	\$24,700,000	\$47,600,000
Market Value per SqFt	\$162.00	\$135.00	\$185.00
Distance from Condominium in miles		0.80	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01327-7502	1-01365-0009	
Condominium Section	896-R1		
Address	250 EAST 54 STREET	415 EAST 53 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	178	324	
Year Built	1990	1982	
Gross SqFt	237,531	413,233	
Estimated Gross Income	\$10,250,000	\$19,146,946	
Gross Income per SqFt	\$43.20	\$46.30	
Full Market Value	\$51,400,006	\$96,000,000	
Market Value per SqFt	\$216.00	\$232.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01329-7501	1-01510-0020	1-01425-0005
Condominium Section	2007-R1		
Address	231 EAST 55 STREET	1195 LEXINGTON AVENUE	211 EAST 70 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	40	61	271
Year Built	2000	1987	1975
Gross SqFt	54,638	78,874	488,474
Estimated Gross Income	\$3,150,000	\$5,155,062	\$14,424,513
Gross Income per SqFt	\$58.00	\$65.00	\$29.50
Full Market Value	\$15,799,994	\$25,900,000	\$69,100,000
Market Value per SqFt	\$289.00	\$328.00	\$141.00
Distance from Condominium in miles		1.30	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-7501	1-01460-0047	1-01311-0045
Condominium Section	1563-R1		
Address	212 EAST 57 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R0-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR
Total Units	38	129	145
Year Built	2004	1999	1997
Gross SqFt	70,308	138,500	158,063
Estimated Gross Income	\$3,350,000	\$5,876,391	\$8,003,617
Gross Income per SqFt	\$47.60	\$42.40	\$51.00
Full Market Value	\$16,800,000	\$29,500,000	\$40,100,000
Market Value per SqFt	\$239.00	\$213.00	\$254.00
Distance from Condominium in miles		0.55	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-7501	1-01488-0013	1-01488-0045
Condominium Section	541-R1		
Address	200 EAST 58 STREET	519 EAST 76 STREET	500 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	115	210	427
Year Built	1963	1964	1964
Gross SqFt	128,436	257,244	530,809
Estimated Gross Income	\$3,900,000	\$9,482,853	\$11,373,875
Gross Income per SqFt	\$30.40	\$36.90	\$21.43
Full Market Value	\$18,699,997	\$47,600,000	\$49,400,000
Market Value per SqFt	\$146.00	\$185.00	\$93.00
Distance from Condominium in miles		1.05	1.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-7502	1-01488-0013	1-01488-0045
Condominium Section	563-R1		
Address	225 EAST 57 STREET	519 EAST 76 STREET	500 EAST 77 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D3-ELEVATOR
Total Units	260	210	427
Year Built	1964	1964	1964
Gross SqFt	305,093	257,244	530,809
Estimated Gross Income	\$9,160,000	\$9,482,853	\$11,373,875
Gross Income per SqFt	\$30.00	\$36.90	\$21.43
Full Market Value	\$41,900,000	\$47,600,000	\$49,400,000
Market Value per SqFt	\$137.00	\$185.00	\$93.00
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-7503	1-01311-0045	1-01318-0019
Condominium Section	1538-R1		
Address	207 EAST 57 STREET	150 EAST 57 STREET	245 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	67	145	182
Year Built	2005	1997	1986
Gross SqFt	104,916	158,063	168,998
Estimated Gross Income	\$4,500,000	\$8,003,617	\$7,299,584
Gross Income per SqFt	\$42.90	\$51.00	\$43.20
Full Market Value	\$22,600,002	\$40,100,000	\$36,600,000
Market Value per SqFt	\$215.00	\$254.00	\$217.00
Distance from Condominium in miles		0.15	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01336-7501	1-01460-0047	1-01318-0019
Condominium Section	168-R1		
Address	806 2 AVENUE	400 EAST 66 STREET	245 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	79	129	182
Year Built	1983	1999	1986
Gross SqFt	127,399	138,500	168,998
Estimated Gross Income	\$5,000,000	\$5,876,391	\$7,299,584
Gross Income per SqFt	\$39.20	\$42.40	\$43.20
Full Market Value	\$25,100,031	\$29,500,000	\$36,600,000
Market Value per SqFt	\$197.00	\$213.00	\$217.00
Distance from Condominium in miles		1.10	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-7501	1-01460-0047	
Condominium Section	247-R1		
Address	846 2 AVENUE	400 EAST 66 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	113	129	
Year Built	1980	1999	
Gross SqFt	86,845	138,500	
Estimated Gross Income	\$3,300,000	\$5,876,391	
Gross Income per SqFt	\$38.00	\$42.40	
Full Market Value	\$16,499,993	\$29,500,000	
Market Value per SqFt	\$190.00	\$213.00	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-7502	1-01242-9055	1-01426-9035
Condominium Section	614-R1		
Address	325 EAST 45 STREET	2527 BROADWAY	218 EAST 72 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	166	295	147
Year Built	1977	1999	1975
Gross SqFt	122,021	307,500	156,200
Estimated Gross Income	\$4,750,000	\$11,120,910	\$7,118,114
Gross Income per SqFt	\$38.90	\$36.20	\$45.60
Full Market Value	\$23,800,000	\$55,800,000	\$35,700,000
Market Value per SqFt	\$195.00	\$181.00	\$229.00
Distance from Condominium in miles		2.90	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01340-7501	1-01348-0049	1-01376-0001
Condominium Section	1165-R1		
Address	845 UNITED NATIONS PLAZA	1044 2 AVENUE	800 5 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	370	460	229
Year Built	2000	1975	1979
Gross SqFt	825,532	580,480	353,412
Estimated Gross Income	\$50,000,000	\$31,592,875	\$25,633,076
Gross Income per SqFt	\$61.00	\$54.00	\$73.00
Full Market Value	\$250,999,980	\$158,000,000	\$129,000,000
Market Value per SqFt	\$304.00	\$272.00	\$365.00
Distance from Condominium in miles		0.40	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7501	1-01463-0031	1-01488-0013
Condominium Section	176-R1		
Address	330 EAST 49 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	141	127	210
Year Built	1962	1961	1964
Gross SqFt	89,872	97,396	257,244
Estimated Gross Income	\$2,750,000	\$1,706,682	\$9,482,853
Gross Income per SqFt	\$30.60	\$17.52	\$36.90
Full Market Value	\$13,200,005	\$6,760,000	\$47,600,000
Market Value per SqFt	\$147.00	\$69.00	\$185.00
Distance from Condominium in miles		1.00	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7502	1-01463-0031	1-01488-0013
Condominium Section	259-R1		
Address	317 EAST 48 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	126	127	210
Year Built	1962	1961	1964
Gross SqFt	82,112	97,396	257,244
Estimated Gross Income	\$2,500,000	\$1,706,682	\$9,482,853
Gross Income per SqFt	\$30.40	\$17.52	\$36.90
Full Market Value	\$11,999,982	\$6,760,000	\$47,600,000
Market Value per SqFt	\$146.00	\$69.00	\$185.00
Distance from Condominium in miles		1.00	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7503	1-01349-0014	1-01421-0021
Condominium Section	336-R1		
Address	100 UNITED NATIONS PLAZA	333 EAST 56 STREET	1261 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	237	228	339
Year Built	1984	1982	1979
Gross SqFt	438,326	225,154	490,652
Estimated Gross Income	\$19,100,000	\$10,554,999	\$25,756,956
Gross Income per SqFt	\$43.60	\$46.90	\$52.00
Full Market Value	\$95,799,995	\$52,900,000	\$129,000,000
Market Value per SqFt	\$219.00	\$235.00	\$263.00
Distance from Condominium in miles		0.40	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7504	1-01320-0018	1-01381-0017
Condominium Section	931-R1		
Address	346 EAST 49 STREET	235 EAST 46 STREET	778 MADISON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	16	63	38
Year Built	1900	1938	1908
Gross SqFt	8,214	49,914	20,510
Estimated Gross Income	\$275,000	\$1,782,449	\$997,844
Gross Income per SqFt	\$33.50	\$35.70	\$48.70
Full Market Value	\$1,260,000	\$8,540,000	\$5,000,000
Market Value per SqFt	\$153.00	\$171.00	\$244.00
Distance from Condominium in miles		0.15	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-7505	1-01321-0034	1-01349-0035
Condominium Section	1792-R1		
Address	865 1 AVENUE	230 EAST 48 STREET	340 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	81	68	61
Year Built	1930	1928	1931
Gross SqFt	78,000	68,564	73,000
Estimated Gross Income	\$1,950,000	\$2,041,592	\$1,898,104
Gross Income per SqFt	\$25.00	\$29.80	\$26.00
Full Market Value	\$8,469,999	\$9,780,000	\$8,240,000
Market Value per SqFt	\$109.00	\$143.00	\$113.00
Distance from Condominium in miles		0.15	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-7501	1-01349-0014	1-01460-0047
Condominium Section	61-R1		
Address	309 EAST 49 STREET	333 EAST 56 STREET	400 EAST 66 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	85	228	129
Year Built	1982	1982	1999
Gross SqFt	119,419	225,154	138,500
Estimated Gross Income	\$4,780,000	\$10,554,999	\$5,876,391
Gross Income per SqFt	\$40.00	\$46.90	\$42.40
Full Market Value	\$24,000,016	\$52,900,000	\$29,500,000
Market Value per SqFt	\$201.00	\$235.00	\$213.00
Distance from Condominium in miles		0.35	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-7502	1-01453-0021	1-01424-0004
Condominium Section	105-R1		
Address	301 EAST 49 STREET	353 EAST 78 STREET	203 EAST 69 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	20	67	15
Year Built	1982	1986	1980
Gross SqFt	33,376	53,662	32,500
Estimated Gross Income	\$1,400,000	\$1,695,353	\$1,672,642
Gross Income per SqFt	\$41.90	\$31.60	\$51.00
Full Market Value	\$7,020,010	\$8,120,000	\$8,390,000
Market Value per SqFt	\$210.00	\$151.00	\$258.00
Distance from Condominium in miles		1.45	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-7503	1-01327-0034	1-01350-0038
Condominium Section	1357-R1		
Address	344 EAST 50 STREET	230 EAST 54 STREET	326 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	20	30
Year Built	1920	1900	1904
Gross SqFt	10,550	9,010	18,252
Estimated Gross Income	\$445,000	\$445,427	\$744,749
Gross Income per SqFt	\$42.20	\$49.40	\$40.80
Full Market Value	\$2,230,002	\$2,230,000	\$3,730,000
Market Value per SqFt	\$211.00	\$248.00	\$204.00
Distance from Condominium in miles		0.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01343-7501	1-01349-0035	1-01406-0054
Condominium Section	60-R1		
Address	317 EAST 50 STREET	340 EAST 57 STREET	993 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	115	61	39
Year Built	1931	1931	1914
Gross SqFt	93,015	73,000	73,396
Estimated Gross Income	\$2,350,000	\$1,898,104	\$2,703,049
Gross Income per SqFt	\$25.30	\$26.00	\$36.80
Full Market Value	\$9,920,000	\$8,240,000	\$13,600,000
Market Value per SqFt	\$107.00	\$113.00	\$185.00
Distance from Condominium in miles		0.30	1.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01343-7504	1-01320-0018	1-01321-0038
Condominium Section	1809-R1		
Address	343 EAST 50 STREET	235 EAST 46 STREET	224 EAST 48 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	63	25
Year Built	1900	1938	1928
Gross SqFt	35,615	49,914	15,402
Estimated Gross Income	\$1,480,000	\$1,782,449	\$751,526
Gross Income per SqFt	\$41.60	\$35.70	\$48.80
Full Market Value	\$7,419,999	\$8,540,000	\$3,770,000
Market Value per SqFt	\$208.00	\$171.00	\$245.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01344-7501	1-01463-0031	1-01425-0017
Condominium Section	145-R1		
Address	335 EAST 51 STREET	436 EAST 69 STREET	225 EAST 70 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	97	127	91
Year Built	1963	1961	1961
Gross SqFt	67,540	97,396	83,220
Estimated Gross Income	\$2,030,000	\$1,706,682	\$2,607,460
Gross Income per SqFt	\$30.10	\$17.52	\$31.30
Full Market Value	\$9,720,004	\$6,760,000	\$12,500,000
Market Value per SqFt	\$144.00	\$69.00	\$150.00
Distance from Condominium in miles		0.85	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01344-7502	1-01460-0047	1-01311-0045
Condominium Section	1212-R1		
Address	351 EAST 51 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	64	129	145
Year Built	2000	1999	1997
Gross SqFt	158,085	138,500	158,063
Estimated Gross Income	\$7,910,000	\$5,876,391	\$8,003,617
Gross Income per SqFt	\$50.00	\$42.40	\$51.00
Full Market Value	\$39,700,000	\$29,500,000	\$40,100,000
Market Value per SqFt	\$251.00	\$213.00	\$254.00
Distance from Condominium in miles		0.70	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-7501	1-01460-0047	1-01311-0045
Condominium Section	1594-R1		
Address	310 EAST 53 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	85	129	145
Year Built	2006	1999	1997
Gross SqFt	166,692	138,500	158,063
Estimated Gross Income	\$8,200,000	\$5,876,391	\$8,003,617
Gross Income per SqFt	\$49.20	\$42.40	\$51.00
Full Market Value	\$41,100,004	\$29,500,000	\$40,100,000
Market Value per SqFt	\$247.00	\$213.00	\$254.00
Distance from Condominium in miles		0.65	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-7501	1-01425-0017	1-01530-0034
Condominium Section	323-R1		
Address	320 EAST 54 STREET	225 EAST 70 STREET	230 EAST 85 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	90	91	55
Year Built	1959	1961	1946
Gross SqFt	65,000	83,220	50,852
Estimated Gross Income	\$2,020,000	\$2,607,460	\$1,496,374
Gross Income per SqFt	\$31.10	\$31.30	\$29.40
Full Market Value	\$9,680,003	\$12,500,000	\$7,170,000
Market Value per SqFt	\$149.00	\$150.00	\$141.00
Distance from Condominium in miles		0.85	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-7503	1-01440-0033	1-01320-0018
Condominium Section	475-R1		
Address	975 1 AVENUE	340 EAST 66 STREET	235 EAST 46 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	60	63
Year Built	1941	1940	1938
Gross SqFt	53,435	53,446	49,914
Estimated Gross Income	\$1,700,000	\$1,399,703	\$1,782,449
Gross Income per SqFt	\$31.80	\$26.20	\$35.70
Full Market Value	\$8,139,999	\$6,080,000	\$8,540,000
Market Value per SqFt	\$152.00	\$114.00	\$171.00
Distance from Condominium in miles		0.60	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-7501	1-01460-0047	1-01311-0045
Condominium Section	1396-R1		
Address	300 EAST 55 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	118	129	145
Year Built	2003	1999	1997
Gross SqFt	219,278	138,500	158,063
Estimated Gross Income	\$8,600,000	\$5,876,391	\$8,003,617
Gross Income per SqFt	\$39.20	\$42.40	\$51.00
Full Market Value	\$43,100,004	\$29,500,000	\$40,100,000
Market Value per SqFt	\$197.00	\$213.00	\$254.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-7501	1-01463-0031	1-01488-0013
Condominium Section	510-R1		
Address	345 EAST 56 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	174	127	210
Year Built	1960	1961	1964
Gross SqFt	198,115	97,396	257,244
Estimated Gross Income	\$6,000,000	\$1,706,682	\$9,482,853
Gross Income per SqFt	\$30.30	\$17.52	\$36.90
Full Market Value	\$27,500,000	\$6,760,000	\$47,600,000
Market Value per SqFt	\$139.00	\$69.00	\$185.00
Distance from Condominium in miles		0.60	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-7502	1-00495-0033	1-00904-0040
Condominium Section	1632-R1		
Address	330 EAST 57 STREET	229 MULBERRY STREET	220 EAST 24 STREET
Neighborhood	MIDTOWN EAST	LITTLE ITALY	GRAMERCY
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	62	71
Year Built	2005	1999	1985
Gross SqFt	41,406	67,300	45,446
Estimated Gross Income	\$0	\$2,714,108	\$2,331,949
Gross Income per SqFt	\$0.00	\$40.30	\$51.00
Full Market Value	\$11,500,003	\$13,600,000	\$11,700,000
Market Value per SqFt	\$278.00	\$202.00	\$257.00
Distance from Condominium in miles		2.95	1.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-7501	1-01463-0031	1-01488-0013
Condominium Section	178-R1		
Address	351 EAST 57 STREET	436 EAST 69 STREET	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	115	127	210
Year Built	1958	1961	1964
Gross SqFt	95,347	97,396	257,244
Estimated Gross Income	\$2,860,000	\$1,706,682	\$9,482,853
Gross Income per SqFt	\$30.00	\$17.52	\$36.90
Full Market Value	\$13,100,000	\$6,760,000	\$47,600,000
Market Value per SqFt	\$137.00	\$69.00	\$185.00
Distance from Condominium in miles		0.55	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01362-7502	1-01348-0049	1-01311-0045
Condominium Section	1279-R1		
Address	400 EAST 51 STREET	1044 2 AVENUE	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	113	460	145
Year Built	2002	1975	1997
Gross SqFt	172,926	580,480	158,063
Estimated Gross Income	\$8,650,000	\$31,592,875	\$8,003,617
Gross Income per SqFt	\$50.00	\$54.00	\$51.00
Full Market Value	\$43,400,002	\$158,000,000	\$40,100,000
Market Value per SqFt	\$251.00	\$272.00	\$254.00
Distance from Condominium in miles		0.25	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01365-7501	1-01468-0021	1-01488-0013
Condominium Section	283-R1		
Address	966 1 AVENUE	1385 YORK AVENUE	519 EAST 76 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	189	293	210
Year Built	1958	1969	1964
Gross SqFt	196,802	409,942	257,244
Estimated Gross Income	\$6,360,000	\$13,022,512	\$9,482,853
Gross Income per SqFt	\$32.30	\$31.80	\$36.90
Full Market Value	\$30,500,002	\$62,400,000	\$47,600,000
Market Value per SqFt	\$155.00	\$152.00	\$185.00
Distance from Condominium in miles		1.00	1.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01365-7502	1-01364-0034	1-01426-0044
Condominium Section	575-R1		
Address	400 EAST 54 STREET	422 EAST 53 STREET	206 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	228	295	442
Year Built	1972	1974	1979
Gross SqFt	242,825	312,416	377,297
Estimated Gross Income	\$8,900,000	\$9,704,630	\$18,503,619
Gross Income per SqFt	\$36.70	\$31.10	\$49.00
Full Market Value	\$44,600,005	\$46,500,000	\$92,800,000
Market Value per SqFt	\$184.00	\$149.00	\$246.00
Distance from Condominium in miles		0.05	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01366-7501	1-01318-0019	1-01311-0045
Condominium Section	59-R1		
Address	415 EAST 54 STREET	245 EAST 44 STREET	150 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	106	182	145
Year Built	1983	1986	1997
Gross SqFt	174,032	168,998	158,063
Estimated Gross Income	\$7,850,000	\$7,299,584	\$8,003,617
Gross Income per SqFt	\$45.10	\$43.20	\$51.00
Full Market Value	\$39,399,999	\$36,600,000	\$40,100,000
Market Value per SqFt	\$226.00	\$217.00	\$254.00
Distance from Condominium in miles		0.55	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-7501	1-01335-0039	1-01406-0054
Condominium Section	91-R1		
Address	444 EAST 57 STREET	328 EAST 43 STREET	993 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	60	62	39
Year Built	1929	1928	1914
Gross SqFt	97,636	48,892	73,396
Estimated Gross Income	\$3,000,000	\$990,595	\$2,703,049
Gross Income per SqFt	\$30.70	\$20.26	\$36.80
Full Market Value	\$14,399,999	\$4,300,000	\$13,600,000
Market Value per SqFt	\$147.00	\$88.00	\$185.00
Distance from Condominium in miles		0.70	0.85

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-7501	1-01460-0047	
Condominium Section	278-R1		
Address	420 EAST 58 STREET	400 EAST 66 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	75	129	
Year Built	1986	1999	
Gross SqFt	85,992	138,500	
Estimated Gross Income	\$3,200,000	\$5,876,391	
Gross Income per SqFt	\$37.20	\$42.40	
Full Market Value	\$16,000,004	\$29,500,000	
Market Value per SqFt	\$186.00	\$213.00	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-7501	1-01439-0023	1-01453-0021
Condominium Section	37-R1		
Address	40 SUTTON PLACE	1185 1 AVENUE	353 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	75	61	67
Year Built	1981	1996	1986
Gross SqFt	61,175	50,225	53,662
Estimated Gross Income	\$2,350,000	\$2,215,646	\$1,695,353
Gross Income per SqFt	\$38.40	\$44.10	\$31.60
Full Market Value	\$11,800,001	\$11,100,000	\$8,120,000
Market Value per SqFt	\$193.00	\$221.00	\$151.00
Distance from Condominium in miles		0.30	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01373-7501	1-01460-0047	1-01311-0045
Condominium Section	1518-R1		
Address	455 MAIN STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	230	129	145
Year Built	2004	1999	1997
Gross SqFt	184,076	138,500	158,063
Estimated Gross Income	\$7,180,000	\$5,876,391	\$8,003,617
Gross Income per SqFt	\$39.00	\$42.40	\$51.00
Full Market Value	\$35,999,997	\$29,500,000	\$40,100,000
Market Value per SqFt	\$196.00	\$213.00	\$254.00
Distance from Condominium in miles		0.45	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01373-7502	1-01460-0047	1-01553-0027
Condominium Section	1714-R1		
Address	425 MAIN STREET	400 EAST 66 STREET	1749 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	216	129	165
Year Built	2006	1999	2002
Gross SqFt	185,948	138,500	164,384
Estimated Gross Income	\$6,000,000	\$5,876,391	\$6,090,584
Gross Income per SqFt	\$32.30	\$42.40	\$37.10
Full Market Value	\$28,699,997	\$29,500,000	\$30,500,000
Market Value per SqFt	\$154.00	\$213.00	\$186.00
Distance from Condominium in miles		0.45	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-7502	1-01311-0045	1-01349-0049
Condominium Section	1304-R1		
Address	502 PARK AVENUE	150 EAST 57 STREET	1076 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	126	145	167
Year Built	2002	1997	1948
Gross SqFt	220,037	158,063	180,000
Estimated Gross Income	\$11,750,000	\$8,003,617	\$5,508,780
Gross Income per SqFt	\$53.00	\$51.00	\$30.60
Full Market Value	\$58,899,994	\$40,100,000	\$26,400,000
Market Value per SqFt	\$268.00	\$254.00	\$147.00
Distance from Condominium in miles		0.25	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01375-7501	1-01424-0001	1-01499-0061
Condominium Section	98-R1		
Address	40 EAST 61 STREET	201 EAST 69 STREET	12 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	36	309	69
Year Built	1928	1927	1931
Gross SqFt	78,349	316,500	87,639
Estimated Gross Income	\$2,980,000	\$14,966,601	\$3,075,590
Gross Income per SqFt	\$38.00	\$47.30	\$35.10
Full Market Value	\$14,900,003	\$75,100,000	\$14,700,000
Market Value per SqFt	\$190.00	\$237.00	\$168.00
Distance from Condominium in miles		0.55	1.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01376-7501	1-01472-0034	1-01424-0029
Condominium Section	244-R1		
Address	4 EAST 62 STREET	440 EAST 78 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	47	50
Year Built	1910	1936	1921
Gross SqFt	33,255	44,856	41,898
Estimated Gross Income	\$1,100,000	\$1,271,765	\$1,669,663
Gross Income per SqFt	\$33.10	\$28.40	\$39.90
Full Market Value	\$5,270,001	\$6,090,000	\$8,370,000
Market Value per SqFt	\$158.00	\$136.00	\$200.00
Distance from Condominium in miles		1.05	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-7501	1-01424-0029	1-01409-0042
Condominium Section	14-R1		
Address	817 5 AVENUE	226 EAST 70 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	16	50	43
Year Built	1925	1921	1927
Gross SqFt	58,566	41,898	40,249
Estimated Gross Income	\$2,300,000	\$1,669,663	\$1,435,832
Gross Income per SqFt	\$39.30	\$39.90	\$35.70
Full Market Value	\$11,500,001	\$8,370,000	\$6,880,000
Market Value per SqFt	\$196.00	\$200.00	\$171.00
Distance from Condominium in miles		0.55	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-7502	1-01437-0022	1-01392-0047
Condominium Section	111-R1		
Address	26 EAST 63 STREET	359 EAST 62 STREET	50 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	68	54	48
Year Built	1901	1930	1936
Gross SqFt	85,219	46,356	52,356
Estimated Gross Income	\$3,250,000	\$1,294,331	\$2,250,690
Gross Income per SqFt	\$38.10	\$27.90	\$43.00
Full Market Value	\$16,300,006	\$6,200,000	\$11,300,000
Market Value per SqFt	\$191.00	\$134.00	\$216.00
Distance from Condominium in miles		0.45	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-7503	1-01472-0034	1-01453-0035
Condominium Section	379-R1		
Address	1 EAST 62 STREET	440 EAST 78 STREET	334 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	47	46
Year Built	1910	1936	1920
Gross SqFt	24,508	44,856	27,124
Estimated Gross Income	\$860,000	\$1,271,765	\$983,986
Gross Income per SqFt	\$35.10	\$28.40	\$36.30
Full Market Value	\$4,120,000	\$6,090,000	\$4,930,000
Market Value per SqFt	\$168.00	\$136.00	\$182.00
Distance from Condominium in miles		1.00	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-7502	1-01421-0021	1-01438-0006
Condominium Section	1015-R1		
Address	610 PARK AVENUE	1261 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	66	339	111
Year Built	1925	1979	1931
Gross SqFt	185,696	490,652	164,567
Estimated Gross Income	\$9,100,000	\$25,756,956	\$6,913,219
Gross Income per SqFt	\$49.00	\$52.00	\$42.00
Full Market Value	\$45,599,998	\$129,000,000	\$34,700,000
Market Value per SqFt	\$246.00	\$263.00	\$211.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-7504	1-01425-0001	1-01491-0004
Condominium Section	1160-R1		
Address	838 5 AVENUE	1213 3 AVENUE	985 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	201	48
Year Built	1951	1961	1969
Gross SqFt	56,729	265,980	102,053
Estimated Gross Income	\$3,300,000	\$10,395,778	\$5,800,778
Gross Income per SqFt	\$58.00	\$39.10	\$57.00
Full Market Value	\$16,499,997	\$52,100,000	\$29,100,000
Market Value per SqFt	\$291.00	\$196.00	\$285.00
Distance from Condominium in miles		0.50	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7501	1-01453-0035	1-01503-0056
Condominium Section	400-R1		
Address	3 EAST 66 STREET	334 EAST 79 STREET	1290 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	27	46	13
Year Built	1934	1920	1912
Gross SqFt	25,652	27,124	20,095
Estimated Gross Income	\$960,000	\$983,986	\$847,644
Gross Income per SqFt	\$37.40	\$36.30	\$42.20
Full Market Value	\$4,810,002	\$4,930,000	\$4,250,000
Market Value per SqFt	\$188.00	\$182.00	\$211.00
Distance from Condominium in miles		0.80	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7502	1-01406-0054	1-01490-0122
Condominium Section	582-R1		
Address	45 EAST 66 STREET	993 LEXINGTON AVENUE	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	35	39	87
Year Built	1941	1914	1940
Gross SqFt	77,739	73,396	75,854
Estimated Gross Income	\$2,550,000	\$2,703,049	\$2,771,467
Gross Income per SqFt	\$32.80	\$36.80	\$36.50
Full Market Value	\$12,100,000	\$13,600,000	\$13,900,000
Market Value per SqFt	\$156.00	\$185.00	\$183.00
Distance from Condominium in miles		0.40	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7503	1-01392-0047	1-01349-0035
Condominium Section	598-R1		
Address	44 EAST 67 STREET	50 EAST 78 STREET	340 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	48	61
Year Built	1941	1936	1931
Gross SqFt	62,196	52,356	73,000
Estimated Gross Income	\$2,050,000	\$2,250,690	\$1,898,104
Gross Income per SqFt	\$33.00	\$43.00	\$26.00
Full Market Value	\$9,819,998	\$11,300,000	\$8,240,000
Market Value per SqFt	\$158.00	\$216.00	\$113.00
Distance from Condominium in miles		0.55	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-7504	1-01409-0042	1-01349-0035
Condominium Section	653-R1		
Address	21 EAST 66 STREET	192 EAST 75 STREET	340 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	19	43	61
Year Built	1941	1927	1931
Gross SqFt	43,682	40,249	73,000
Estimated Gross Income	\$1,450,000	\$1,435,832	\$1,898,104
Gross Income per SqFt	\$33.20	\$35.70	\$26.00
Full Market Value	\$6,950,001	\$6,880,000	\$8,240,000
Market Value per SqFt	\$159.00	\$171.00	\$113.00
Distance from Condominium in miles		0.50	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-7501	1-01425-0017	1-01491-0004
Condominium Section	805-R1		
Address	20 EAST 68 STREET	225 EAST 70 STREET	985 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	84	91	48
Year Built	1955	1961	1969
Gross SqFt	96,152	83,220	102,053
Estimated Gross Income	\$3,250,000	\$2,607,460	\$5,800,778
Gross Income per SqFt	\$33.80	\$31.30	\$57.00
Full Market Value	\$14,900,000	\$12,500,000	\$29,100,000
Market Value per SqFt	\$155.00	\$150.00	\$285.00
Distance from Condominium in miles		0.45	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-7501	1-01439-0042	1-01486-0001
Condominium Section	897-R1		
Address	839 MADISON AVENUE	320 EAST 65 STREET	1394 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	12	71	35
Year Built	1927	1930	1920
Gross SqFt	56,415	58,325	27,536
Estimated Gross Income	\$2,260,000	\$2,227,973	\$1,255,802
Gross Income per SqFt	\$40.10	\$38.20	\$45.60
Full Market Value	\$11,300,001	\$11,200,000	\$6,300,000
Market Value per SqFt	\$200.00	\$192.00	\$229.00
Distance from Condominium in miles		0.50	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-7502	1-01438-0006	1-01517-0020
Condominium Section	1095-R1		
Address	15 EAST 69 STREET	305 EAST 63 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	48	111	97
Year Built	1926	1931	1927
Gross SqFt	123,994	164,567	87,192
Estimated Gross Income	\$6,320,000	\$6,913,219	\$2,457,054
Gross Income per SqFt	\$51.00	\$42.00	\$28.20
Full Market Value	\$31,699,997	\$34,700,000	\$11,800,000
Market Value per SqFt	\$256.00	\$211.00	\$135.00
Distance from Condominium in miles		0.60	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01385-7502	1-01438-0006	1-01421-0005
Condominium Section	1510-R1		
Address	33 EAST 70 STREET	305 EAST 63 STREET	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D7-ELEVATOR
Total Units	62	111	257
Year Built	1928	1931	1880
Gross SqFt	273,875	164,567	170,424
Estimated Gross Income	\$9,000,000	\$6,913,219	\$4,578,460
Gross Income per SqFt	\$32.90	\$42.00	\$26.90
Full Market Value	\$42,800,000	\$34,700,000	\$19,900,000
Market Value per SqFt	\$156.00	\$211.00	\$117.00
Distance from Condominium in miles		0.55	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-7501	1-01406-0054	1-01383-0013
Condominium Section	193-R1		
Address	50 EAST 72 STREET	993 LEXINGTON AVENUE	814 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	39	43
Year Built	1928	1914	1913
Gross SqFt	92,781	73,396	108,592
Estimated Gross Income	\$2,950,000	\$2,703,049	\$7,338,308
Gross Income per SqFt	\$31.80	\$36.80	\$68.00
Full Market Value	\$14,100,004	\$13,600,000	\$36,800,000
Market Value per SqFt	\$152.00	\$185.00	\$339.00
Distance from Condominium in miles		0.20	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-7502	1-01453-0021	1-01471-0013
Condominium Section	375-R1		
Address	52 EAST 72 STREET	353 EAST 78 STREET	425 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	16	67	66
Year Built	1986	1986	1981
Gross SqFt	42,830	53,662	35,573
Estimated Gross Income	\$1,715,000	\$1,695,353	\$1,573,635
Gross Income per SqFt	\$40.00	\$31.60	\$44.20
Full Market Value	\$8,600,000	\$8,120,000	\$7,890,000
Market Value per SqFt	\$201.00	\$151.00	\$222.00
Distance from Condominium in miles		0.60	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-7501	1-01460-0047	1-01426-9035
Condominium Section	104-R1		
Address	923 5 AVENUE	400 EAST 66 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	98	129	147
Year Built	1959	1999	1975
Gross SqFt	153,046	138,500	156,200
Estimated Gross Income	\$6,150,000	\$5,876,391	\$7,118,114
Gross Income per SqFt	\$40.20	\$42.40	\$45.60
Full Market Value	\$30,800,014	\$29,500,000	\$35,700,000
Market Value per SqFt	\$201.00	\$213.00	\$229.00
Distance from Condominium in miles		0.80	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-7501	1-01406-0054	1-01439-0009
Condominium Section	50-R1		
Address	23 EAST 74 STREET	993 LEXINGTON AVENUE	325 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D9-ELEVATOR
Total Units	82	39	90
Year Built	1912	1914	1920
Gross SqFt	82,280	73,396	67,390
Estimated Gross Income	\$2,750,000	\$2,703,049	\$2,351,573
Gross Income per SqFt	\$33.40	\$36.80	\$34.90
Full Market Value	\$13,100,000	\$13,600,000	\$11,300,000
Market Value per SqFt	\$159.00	\$185.00	\$168.00
Distance from Condominium in miles		0.30	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-7501	1-01448-0037	1-01486-0001
Condominium Section	23-R1		
Address	30 EAST 76 STREET	334 EAST 74 STREET	1394 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	15	35	35
Year Built	1928	1914	1920
Gross SqFt	24,277	20,490	27,536
Estimated Gross Income	\$975,000	\$808,625	\$1,255,802
Gross Income per SqFt	\$40.20	\$39.50	\$45.60
Full Market Value	\$4,890,002	\$4,060,000	\$6,300,000
Market Value per SqFt	\$201.00	\$198.00	\$229.00
Distance from Condominium in miles		0.45	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-7502	1-01471-0013	1-01453-0021
Condominium Section	94-R1		
Address	32 EAST 76 STREET	425 EAST 76 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	30	66	67
Year Built	1982	1981	1986
Gross SqFt	42,054	35,573	53,662
Estimated Gross Income	\$1,700,000	\$1,573,635	\$1,695,353
Gross Income per SqFt	\$40.40	\$44.20	\$31.60
Full Market Value	\$8,529,994	\$7,890,000	\$8,120,000
Market Value per SqFt	\$203.00	\$222.00	\$151.00
Distance from Condominium in miles		0.60	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-7501	1-01381-0031	1-01437-0017
Condominium Section	946-R1		
Address	14 EAST 77 STREET	61 EAST 66 STREET	341 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	13	17
Year Built	1910	1900	1910
Gross SqFt	9,445	11,392	11,900
Estimated Gross Income	\$310,000	\$429,591	\$390,280
Gross Income per SqFt	\$32.80	\$37.70	\$32.80
Full Market Value	\$1,479,999	\$2,150,000	\$1,870,000
Market Value per SqFt	\$157.00	\$189.00	\$157.00
Distance from Condominium in miles		0.50	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-7501	1-01488-0013	1-01418-0045
Condominium Section	460-R1		
Address	1009 MADISON AVENUE	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	111	210	116
Year Built	1958	1964	1968
Gross SqFt	176,897	257,244	174,273
Estimated Gross Income	\$6,190,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$35.00	\$36.90	\$39.30
Full Market Value	\$29,699,991	\$47,600,000	\$34,400,000
Market Value per SqFt	\$168.00	\$185.00	\$197.00
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-7501	1-01471-0015	1-01412-0012
Condominium Section	637-R1		
Address	3 EAST 78 STREET	427 EAST 76 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	13	35	40
Year Built	1910	1940	1929
Gross SqFt	14,977	24,131	29,500
Estimated Gross Income	\$585,000	\$911,300	\$1,242,149
Gross Income per SqFt	\$39.10	\$37.80	\$42.10
Full Market Value	\$2,930,000	\$4,570,000	\$6,230,000
Market Value per SqFt	\$196.00	\$189.00	\$211.00
Distance from Condominium in miles		0.70	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01394-7501	1-01426-9035	1-01348-0049
Condominium Section	1101-R1		
Address	515 PARK AVENUE	218 EAST 72 STREET	1044 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	44	147	460
Year Built	1998	1975	1975
Gross SqFt	158,497	156,200	580,480
Estimated Gross Income	\$8,320,000	\$7,118,114	\$31,592,875
Gross Income per SqFt	\$52.00	\$45.60	\$54.00
Full Market Value	\$41,700,002	\$35,700,000	\$158,000,000
Market Value per SqFt	\$263.00	\$229.00	\$272.00
Distance from Condominium in miles		0.60	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-7501	1-01488-0013	1-01418-0045
Condominium Section	87-R1		
Address	1010 3 AVENUE	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	166	210	116
Year Built	1963	1964	1968
Gross SqFt	165,925	257,244	174,273
Estimated Gross Income	\$5,800,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$35.00	\$36.90	\$39.30
Full Market Value	\$27,600,000	\$47,600,000	\$34,400,000
Market Value per SqFt	\$166.00	\$185.00	\$197.00
Distance from Condominium in miles		1.00	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-7502	1-01412-0012	1-01437-0022
Condominium Section	624-R1		
Address	521 PARK AVENUE	117 EAST 77 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	27	40	54
Year Built	1912	1929	1930
Gross SqFt	50,302	29,500	46,356
Estimated Gross Income	\$1,760,000	\$1,242,149	\$1,294,331
Gross Income per SqFt	\$35.00	\$42.10	\$27.90
Full Market Value	\$8,429,999	\$6,230,000	\$6,200,000
Market Value per SqFt	\$168.00	\$211.00	\$134.00
Distance from Condominium in miles		0.85	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-7503	1-01438-0006	1-01406-0054
Condominium Section	667-R1		
Address	525 PARK AVENUE	305 EAST 63 STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	48	111	39
Year Built	1915	1931	1914
Gross SqFt	100,093	164,567	73,396
Estimated Gross Income	\$3,350,000	\$6,913,219	\$2,703,049
Gross Income per SqFt	\$33.50	\$42.00	\$36.80
Full Market Value	\$16,000,000	\$34,700,000	\$13,600,000
Market Value per SqFt	\$160.00	\$211.00	\$185.00
Distance from Condominium in miles		0.40	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7502	1-01381-0031	1-01398-0008
Condominium Section	230-R1		
Address	149 EAST 62 STREET	61 EAST 66 STREET	107 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	13	15
Year Built	1915	1900	1920
Gross SqFt	4,777	11,392	17,250
Estimated Gross Income	\$170,000	\$429,591	\$543,376
Gross Income per SqFt	\$35.60	\$37.70	\$31.50
Full Market Value	\$814,002	\$2,150,000	\$2,600,000
Market Value per SqFt	\$170.00	\$189.00	\$151.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7503	1-01488-0013	1-01418-0045
Condominium Section	733-R1		
Address	166 EAST 63 STREET	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	157	210	116
Year Built	1959	1964	1968
Gross SqFt	204,524	257,244	174,273
Estimated Gross Income	\$7,150,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$35.00	\$36.90	\$39.30
Full Market Value	\$34,200,008	\$47,600,000	\$34,400,000
Market Value per SqFt	\$167.00	\$185.00	\$197.00
Distance from Condominium in miles		0.90	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7504	1-01488-0013	1-01425-0017
Condominium Section	770-R1		
Address	130 EAST 63 STREET	519 EAST 76 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	74	210	91
Year Built	1960	1964	1961
Gross SqFt	104,981	257,244	83,220
Estimated Gross Income	\$3,520,000	\$9,482,853	\$2,607,460
Gross Income per SqFt	\$33.50	\$36.90	\$31.30
Full Market Value	\$16,700,000	\$47,600,000	\$12,500,000
Market Value per SqFt	\$159.00	\$185.00	\$150.00
Distance from Condominium in miles		0.90	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-7505	1-01449-0003	1-01426-0044
Condominium Section	1729-R1		
Address	140 EAST 63 STREET	1424 2 AVENUE	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	479	442
Year Built	1927	1979	1979
Gross SqFt	128,842	454,248	377,297
Estimated Gross Income	\$5,200,000	\$23,593,700	\$18,503,619
Gross Income per SqFt	\$40.40	\$52.00	\$49.00
Full Market Value	\$26,099,996	\$118,000,000	\$92,800,000
Market Value per SqFt	\$203.00	\$260.00	\$246.00
Distance from Condominium in miles		0.65	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-7501	1-01338-0040	1-01426-0044
Condominium Section	345-R1		
Address	188 EAST 64 STREET	314 EAST 46 STREET	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	205	250	442
Year Built	1987	1981	1979
Gross SqFt	216,171	253,256	377,297
Estimated Gross Income	\$9,750,000	\$11,242,468	\$18,503,619
Gross Income per SqFt	\$45.10	\$44.40	\$49.00
Full Market Value	\$48,899,997	\$56,400,000	\$92,800,000
Market Value per SqFt	\$226.00	\$223.00	\$246.00
Distance from Condominium in miles		0.90	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-7502	1-01425-0017	1-01463-0031
Condominium Section	543-R1		
Address	139 EAST 63 STREET	225 EAST 70 STREET	436 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	52	91	127
Year Built	1962	1961	1961
Gross SqFt	90,629	83,220	97,396
Estimated Gross Income	\$2,950,000	\$2,607,460	\$1,706,682
Gross Income per SqFt	\$32.60	\$31.30	\$17.52
Full Market Value	\$14,000,000	\$12,500,000	\$6,760,000
Market Value per SqFt	\$154.00	\$150.00	\$69.00
Distance from Condominium in miles		0.35	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-7501	1-01460-0047	1-01348-0049
Condominium Section	1151-R1		
Address	181 EAST 65 STREET	400 EAST 66 STREET	1044 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	93	129	460
Year Built	2000	1999	1975
Gross SqFt	180,846	138,500	580,480
Estimated Gross Income	\$9,300,000	\$5,876,391	\$31,592,875
Gross Income per SqFt	\$51.00	\$42.40	\$54.00
Full Market Value	\$46,599,994	\$29,500,000	\$158,000,000
Market Value per SqFt	\$258.00	\$213.00	\$272.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-7501	1-01488-0013	1-01463-0021
Condominium Section	478-R1		
Address	1156 3 AVENUE	519 EAST 76 STREET	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	164	210	213
Year Built	1965	1964	1957
Gross SqFt	129,320	257,244	182,345
Estimated Gross Income	\$4,525,000	\$9,482,853	\$5,150,558
Gross Income per SqFt	\$35.00	\$36.90	\$28.20
Full Market Value	\$21,500,000	\$47,600,000	\$24,700,000
Market Value per SqFt	\$166.00	\$185.00	\$135.00
Distance from Condominium in miles		0.70	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-7501	1-01488-0013	1-01425-0017
Condominium Section	151-R1		
Address	715 PARK AVENUE	519 EAST 76 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	76	210	91
Year Built	1969	1964	1961
Gross SqFt	106,669	257,244	83,220
Estimated Gross Income	\$3,950,000	\$9,482,853	\$2,607,460
Gross Income per SqFt	\$37.00	\$36.90	\$31.30
Full Market Value	\$19,799,994	\$47,600,000	\$12,500,000
Market Value per SqFt	\$186.00	\$185.00	\$150.00
Distance from Condominium in miles		0.75	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-7503	1-01460-0047	1-01426-9035
Condominium Section	332-R1		
Address	188 EAST 70 STREET	400 EAST 66 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	97	129	147
Year Built	1986	1999	1975
Gross SqFt	165,624	138,500	156,200
Estimated Gross Income	\$7,300,000	\$5,876,391	\$7,118,114
Gross Income per SqFt	\$44.10	\$42.40	\$45.60
Full Market Value	\$36,599,993	\$29,500,000	\$35,700,000
Market Value per SqFt	\$221.00	\$213.00	\$229.00
Distance from Condominium in miles		0.45	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-7501	1-01424-0004	1-01453-0021
Condominium Section	103-R1		
Address	110 EAST 71 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	15	67
Year Built	1982	1980	1986
Gross SqFt	34,906	32,500	53,662
Estimated Gross Income	\$1,470,000	\$1,672,642	\$1,695,353
Gross Income per SqFt	\$42.10	\$51.00	\$31.60
Full Market Value	\$7,369,989	\$8,390,000	\$8,120,000
Market Value per SqFt	\$211.00	\$258.00	\$151.00
Distance from Condominium in miles		0.20	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-7501	1-01406-0054	1-01422-0048
Condominium Section	161-R1		
Address	157 EAST 72 STREET	993 LEXINGTON AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	138	39	210
Year Built	1924	1914	1929
Gross SqFt	108,820	73,396	243,802
Estimated Gross Income	\$3,800,000	\$2,703,049	\$10,626,884
Gross Income per SqFt	\$34.90	\$36.80	\$43.60
Full Market Value	\$18,200,008	\$13,600,000	\$53,300,000
Market Value per SqFt	\$167.00	\$185.00	\$219.00
Distance from Condominium in miles		0.05	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-7501	1-01471-0013	1-01472-0001
Condominium Section	299-R1		
Address	157 EAST 74 STREET	425 EAST 76 STREET	1480 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	19	66	35
Year Built	1986	1981	1977
Gross SqFt	41,754	35,573	23,265
Estimated Gross Income	\$1,630,000	\$1,573,635	\$811,520
Gross Income per SqFt	\$39.00	\$44.20	\$34.90
Full Market Value	\$8,170,000	\$7,890,000	\$3,890,000
Market Value per SqFt	\$196.00	\$222.00	\$167.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-7502	1-01406-0054	1-01438-0006
Condominium Section	573-R1		
Address	1040 LEXINGTON AVENUE	993 LEXINGTON AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D9-ELEVATOR
Total Units	55	39	111
Year Built	1929	1914	1931
Gross SqFt	117,892	73,396	164,567
Estimated Gross Income	\$4,240,000	\$2,703,049	\$6,913,219
Gross Income per SqFt	\$36.00	\$36.80	\$42.00
Full Market Value	\$20,100,000	\$13,600,000	\$34,700,000
Market Value per SqFt	\$170.00	\$185.00	\$211.00
Distance from Condominium in miles		0.20	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-7503	1-01391-0002	1-01409-0042
Condominium Section	639-R1		
Address	1036 LEXINGTON AVENUE	952 5 AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	32	38	43
Year Built	1925	1923	1927
Gross SqFt	53,255	39,030	40,249
Estimated Gross Income	\$1,900,000	\$1,577,218	\$1,435,832
Gross Income per SqFt	\$35.70	\$40.40	\$35.70
Full Market Value	\$9,030,000	\$7,910,000	\$6,880,000
Market Value per SqFt	\$170.00	\$203.00	\$171.00
Distance from Condominium in miles		0.20	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7501	1-01488-0013	1-01418-0045
Condominium Section	237-R1		
Address	1068 LEXINGTON AVENUE	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	81	210	116
Year Built	1961	1964	1968
Gross SqFt	123,370	257,244	174,273
Estimated Gross Income	\$4,200,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$34.00	\$36.90	\$39.30
Full Market Value	\$19,200,000	\$47,600,000	\$34,400,000
Market Value per SqFt	\$156.00	\$185.00	\$197.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7502	1-01406-0054	1-01409-0042
Condominium Section	721-R1		
Address	1065 LEXINGTON AVENUE	993 LEXINGTON AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	30	39	43
Year Built	1925	1914	1927
Gross SqFt	45,621	73,396	40,249
Estimated Gross Income	\$1,480,000	\$2,703,049	\$1,435,832
Gross Income per SqFt	\$32.40	\$36.80	\$35.70
Full Market Value	\$6,780,000	\$13,600,000	\$6,880,000
Market Value per SqFt	\$149.00	\$185.00	\$171.00
Distance from Condominium in miles		0.20	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7503	1-01421-0021	1-01460-0047
Condominium Section	968-R1		
Address	188 EAST 76 STREET	1261 2 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	73	339	129
Year Built	1996	1979	1999
Gross SqFt	155,731	490,652	138,500
Estimated Gross Income	\$7,400,000	\$25,756,956	\$5,876,391
Gross Income per SqFt	\$47.50	\$52.00	\$42.40
Full Market Value	\$37,100,001	\$129,000,000	\$29,500,000
Market Value per SqFt	\$238.00	\$263.00	\$213.00
Distance from Condominium in miles		0.45	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-7504	1-01490-0122	1-01499-0061
Condominium Section	1782-R1		
Address	823 PARK AVENUE	555 EAST 78 STREET	12 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	87	69
Year Built	1920	1940	1931
Gross SqFt	55,758	75,854	87,639
Estimated Gross Income	\$1,800,000	\$2,771,467	\$3,075,590
Gross Income per SqFt	\$32.30	\$36.50	\$35.10
Full Market Value	\$8,620,001	\$13,900,000	\$14,700,000
Market Value per SqFt	\$155.00	\$183.00	\$168.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-7501	1-01424-0004	1-01453-0021
Condominium Section	1077-R1		
Address	145 EAST 76 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	20	15	67
Year Built	1999	1980	1986
Gross SqFt	68,979	32,500	53,662
Estimated Gross Income	\$3,175,000	\$1,672,642	\$1,695,353
Gross Income per SqFt	\$46.00	\$51.00	\$31.60
Full Market Value	\$15,900,002	\$8,390,000	\$8,120,000
Market Value per SqFt	\$231.00	\$258.00	\$151.00
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-7502	1-01447-0023	1-01410-0033
Condominium Section	1760-R1		
Address	170 EAST 77 STREET	1347 1 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	56	145	114
Year Built	1942	1962	1962
Gross SqFt	79,883	165,527	181,549
Estimated Gross Income	\$3,100,000	\$4,610,558	\$6,118,140
Gross Income per SqFt	\$38.80	\$27.90	\$33.70
Full Market Value	\$15,500,003	\$22,100,000	\$29,300,000
Market Value per SqFt	\$194.00	\$134.00	\$161.00
Distance from Condominium in miles		0.30	0.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-7501	1-01439-0042	1-01437-0022
Condominium Section	712-R1		
Address	170 EAST 78 STREET	320 EAST 65 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D9-ELEVATOR
Total Units	36	71	54
Year Built	1927	1930	1930
Gross SqFt	54,967	58,325	46,356
Estimated Gross Income	\$1,650,000	\$2,227,973	\$1,294,331
Gross Income per SqFt	\$30.00	\$38.20	\$27.90
Full Market Value	\$7,560,000	\$11,200,000	\$6,200,000
Market Value per SqFt	\$138.00	\$192.00	\$134.00
Distance from Condominium in miles		0.70	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-7502	1-01311-0045	1-01460-0047
Condominium Section	1158-R1		
Address	188 EAST 78 STREET	150 EAST 57 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	71	145	129
Year Built	2000	1997	1999
Gross SqFt	165,787	158,063	138,500
Estimated Gross Income	\$8,200,000	\$8,003,617	\$5,876,391
Gross Income per SqFt	\$49.50	\$51.00	\$42.40
Full Market Value	\$41,100,000	\$40,100,000	\$29,500,000
Market Value per SqFt	\$248.00	\$254.00	\$213.00
Distance from Condominium in miles		1.05	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-7503	1-01437-0029	1-01406-0054
Condominium Section	1407-R1		
Address	177 EAST 77 STREET	1147 1 AVENUE	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	57	77	39
Year Built	1942	1900	1914
Gross SqFt	87,546	67,880	73,396
Estimated Gross Income	\$2,360,000	\$1,681,901	\$2,703,049
Gross Income per SqFt	\$27.00	\$24.78	\$36.80
Full Market Value	\$11,299,998	\$7,300,000	\$13,600,000
Market Value per SqFt	\$129.00	\$108.00	\$185.00
Distance from Condominium in miles		0.80	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-7501	1-01426-9035	1-01460-0047
Condominium Section	257-R1		
Address	124 EAST 79 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-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	66	147	129
Year Built	1985	1975	1999
Gross SqFt	97,000	156,200	138,500
Estimated Gross Income	\$3,780,000	\$7,118,114	\$5,876,391
Gross Income per SqFt	\$39.00	\$45.60	\$42.40
Full Market Value	\$19,000,000	\$35,700,000	\$29,500,000
Market Value per SqFt	\$196.00	\$229.00	\$213.00
Distance from Condominium in miles		0.40	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-7502	1-01388-0030	1-01390-0043
Condominium Section	1366-R1		
Address	179 EAST 78 STREET	51 EAST 73 STREET	48 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	20	27
Year Built	1900	1910	1910
Gross SqFt	9,285	12,321	14,336
Estimated Gross Income	\$280,000	\$408,864	\$320,898
Gross Income per SqFt	\$30.20	\$33.20	\$22.38
Full Market Value	\$1,340,002	\$1,960,000	\$1,390,000
Market Value per SqFt	\$144.00	\$159.00	\$97.00
Distance from Condominium in miles		0.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01414-7501	1-01488-0013	1-01425-0017
Condominium Section	139-R1		
Address	220 EAST 60 STREET	519 EAST 76 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	137	210	91
Year Built	1965	1964	1961
Gross SqFt	102,271	257,244	83,220
Estimated Gross Income	\$3,680,000	\$9,482,853	\$2,607,460
Gross Income per SqFt	\$36.00	\$36.90	\$31.30
Full Market Value	\$18,500,001	\$47,600,000	\$12,500,000
Market Value per SqFt	\$181.00	\$185.00	\$150.00
Distance from Condominium in miles		0.95	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01414-7502	1-01460-0047	1-01311-0045
Condominium Section	1465-R1		
Address	205 EAST 59 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	62	129	145
Year Built	2003	1999	1997
Gross SqFt	82,086	138,500	158,063
Estimated Gross Income	\$2,800,000	\$5,876,391	\$8,003,617
Gross Income per SqFt	\$34.10	\$42.40	\$51.00
Full Market Value	\$13,400,003	\$29,500,000	\$40,100,000
Market Value per SqFt	\$163.00	\$213.00	\$254.00
Distance from Condominium in miles		0.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01414-7503	1-01439-0023	1-00640-0021
Condominium Section	1938-R1		
Address	250 EAST 60 STREET	1185 1 AVENUE	756 WASHINGTON STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	61	67
Year Built	2006	1996	2003
Gross SqFt	37,492	50,225	76,549
Estimated Gross Income	\$1,574,664	\$2,215,646	\$3,050,629
Gross Income per SqFt	\$42.00	\$44.10	\$39.90
Full Market Value	\$3,690,005	\$11,100,000	\$15,300,000
Market Value per SqFt	\$98.00	\$221.00	\$200.00
Distance from Condominium in miles		0.30	2.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01415-7501	1-01426-0044	1-01460-0047
Condominium Section	307-R1		
Address	200 EAST 61 STREET	206 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-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	219	442	129
Year Built	1986	1979	1999
Gross SqFt	254,167	377,297	138,500
Estimated Gross Income	\$11,000,000	\$18,503,619	\$5,876,391
Gross Income per SqFt	\$43.30	\$49.00	\$42.40
Full Market Value	\$55,200,007	\$92,800,000	\$29,500,000
Market Value per SqFt	\$217.00	\$246.00	\$213.00
Distance from Condominium in miles		0.55	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01419-7501	1-01418-0045	1-01488-0013
Condominium Section	197-R1		
Address	1225 2 AVENUE	1081 3 AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	88	116	210
Year Built	1963	1968	1964
Gross SqFt	124,765	174,273	257,244
Estimated Gross Income	\$4,700,000	\$6,855,800	\$9,482,853
Gross Income per SqFt	\$37.70	\$39.30	\$36.90
Full Market Value	\$23,599,991	\$34,400,000	\$47,600,000
Market Value per SqFt	\$189.00	\$197.00	\$185.00
Distance from Condominium in miles		0.05	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01419-7502	1-01484-0026	1-01426-0044
Condominium Section	529-R1		
Address	200 EAST 65 STREET	530 EAST 73 STREET	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	295	414	442
Year Built	1987	1986	1979
Gross SqFt	318,183	583,731	377,297
Estimated Gross Income	\$13,100,000	\$24,211,318	\$18,503,619
Gross Income per SqFt	\$41.20	\$41.50	\$49.00
Full Market Value	\$65,700,004	\$121,000,000	\$92,800,000
Market Value per SqFt	\$206.00	\$207.00	\$246.00
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01419-7503	1-01364-0034	1-01426-9035
Condominium Section	833-R1		
Address	220 EAST 65 STREET	422 EAST 53 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	287	295	147
Year Built	1978	1974	1975
Gross SqFt	307,730	312,416	156,200
Estimated Gross Income	\$11,690,000	\$9,704,630	\$7,118,114
Gross Income per SqFt	\$38.00	\$31.10	\$45.60
Full Market Value	\$58,599,993	\$46,500,000	\$35,700,000
Market Value per SqFt	\$190.00	\$149.00	\$229.00
Distance from Condominium in miles		0.65	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01420-7501	1-00966-0001	1-01171-0063
Condominium Section	1951-R1		
Address	200 EAST 66 STREET	606 1 AVENUE	55 WEST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	KIPS BAY	UPPER WEST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	582	707	1,008
Year Built	1951	1985	1994
Gross SqFt	925,645	835,279	925,889
Estimated Gross Income	\$29,620,640	\$29,112,548	\$29,313,577
Gross Income per SqFt	\$32.00	\$34.90	\$31.70
Full Market Value	\$142,005,116	\$139,000,000	\$140,000,000
Market Value per SqFt	\$153.00	\$166.00	\$151.00
Distance from Condominium in miles		1.55	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01423-7501	1-01421-0021	1-01426-0044
Condominium Section	765-R1		
Address	200 EAST 69 STREET	1261 2 AVENUE	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	283	339	442
Year Built	1991	1979	1979
Gross SqFt	408,657	490,652	377,297
Estimated Gross Income	\$20,000,000	\$25,756,956	\$18,503,619
Gross Income per SqFt	\$48.90	\$52.00	\$49.00
Full Market Value	\$99,999,998	\$129,000,000	\$92,800,000
Market Value per SqFt	\$245.00	\$263.00	\$246.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-7501	1-01488-0013	1-01418-0045
Condominium Section	466-R1		
Address	233 EAST 69 STREET	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	204	210	116
Year Built	1957	1964	1968
Gross SqFt	206,511	257,244	174,273
Estimated Gross Income	\$7,020,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$34.00	\$36.90	\$39.30
Full Market Value	\$33,400,000	\$47,600,000	\$34,400,000
Market Value per SqFt	\$162.00	\$185.00	\$197.00
Distance from Condominium in miles		0.55	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-7503	1-01453-0005	1-01447-0035
Condominium Section	1797-R1		
Address	212 EAST 70 STREET	305 EAST 78 STREET	330 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1900	1910	1910
Gross SqFt	9,237	9,890	9,620
Estimated Gross Income	\$325,000	\$361,752	\$327,080
Gross Income per SqFt	\$35.20	\$36.60	\$34.00
Full Market Value	\$1,560,001	\$1,810,000	\$1,570,000
Market Value per SqFt	\$169.00	\$183.00	\$163.00
Distance from Condominium in miles		0.50	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01425-7501	1-01425-0017	1-01463-0031
Condominium Section	465-R1		
Address	1329 2 AVENUE	225 EAST 70 STREET	436 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	88	91	127
Year Built	1957	1961	1961
Gross SqFt	89,223	83,220	97,396
Estimated Gross Income	\$2,950,000	\$2,607,460	\$1,706,682
Gross Income per SqFt	\$33.10	\$31.30	\$17.52
Full Market Value	\$13,500,000	\$12,500,000	\$6,760,000
Market Value per SqFt	\$151.00	\$150.00	\$69.00
Distance from Condominium in miles		0.00	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01430-7501	1-01488-0013	1-01418-0045
Condominium Section	784-R1		
Address	240 EAST 76 STREET	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	295	210	116
Year Built	1957	1964	1968
Gross SqFt	239,536	257,244	174,273
Estimated Gross Income	\$8,150,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$34.00	\$36.90	\$39.30
Full Market Value	\$38,700,000	\$47,600,000	\$34,400,000
Market Value per SqFt	\$162.00	\$185.00	\$197.00
Distance from Condominium in miles		0.45	0.60

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-7501	1-01378-0007	1-01437-0017
Condominium Section	356-R1		
Address	213 EAST 77 STREET	5 EAST 63 STREET	341 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	12	17
Year Built	1930	1900	1910
Gross SqFt	18,869	11,875	11,900
Estimated Gross Income	\$625,000	\$287,067	\$390,280
Gross Income per SqFt	\$33.10	\$24.17	\$32.80
Full Market Value	\$2,989,997	\$1,270,000	\$1,870,000
Market Value per SqFt	\$158.00	\$107.00	\$157.00
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-7501	1-01562-0144	1-01438-0006
Condominium Section	423-R1		
Address	205 EAST 78 STREET	402 EAST 83 STREET	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	218	26	111
Year Built	1931	1930	1931
Gross SqFt	233,483	16,380	164,567
Estimated Gross Income	\$8,500,000	\$533,852	\$6,913,219
Gross Income per SqFt	\$36.40	\$32.60	\$42.00
Full Market Value	\$40,400,000	\$2,560,000	\$34,700,000
Market Value per SqFt	\$173.00	\$156.00	\$211.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01435-7501	1-01426-9035	1-01460-0047
Condominium Section	553-R1		
Address	303 EAST 60 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-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	157	147	129
Year Built	1986	1975	1999
Gross SqFt	112,099	156,200	138,500
Estimated Gross Income	\$4,930,000	\$7,118,114	\$5,876,391
Gross Income per SqFt	\$44.00	\$45.60	\$42.40
Full Market Value	\$24,699,995	\$35,700,000	\$29,500,000
Market Value per SqFt	\$220.00	\$229.00	\$213.00
Distance from Condominium in miles		0.55	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-7501	1-01426-9035	1-01460-0047
Condominium Section	272-R1		
Address	1178 2 AVENUE	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-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	110	147	129
Year Built	1986	1975	1999
Gross SqFt	112,573	156,200	138,500
Estimated Gross Income	\$4,950,000	\$7,118,114	\$5,876,391
Gross Income per SqFt	\$44.00	\$45.60	\$42.40
Full Market Value	\$24,800,000	\$35,700,000	\$29,500,000
Market Value per SqFt	\$220.00	\$229.00	\$213.00
Distance from Condominium in miles		0.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-7502	1-01453-0021	1-01513-0059
Condominium Section	546-R1		
Address	350 EAST 62 STREET	353 EAST 78 STREET	128 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	93	67	35
Year Built	1977	1986	1985
Gross SqFt	66,688	53,662	20,736
Estimated Gross Income	\$2,500,000	\$1,695,353	\$812,258
Gross Income per SqFt	\$37.50	\$31.60	\$39.20
Full Market Value	\$12,500,004	\$8,120,000	\$4,070,000
Market Value per SqFt	\$187.00	\$151.00	\$196.00
Distance from Condominium in miles		0.85	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-7503	1-01424-0004	1-01510-0020
Condominium Section	1665-R1		
Address	1115 1 AVENUE	203 EAST 69 STREET	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	45	15	61
Year Built	2005	1980	1987
Gross SqFt	28,035	32,500	78,874
Estimated Gross Income	\$1,350,000	\$1,672,642	\$5,155,062
Gross Income per SqFt	\$48.20	\$51.00	\$65.00
Full Market Value	\$6,420,000	\$8,390,000	\$25,900,000
Market Value per SqFt	\$229.00	\$258.00	\$328.00
Distance from Condominium in miles		0.40	1.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01438-7501	1-01468-0021	1-01488-0013
Condominium Section	1-R1		
Address	340 EAST 64 STREET	1385 YORK AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	306	293	210
Year Built	1965	1969	1964
Gross SqFt	504,238	409,942	257,244
Estimated Gross Income	\$19,000,000	\$13,022,512	\$9,482,853
Gross Income per SqFt	\$37.70	\$31.80	\$36.90
Full Market Value	\$95,299,992	\$62,400,000	\$47,600,000
Market Value per SqFt	\$189.00	\$152.00	\$185.00
Distance from Condominium in miles		0.50	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01439-7501	1-01426-9035	1-01460-0047
Condominium Section	427-R1		
Address	304 EAST 65 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-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	127	147	129
Year Built	1987	1975	1999
Gross SqFt	149,981	156,200	138,500
Estimated Gross Income	\$6,500,000	\$7,118,114	\$5,876,391
Gross Income per SqFt	\$43.30	\$45.60	\$42.40
Full Market Value	\$32,599,997	\$35,700,000	\$29,500,000
Market Value per SqFt	\$217.00	\$229.00	\$213.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01439-7502	1-01448-0037	1-01472-0034
Condominium Section	802-R1		
Address	330 EAST 65 STREET	334 EAST 74 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	56	35	47
Year Built	1910	1914	1936
Gross SqFt	30,899	20,490	44,856
Estimated Gross Income	\$1,050,000	\$808,625	\$1,271,765
Gross Income per SqFt	\$34.00	\$39.50	\$28.40
Full Market Value	\$4,990,000	\$4,060,000	\$6,090,000
Market Value per SqFt	\$161.00	\$198.00	\$136.00
Distance from Condominium in miles		0.45	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01441-7501	1-01488-0013	1-01418-0045
Condominium Section	693-R1		
Address	301 EAST 66 STREET	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	204	210	116
Year Built	1956	1964	1968
Gross SqFt	203,938	257,244	174,273
Estimated Gross Income	\$7,750,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$38.00	\$36.90	\$39.30
Full Market Value	\$38,900,003	\$47,600,000	\$34,400,000
Market Value per SqFt	\$191.00	\$185.00	\$197.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01443-7501	1-01471-0013	1-01453-0021
Condominium Section	175-R1		
Address	265 1 AVENUE	425 EAST 76 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	66	67
Year Built	1984	1981	1986
Gross SqFt	22,283	35,573	53,662
Estimated Gross Income	\$800,000	\$1,573,635	\$1,695,353
Gross Income per SqFt	\$35.90	\$44.20	\$31.60
Full Market Value	\$3,830,007	\$7,890,000	\$8,120,000
Market Value per SqFt	\$172.00	\$222.00	\$151.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-7501	1-01488-0013	1-01418-0045
Condominium Section	377-R1		
Address	301 EAST 69 STREET	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	198	210	116
Year Built	1963	1964	1968
Gross SqFt	206,278	257,244	174,273
Estimated Gross Income	\$7,220,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$35.00	\$36.90	\$39.30
Full Market Value	\$34,300,000	\$47,600,000	\$34,400,000
Market Value per SqFt	\$166.00	\$185.00	\$197.00
Distance from Condominium in miles		0.45	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01445-7501	1-01488-0013	1-01418-0045
Condominium Section	325-R1		
Address	1328 2 AVENUE	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	284	210	116
Year Built	1961	1964	1968
Gross SqFt	277,477	257,244	174,273
Estimated Gross Income	\$9,450,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$34.10	\$36.90	\$39.30
Full Market Value	\$44,900,000	\$47,600,000	\$34,400,000
Market Value per SqFt	\$162.00	\$185.00	\$197.00
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-7501	1-01453-0021	1-01424-0004
Condominium Section	514-R1		
Address	350 EAST 72 STREET	353 EAST 78 STREET	203 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	67	15
Year Built	1988	1986	1980
Gross SqFt	70,776	53,662	32,500
Estimated Gross Income	\$2,950,000	\$1,695,353	\$1,672,642
Gross Income per SqFt	\$41.70	\$31.60	\$51.00
Full Market Value	\$14,800,003	\$8,120,000	\$8,390,000
Market Value per SqFt	\$209.00	\$151.00	\$258.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-7502	1-01460-0047	1-01426-9035
Condominium Section	950-R1		
Address	308 EAST 72 STREET	400 EAST 66 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	75	129	147
Year Built	1996	1999	1975
Gross SqFt	125,555	138,500	156,200
Estimated Gross Income	\$5,300,000	\$5,876,391	\$7,118,114
Gross Income per SqFt	\$42.20	\$42.40	\$45.60
Full Market Value	\$26,599,994	\$29,500,000	\$35,700,000
Market Value per SqFt	\$212.00	\$213.00	\$229.00
Distance from Condominium in miles		0.30	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-7503	1-01453-0021	1-01424-0004
Condominium Section	1521-R1		
Address	330 EAST 72 STREET	353 EAST 78 STREET	203 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	13	67	15
Year Built	2005	1986	1980
Gross SqFt	33,133	53,662	32,500
Estimated Gross Income	\$1,420,000	\$1,695,353	\$1,672,642
Gross Income per SqFt	\$42.90	\$31.60	\$51.00
Full Market Value	\$7,119,999	\$8,120,000	\$8,390,000
Market Value per SqFt	\$215.00	\$151.00	\$258.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-7501	1-01488-0013	1-01418-0045
Condominium Section	406-R1		
Address	305 EAST 72 STREET	519 EAST 76 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	177	210	116
Year Built	1961	1964	1968
Gross SqFt	175,387	257,244	174,273
Estimated Gross Income	\$6,670,000	\$9,482,853	\$6,855,800
Gross Income per SqFt	\$38.00	\$36.90	\$39.30
Full Market Value	\$31,700,000	\$47,600,000	\$34,400,000
Market Value per SqFt	\$181.00	\$185.00	\$197.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-7501	1-01425-0017	1-01558-0040
Condominium Section	682-R1		
Address	340 EAST 74 STREET	225 EAST 70 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	121	91	159
Year Built	1957	1961	1962
Gross SqFt	119,227	83,220	149,485
Estimated Gross Income	\$3,700,000	\$2,607,460	\$3,406,819
Gross Income per SqFt	\$31.00	\$31.30	\$22.79
Full Market Value	\$16,100,000	\$12,500,000	\$14,800,000
Market Value per SqFt	\$135.00	\$150.00	\$99.00
Distance from Condominium in miles		0.20	1.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01449-7501	1-01426-0044	1-01460-0047
Condominium Section	196-R1		
Address	1439 1 AVENUE	206 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-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	197	442	129
Year Built	1985	1979	1999
Gross SqFt	238,634	377,297	138,500
Estimated Gross Income	\$10,000,000	\$18,503,619	\$5,876,391
Gross Income per SqFt	\$41.90	\$49.00	\$42.40
Full Market Value	\$50,199,969	\$92,800,000	\$29,500,000
Market Value per SqFt	\$210.00	\$246.00	\$213.00
Distance from Condominium in miles		0.20	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01449-7502	1-01460-0047	1-01426-9035
Condominium Section	380-R1		
Address	339 EAST 74 STREET	400 EAST 66 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	149	129	147
Year Built	1987	1999	1975
Gross SqFt	148,594	138,500	156,200
Estimated Gross Income	\$6,000,000	\$5,876,391	\$7,118,114
Gross Income per SqFt	\$40.40	\$42.40	\$45.60
Full Market Value	\$28,500,000	\$29,500,000	\$35,700,000
Market Value per SqFt	\$192.00	\$213.00	\$229.00
Distance from Condominium in miles		0.45	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-7501	1-01425-0017	1-01558-0040
Condominium Section	707-R1		
Address	333 EAST 75 STREET	225 EAST 70 STREET	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	125	91	159
Year Built	1961	1961	1962
Gross SqFt	91,143	83,220	149,485
Estimated Gross Income	\$3,010,000	\$2,607,460	\$3,406,819
Gross Income per SqFt	\$33.00	\$31.30	\$22.79
Full Market Value	\$13,800,000	\$12,500,000	\$14,800,000
Market Value per SqFt	\$151.00	\$150.00	\$99.00
Distance from Condominium in miles		0.30	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-7501	1-01311-0045	1-01460-0047
Condominium Section	1254-R1		
Address	300 EAST 77 STREET	150 EAST 57 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	86	145	129
Year Built	2000	1997	1999
Gross SqFt	187,530	158,063	138,500
Estimated Gross Income	\$8,600,000	\$8,003,617	\$5,876,391
Gross Income per SqFt	\$45.90	\$51.00	\$42.40
Full Market Value	\$43,099,997	\$40,100,000	\$29,500,000
Market Value per SqFt	\$230.00	\$254.00	\$213.00
Distance from Condominium in miles		1.05	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01455-7501	1-01311-0045	1-01460-0047
Condominium Section	1144-R1		
Address	401 EAST 60 STREET	150 EAST 57 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	218	145	129
Year Built	1999	1997	1999
Gross SqFt	310,519	158,063	138,500
Estimated Gross Income	\$14,600,000	\$8,003,617	\$5,876,391
Gross Income per SqFt	\$47.00	\$51.00	\$42.40
Full Market Value	\$73,200,011	\$40,100,000	\$29,500,000
Market Value per SqFt	\$236.00	\$254.00	\$213.00
Distance from Condominium in miles		0.45	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01457-7501	1-01424-0004	1-01453-0021
Condominium Section	269-R1		
Address	403 EAST 62 STREET	203 EAST 69 STREET	353 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	15	67
Year Built	1985	1980	1986
Gross SqFt	55,942	32,500	53,662
Estimated Gross Income	\$2,240,000	\$1,672,642	\$1,695,353
Gross Income per SqFt	\$40.00	\$51.00	\$31.60
Full Market Value	\$11,200,019	\$8,390,000	\$8,120,000
Market Value per SqFt	\$200.00	\$258.00	\$151.00
Distance from Condominium in miles		0.45	0.80

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7501	1-01456-0005	1-01465-0038
Condominium Section	480-R1		
Address	1154 1 AVENUE	405 EAST 61 STREET	416 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	C4-WALK-UP	C4-WALK-UP
Total Units	16	17	31
Year Built	1910	1920	1910
Gross SqFt	12,000	10,925	21,730
Estimated Gross Income	\$370,000	\$367,936	\$621,197
Gross Income per SqFt	\$30.80	\$33.70	\$28.60
Full Market Value	\$1,480,000	\$1,760,000	\$2,980,000
Market Value per SqFt	\$123.00	\$161.00	\$137.00
Distance from Condominium in miles		0.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7502	1-01463-0021	1-01488-0013
Condominium Section	645-R1		
Address	1175 YORK AVENUE	1273 YORK AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	238	213	210
Year Built	1958	1957	1964
Gross SqFt	304,510	182,345	257,244
Estimated Gross Income	\$9,900,000	\$5,150,558	\$9,482,853
Gross Income per SqFt	\$32.50	\$28.20	\$36.90
Full Market Value	\$47,000,000	\$24,700,000	\$47,600,000
Market Value per SqFt	\$154.00	\$135.00	\$185.00
Distance from Condominium in miles		0.25	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7503	1-01488-0013	1-01468-0021
Condominium Section	720-R1		
Address	425 EAST 63 STREET	519 EAST 76 STREET	1385 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	495	210	293
Year Built	1956	1964	1969
Gross SqFt	456,286	257,244	409,942
Estimated Gross Income	\$14,850,000	\$9,482,853	\$13,022,512
Gross Income per SqFt	\$32.50	\$36.90	\$31.80
Full Market Value	\$68,000,000	\$47,600,000	\$62,400,000
Market Value per SqFt	\$149.00	\$185.00	\$152.00
Distance from Condominium in miles		0.65	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-7504	1-01460-0034	1-01447-0040
Condominium Section	1197-R1		
Address	1152 1 AVENUE	432 EAST 66 STREET	320 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	C4-WALK-UP	C5-WALK-UP
Total Units	16	20	20
Year Built	1910	1910	1910
Gross SqFt	4,267	8,910	9,620
Estimated Gross Income	\$200,000	\$163,802	\$462,575
Gross Income per SqFt	\$46.90	\$18.38	\$48.10
Full Market Value	\$950,000	\$648,000	\$2,320,000
Market Value per SqFt	\$223.00	\$73.00	\$241.00
Distance from Condominium in miles		0.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01460-7501	1-01418-0045	1-01488-0013
Condominium Section	352-R1		
Address	404 EAST 66 STREET	1081 3 AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	158	116	210
Year Built	1959	1968	1964
Gross SqFt	142,140	174,273	257,244
Estimated Gross Income	\$5,000,000	\$6,855,800	\$9,482,853
Gross Income per SqFt	\$35.20	\$39.30	\$36.90
Full Market Value	\$23,999,996	\$34,400,000	\$47,600,000
Market Value per SqFt	\$169.00	\$197.00	\$185.00
Distance from Condominium in miles		0.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01464-7501	1-01364-0034	
Condominium Section	134-R1		
Address	400 EAST 70 STREET	422 EAST 53 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	216	295	
Year Built	1984	1974	
Gross SqFt	248,163	312,416	
Estimated Gross Income	\$9,950,000	\$9,704,630	
Gross Income per SqFt	\$40.10	\$31.10	
Full Market Value	\$49,900,004	\$46,500,000	
Market Value per SqFt	\$201.00	\$149.00	
Distance from Condominium in miles		0.85	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01466-7501	1-01349-0014	1-01426-0044
Condominium Section	741-R1		
Address	422 EAST 72 STREET	333 EAST 56 STREET	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	205	228	442
Year Built	1990	1982	1979
Gross SqFt	322,581	225,154	377,297
Estimated Gross Income	\$13,870,000	\$10,554,999	\$18,503,619
Gross Income per SqFt	\$43.00	\$46.90	\$49.00
Full Market Value	\$69,600,006	\$52,900,000	\$92,800,000
Market Value per SqFt	\$216.00	\$235.00	\$246.00
Distance from Condominium in miles		0.75	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01467-7501	1-01453-0035	1-01347-0033
Condominium Section	687-R1		
Address	1356 1 AVENUE	334 EAST 79 STREET	344 EAST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	46	20
Year Built	1910	1920	1940
Gross SqFt	19,747	27,124	10,200
Estimated Gross Income	\$680,000	\$983,986	\$269,028
Gross Income per SqFt	\$34.40	\$36.30	\$26.40
Full Market Value	\$3,260,004	\$4,930,000	\$1,170,000
Market Value per SqFt	\$165.00	\$182.00	\$115.00
Distance from Condominium in miles		0.35	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01469-7501	1-01418-0045	1-01488-0013
Condominium Section	649-R1		
Address	401 EAST 74 STREET	1081 3 AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	251	116	210
Year Built	1962	1968	1964
Gross SqFt	273,109	174,273	257,244
Estimated Gross Income	\$9,150,000	\$6,855,800	\$9,482,853
Gross Income per SqFt	\$33.50	\$39.30	\$36.90
Full Market Value	\$43,500,000	\$34,400,000	\$47,600,000
Market Value per SqFt	\$159.00	\$197.00	\$185.00
Distance from Condominium in miles		0.60	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01469-7502	1-01424-0004	1-01471-0013
Condominium Section	1944-R1		
Address	433 EAST 74 STREET	203 EAST 69 STREET	425 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	12	15	66
Year Built	2007	1980	1981
Gross SqFt	33,480	32,500	35,573
Estimated Gross Income	\$1,679,000	\$1,672,642	\$1,573,635
Gross Income per SqFt	\$50.00	\$51.00	\$44.20
Full Market Value	\$8,419,991	\$8,390,000	\$7,890,000
Market Value per SqFt	\$251.00	\$258.00	\$222.00
Distance from Condominium in miles		0.40	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01470-7501	1-01311-0045	1-01460-0047
Condominium Section	1203-R1		
Address	404 EAST 76 STREET	150 EAST 57 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	181	145	129
Year Built	1999	1997	1999
Gross SqFt	200,000	158,063	138,500
Estimated Gross Income	\$9,500,000	\$8,003,617	\$5,876,391
Gross Income per SqFt	\$47.50	\$51.00	\$42.40
Full Market Value	\$47,599,997	\$40,100,000	\$29,500,000
Market Value per SqFt	\$238.00	\$254.00	\$213.00
Distance from Condominium in miles		1.05	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01471-7501	1-01453-0035	1-01437-0022
Condominium Section	1300-R1		
Address	435 EAST 76 STREET	334 EAST 79 STREET	359 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	46	54
Year Built	1900	1920	1930
Gross SqFt	24,989	27,124	46,356
Estimated Gross Income	\$850,000	\$983,986	\$1,294,331
Gross Income per SqFt	\$34.00	\$36.30	\$27.90
Full Market Value	\$4,070,000	\$4,930,000	\$6,200,000
Market Value per SqFt	\$163.00	\$182.00	\$134.00
Distance from Condominium in miles		0.15	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7501	1-01426-0044	1-01369-0042
Condominium Section	246-R1		
Address	404 EAST 79 STREET	206 EAST 72 STREET	410 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	208	442	125
Year Built	1986	1979	1974
Gross SqFt	205,982	377,297	105,734
Estimated Gross Income	\$8,200,000	\$18,503,619	\$3,462,236
Gross Income per SqFt	\$39.80	\$49.00	\$32.70
Full Market Value	\$41,099,984	\$92,800,000	\$16,600,000
Market Value per SqFt	\$200.00	\$246.00	\$157.00
Distance from Condominium in miles		0.45	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7502	1-01418-0045	1-01488-0013
Condominium Section	593-R1		
Address	460 EAST 79 STREET	1081 3 AVENUE	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	122	116	210
Year Built	1959	1968	1964
Gross SqFt	141,945	174,273	257,244
Estimated Gross Income	\$4,750,000	\$6,855,800	\$9,482,853
Gross Income per SqFt	\$33.50	\$39.30	\$36.90
Full Market Value	\$22,800,004	\$34,400,000	\$47,600,000
Market Value per SqFt	\$161.00	\$197.00	\$185.00
Distance from Condominium in miles		0.80	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7503	1-01472-0034	1-01453-0035
Condominium Section	673-R1		
Address	399 1 AVENUE	440 EAST 78 STREET	334 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	47	46
Year Built	1910	1936	1920
Gross SqFt	21,145	44,856	27,124
Estimated Gross Income	\$635,000	\$1,271,765	\$983,986
Gross Income per SqFt	\$30.00	\$28.40	\$36.30
Full Market Value	\$2,910,000	\$6,090,000	\$4,930,000
Market Value per SqFt	\$138.00	\$136.00	\$182.00
Distance from Condominium in miles		0.05	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-7504	1-01460-0047	1-01311-0045
Condominium Section	1458-R1		
Address	408 EAST 79 STREET	400 EAST 66 STREET	150 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	53	129	145
Year Built	2004	1999	1997
Gross SqFt	108,075	138,500	158,063
Estimated Gross Income	\$4,340,000	\$5,876,391	\$8,003,617
Gross Income per SqFt	\$40.20	\$42.40	\$51.00
Full Market Value	\$21,800,000	\$29,500,000	\$40,100,000
Market Value per SqFt	\$202.00	\$213.00	\$254.00
Distance from Condominium in miles		0.65	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01483-7501	1-01460-0047	1-01364-0034
Condominium Section	610-R1		
Address	524 EAST 72 STREET	400 EAST 66 STREET	422 EAST 53 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	147	129	295
Year Built	1989	1999	1974
Gross SqFt	233,223	138,500	312,416
Estimated Gross Income	\$8,500,000	\$5,876,391	\$9,704,630
Gross Income per SqFt	\$36.40	\$42.40	\$31.10
Full Market Value	\$42,600,003	\$29,500,000	\$46,500,000
Market Value per SqFt	\$183.00	\$213.00	\$149.00
Distance from Condominium in miles		0.30	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-7501	1-01422-0048	1-01421-0021
Condominium Section	1798-R1		
Address	515 EAST 72 STREET	210 EAST 68 STREET	1261 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	361	210	339
Year Built	1985	1929	1979
Gross SqFt	470,423	243,802	490,652
Estimated Gross Income	\$22,500,000	\$10,626,884	\$25,756,956
Gross Income per SqFt	\$47.80	\$43.60	\$52.00
Full Market Value	\$112,999,968	\$53,300,000	\$129,000,000
Market Value per SqFt	\$240.00	\$219.00	\$263.00
Distance from Condominium in miles		0.50	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01487-7501	1-01530-0034	1-01425-0017
Condominium Section	239-R1		
Address	1420 YORK AVENUE	230 EAST 85 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	95	55	91
Year Built	1956	1946	1961
Gross SqFt	50,038	50,852	83,220
Estimated Gross Income	\$1,560,000	\$1,496,374	\$2,607,460
Gross Income per SqFt	\$31.20	\$29.40	\$31.30
Full Market Value	\$7,469,996	\$7,170,000	\$12,500,000
Market Value per SqFt	\$149.00	\$141.00	\$150.00
Distance from Condominium in miles		0.60	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01487-7502	1-01570-0021	1-01532-0001
Condominium Section	419-R1		
Address	530 EAST 76 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	209	267	257
Year Built	1986	1986	1986
Gross SqFt	317,169	279,945	256,810
Estimated Gross Income	\$13,300,000	\$11,689,713	\$8,828,871
Gross Income per SqFt	\$41.90	\$41.80	\$34.40
Full Market Value	\$66,699,998	\$58,600,000	\$42,300,000
Market Value per SqFt	\$210.00	\$209.00	\$165.00
Distance from Condominium in miles		0.80	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-7501	1-01422-0048	1-01496-0021
Condominium Section	26-R1		
Address	900 PARK AVENUE	210 EAST 68 STREET	1125 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	126	210	41
Year Built	1973	1929	1922
Gross SqFt	199,534	243,802	113,052
Estimated Gross Income	\$6,780,000	\$10,626,884	\$4,223,193
Gross Income per SqFt	\$34.00	\$43.60	\$37.40
Full Market Value	\$32,500,018	\$53,300,000	\$21,200,000
Market Value per SqFt	\$163.00	\$219.00	\$188.00
Distance from Condominium in miles		0.70	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-7502	1-01499-0061	1-01517-0020
Condominium Section	35-R1		
Address	988 5 AVENUE	12 EAST 88 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	13	69	97
Year Built	1926	1931	1927
Gross SqFt	50,888	87,639	87,192
Estimated Gross Income	\$1,830,000	\$3,075,590	\$2,457,054
Gross Income per SqFt	\$36.00	\$35.10	\$28.20
Full Market Value	\$9,180,000	\$14,700,000	\$11,800,000
Market Value per SqFt	\$180.00	\$168.00	\$135.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-7501	1-01523-0034	1-01527-0045
Condominium Section	531-R1		
Address	45 EAST 80 STREET	1680 3 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	253	246
Year Built	1987	1980	1980
Gross SqFt	101,117	242,157	205,261
Estimated Gross Income	\$3,790,000	\$8,088,043	\$8,968,163
Gross Income per SqFt	\$37.50	\$33.40	\$43.70
Full Market Value	\$19,000,002	\$38,700,000	\$45,000,000
Market Value per SqFt	\$188.00	\$160.00	\$219.00
Distance from Condominium in miles		0.75	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-7501	1-01576-0037	1-01520-0033
Condominium Section	51-R1		
Address	1080 MADISON AVENUE	518 EAST 80 STREET	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	103	53
Year Built	1981	1975	1985
Gross SqFt	50,384	62,767	33,443
Estimated Gross Income	\$1,765,000	\$1,716,593	\$1,222,539
Gross Income per SqFt	\$35.00	\$27.30	\$36.60
Full Market Value	\$8,449,997	\$8,220,000	\$6,130,000
Market Value per SqFt	\$168.00	\$131.00	\$183.00
Distance from Condominium in miles		0.80	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-7503	1-01562-0144	1-01560-0010
Condominium Section	180-R1		
Address	1082 MADISON AVENUE	402 EAST 83 STREET	425 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	26	40
Year Built	1910	1930	1925
Gross SqFt	22,751	16,380	23,568
Estimated Gross Income	\$680,000	\$533,852	\$696,241
Gross Income per SqFt	\$29.90	\$32.60	\$29.50
Full Market Value	\$3,110,000	\$2,560,000	\$3,340,000
Market Value per SqFt	\$137.00	\$156.00	\$142.00
Distance from Condominium in miles		0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-7504	1-01499-0061	1-01472-0034
Condominium Section	912-R1		
Address	944 PARK AVENUE	12 EAST 88 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	23	69	47
Year Built	1929	1931	1936
Gross SqFt	52,387	87,639	44,856
Estimated Gross Income	\$1,680,000	\$3,075,590	\$1,271,765
Gross Income per SqFt	\$32.10	\$35.10	\$28.40
Full Market Value	\$8,049,999	\$14,700,000	\$6,090,000
Market Value per SqFt	\$154.00	\$168.00	\$136.00
Distance from Condominium in miles		0.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-7501	1-01499-0061	1-01490-0122
Condominium Section	365-R1		
Address	1114 MADISON AVENUE	12 EAST 88 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	56	69	87
Year Built	1938	1931	1940
Gross SqFt	83,594	87,639	75,854
Estimated Gross Income	\$2,930,000	\$3,075,590	\$2,771,467
Gross Income per SqFt	\$35.10	\$35.10	\$36.50
Full Market Value	\$13,900,000	\$14,700,000	\$13,900,000
Market Value per SqFt	\$166.00	\$168.00	\$183.00
Distance from Condominium in miles		0.20	0.85

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-7501	1-01523-0034	1-01560-0001
Condominium Section	444-R1		
Address	30 EAST 85 STREET	1680 3 AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	253	314
Year Built	1987	1980	1980
Gross SqFt	152,249	242,157	302,049
Estimated Gross Income	\$5,940,000	\$8,088,043	\$12,850,402
Gross Income per SqFt	\$39.00	\$33.40	\$42.50
Full Market Value	\$29,800,001	\$38,700,000	\$64,400,000
Market Value per SqFt	\$196.00	\$160.00	\$213.00
Distance from Condominium in miles		0.60	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-7501	1-01492-0015	1-01565-0035
Condominium Section	825-R1		
Address	1049 5 AVENUE	1058 MADISON AVENUE	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	72	133
Year Built	1928	1938	1931
Gross SqFt	140,295	104,209	205,967
Estimated Gross Income	\$5,620,000	\$4,148,141	\$5,445,403
Gross Income per SqFt	\$40.10	\$39.80	\$26.40
Full Market Value	\$28,200,001	\$20,800,000	\$23,600,000
Market Value per SqFt	\$201.00	\$200.00	\$115.00
Distance from Condominium in miles		0.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-7501	1-01517-0001	1-01565-0035
Condominium Section	825-R2		
Address	1049 5 AVENUE	1085 PARK AVENUE	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	46	133
Year Built	1928	1926	1931
Gross SqFt	3,812	127,395	205,967
Estimated Gross Income	\$152,000	\$5,302,783	\$5,445,403
Gross Income per SqFt	\$39.90	\$41.60	\$26.40
Full Market Value	\$761,998	\$26,600,000	\$23,600,000
Market Value per SqFt	\$200.00	\$209.00	\$115.00
Distance from Condominium in miles		0.25	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-7501	1-01517-0043	1-01496-0021
Condominium Section	164-R1		
Address	55 EAST 86 STREET	160 EAST 89 STREET	1125 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	46	51	41
Year Built	1924	1938	1922
Gross SqFt	97,767	64,272	113,052
Estimated Gross Income	\$3,120,000	\$1,587,802	\$4,223,193
Gross Income per SqFt	\$31.90	\$24.70	\$37.40
Full Market Value	\$14,900,002	\$6,890,000	\$21,200,000
Market Value per SqFt	\$152.00	\$107.00	\$188.00
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-7501	1-01518-0033	1-01510-0020
Condominium Section	343-R1		
Address	60 EAST 88 STREET	1588 3 AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	18	100	61
Year Built	1986	1980	1987
Gross SqFt	60,288	81,837	78,874
Estimated Gross Income	\$2,410,000	\$2,691,252	\$5,155,062
Gross Income per SqFt	\$40.00	\$32.90	\$65.00
Full Market Value	\$12,100,000	\$12,900,000	\$25,900,000
Market Value per SqFt	\$201.00	\$158.00	\$328.00
Distance from Condominium in miles		0.20	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-7501	1-01577-0001	1-01488-0045
Condominium Section	810-R1		
Address	1239 MADISON AVENUE	1520 YORK AVENUE	500 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D3-ELEVATOR
Total Units	251	272	427
Year Built	1969	1972	1964
Gross SqFt	487,413	281,902	530,809
Estimated Gross Income	\$14,620,000	\$11,189,071	\$11,373,875
Gross Income per SqFt	\$30.00	\$39.70	\$21.43
Full Market Value	\$66,900,000	\$56,100,000	\$49,400,000
Market Value per SqFt	\$137.00	\$199.00	\$93.00
Distance from Condominium in miles		0.85	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-7501	1-01513-0059	1-01530-0009
Condominium Section	28-R1		
Address	55 EAST 93 STREET	128 EAST 85 STREET	219 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	29	35	54
Year Built	1980	1985	1974
Gross SqFt	23,232	20,736	28,150
Estimated Gross Income	\$840,000	\$812,258	\$904,595
Gross Income per SqFt	\$36.20	\$39.20	\$32.10
Full Market Value	\$4,210,003	\$4,070,000	\$4,330,000
Market Value per SqFt	\$181.00	\$196.00	\$154.00
Distance from Condominium in miles		0.45	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-7502	1-01523-0034	1-01527-0045
Condominium Section	100-R1		
Address	40 EAST 94 STREET	1680 3 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	215	253	246
Year Built	1984	1980	1980
Gross SqFt	299,069	242,157	205,261
Estimated Gross Income	\$12,500,000	\$8,088,043	\$8,968,163
Gross Income per SqFt	\$41.80	\$33.40	\$43.70
Full Market Value	\$62,699,995	\$38,700,000	\$45,000,000
Market Value per SqFt	\$210.00	\$160.00	\$219.00
Distance from Condominium in miles		0.20	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-7501	1-01520-0033	1-01530-0019
Condominium Section	232-R1		
Address	14 EAST 96 STREET	169 EAST 91 STREET	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	17	53	83
Year Built	1985	1985	1986
Gross SqFt	25,633	33,443	69,000
Estimated Gross Income	\$905,000	\$1,222,539	\$2,206,620
Gross Income per SqFt	\$35.30	\$36.60	\$32.00
Full Market Value	\$4,340,003	\$6,130,000	\$10,600,000
Market Value per SqFt	\$169.00	\$183.00	\$154.00
Distance from Condominium in miles		0.30	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-7501	1-01560-0001	1-01532-0001
Condominium Section	1698-R1		
Address	1438 3 AVENUE	1540 1 AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	94	314	257
Year Built	1985	1980	1986
Gross SqFt	138,096	302,049	256,810
Estimated Gross Income	\$5,700,000	\$12,850,402	\$8,828,871
Gross Income per SqFt	\$41.30	\$42.50	\$34.40
Full Market Value	\$28,576,759	\$64,400,000	\$42,300,000
Market Value per SqFt	\$207.00	\$213.00	\$165.00
Distance from Condominium in miles		0.40	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-7501	1-01499-0061	1-01517-0043
Condominium Section	522-R1		
Address	129 EAST 82 STREET	12 EAST 88 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D3-ELEVATOR
Total Units	32	69	51
Year Built	1916	1931	1938
Gross SqFt	48,138	87,639	64,272
Estimated Gross Income	\$1,400,000	\$3,075,590	\$1,587,802
Gross Income per SqFt	\$29.10	\$35.10	\$24.70
Full Market Value	\$6,410,000	\$14,700,000	\$6,890,000
Market Value per SqFt	\$133.00	\$168.00	\$107.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-7502	1-01518-0033	1-01520-0033
Condominium Section	1824-R1		
Address	1474 3 AVENUE	1588 3 AVENUE	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	33	100	53
Year Built	1981	1980	1985
Gross SqFt	59,931	81,837	33,443
Estimated Gross Income	\$2,150,000	\$2,691,252	\$1,222,539
Gross Income per SqFt	\$35.90	\$32.90	\$36.60
Full Market Value	\$10,299,992	\$12,900,000	\$6,130,000
Market Value per SqFt	\$172.00	\$158.00	\$183.00
Distance from Condominium in miles		0.30	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-7501	1-01570-0021	1-01532-0001
Condominium Section	318-R1		
Address	171 EAST 84 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	219	267	257
Year Built	1987	1986	1986
Gross SqFt	285,668	279,945	256,810
Estimated Gross Income	\$10,850,000	\$11,689,713	\$8,828,871
Gross Income per SqFt	\$38.00	\$41.80	\$34.40
Full Market Value	\$54,399,998	\$58,600,000	\$42,300,000
Market Value per SqFt	\$190.00	\$209.00	\$165.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-7502	1-01531-0035	1-01439-0023
Condominium Section	1308-R1		
Address	150 EAST 85 STREET	228 EAST 86 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	102	111	61
Year Built	1986	1986	1996
Gross SqFt	82,637	81,100	50,225
Estimated Gross Income	\$3,385,000	\$3,222,573	\$2,215,646
Gross Income per SqFt	\$41.00	\$39.70	\$44.10
Full Market Value	\$17,000,000	\$16,200,000	\$11,100,000
Market Value per SqFt	\$206.00	\$200.00	\$221.00
Distance from Condominium in miles		0.15	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-7501	1-01487-0001	1-01512-0016
Condominium Section	611-R1		
Address	120 EAST 86 STREET	1414 YORK AVENUE	131 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	30	50
Year Built	1920	1910	1925
Gross SqFt	15,101	17,787	27,700
Estimated Gross Income	\$440,000	\$508,340	\$1,514,699
Gross Income per SqFt	\$29.10	\$28.60	\$55.00
Full Market Value	\$2,010,000	\$2,430,000	\$7,600,000
Market Value per SqFt	\$133.00	\$137.00	\$274.00
Distance from Condominium in miles		0.80	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-7501	1-01472-0034	1-01499-0061
Condominium Section	264-R1		
Address	108 EAST 87 STREET	440 EAST 78 STREET	12 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	47	69
Year Built	1939	1936	1931
Gross SqFt	60,335	44,856	87,639
Estimated Gross Income	\$1,870,000	\$1,271,765	\$3,075,590
Gross Income per SqFt	\$31.00	\$28.40	\$35.10
Full Market Value	\$8,960,000	\$6,090,000	\$14,700,000
Market Value per SqFt	\$149.00	\$136.00	\$168.00
Distance from Condominium in miles		0.65	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-7502	1-01527-0045	1-01532-0016
Condominium Section	782-R1		
Address	120 EAST 87 STREET	200 EAST 82 STREET	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	223	246	111
Year Built	1981	1980	1989
Gross SqFt	346,269	205,261	104,440
Estimated Gross Income	\$14,550,000	\$8,968,163	\$4,011,692
Gross Income per SqFt	\$42.00	\$43.70	\$38.40
Full Market Value	\$73,000,015	\$45,000,000	\$20,100,000
Market Value per SqFt	\$211.00	\$219.00	\$192.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-7503	1-01560-0001	1-01532-0001
Condominium Section	842-R1		
Address	170 EAST 87 STREET	1540 1 AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	241	314	257
Year Built	1991	1980	1986
Gross SqFt	343,000	302,049	256,810
Estimated Gross Income	\$14,000,000	\$12,850,402	\$8,828,871
Gross Income per SqFt	\$40.80	\$42.50	\$34.40
Full Market Value	\$70,199,994	\$64,400,000	\$42,300,000
Market Value per SqFt	\$205.00	\$213.00	\$165.00
Distance from Condominium in miles		0.50	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-7501	1-01499-0061	1-01517-0050
Condominium Section	422-R1		
Address	153 EAST 87 STREET	12 EAST 88 STREET	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	42	69	98
Year Built	1928	1931	1929
Gross SqFt	50,156	87,639	80,351
Estimated Gross Income	\$1,560,000	\$3,075,590	\$2,414,297
Gross Income per SqFt	\$31.10	\$35.10	\$30.00
Full Market Value	\$7,469,998	\$14,700,000	\$11,600,000
Market Value per SqFt	\$149.00	\$168.00	\$144.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-7502	1-01560-0001	1-01532-0016
Condominium Section	1260-R1		
Address	115 EAST 87 STREET	1540 1 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	198	314	111
Year Built	1972	1980	1989
Gross SqFt	295,573	302,049	104,440
Estimated Gross Income	\$9,200,000	\$12,850,402	\$4,011,692
Gross Income per SqFt	\$31.10	\$42.50	\$38.40
Full Market Value	\$42,100,000	\$64,400,000	\$20,100,000
Market Value per SqFt	\$142.00	\$213.00	\$192.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-7501	1-01499-0061	
Condominium Section	454-R1		
Address	111 EAST 88 STREET	12 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	59	69	
Year Built	1929	1931	
Gross SqFt	71,863	87,639	
Estimated Gross Income	\$2,000,000	\$3,075,590	
Gross Income per SqFt	\$27.80	\$35.10	
Full Market Value	\$9,580,000	\$14,700,000	
Market Value per SqFt	\$133.00	\$168.00	
Distance from Condominium in miles		0.20	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-7501	1-01530-0034	1-01425-0017
Condominium Section	170-R1		
Address	1354 LEXINGTON AVENUE	230 EAST 85 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	104	55	91
Year Built	1962	1946	1961
Gross SqFt	88,510	50,852	83,220
Estimated Gross Income	\$2,830,000	\$1,496,374	\$2,607,460
Gross Income per SqFt	\$32.00	\$29.40	\$31.30
Full Market Value	\$13,600,003	\$7,170,000	\$12,500,000
Market Value per SqFt	\$154.00	\$141.00	\$150.00
Distance from Condominium in miles		0.35	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-7501	1-01553-0027	1-01560-0001
Condominium Section	1358-R1		
Address	181 EAST 90 STREET	1749 1 AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	165	314
Year Built	2003	2002	1980
Gross SqFt	199,437	164,384	302,049
Estimated Gross Income	\$8,750,000	\$6,090,584	\$12,850,402
Gross Income per SqFt	\$43.90	\$37.10	\$42.50
Full Market Value	\$43,899,995	\$30,500,000	\$64,400,000
Market Value per SqFt	\$220.00	\$186.00	\$213.00
Distance from Condominium in miles		0.25	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-7501	1-01471-0013	1-01530-0009
Condominium Section	742-R1		
Address	134 EAST 93 STREET	425 EAST 76 STREET	219 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	30	66	54
Year Built	1989	1981	1974
Gross SqFt	43,060	35,573	28,150
Estimated Gross Income	\$1,785,000	\$1,573,635	\$904,595
Gross Income per SqFt	\$41.50	\$44.20	\$32.10
Full Market Value	\$8,949,996	\$7,890,000	\$4,330,000
Market Value per SqFt	\$208.00	\$222.00	\$154.00
Distance from Condominium in miles		0.95	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01524-7501	1-01517-0050	1-01490-0122
Condominium Section	526-R1		
Address	1235 PARK AVENUE	1329 LEXINGTON AVENUE	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	59	98	87
Year Built	1928	1929	1940
Gross SqFt	95,534	80,351	75,854
Estimated Gross Income	\$2,675,000	\$2,414,297	\$2,771,467
Gross Income per SqFt	\$28.00	\$30.00	\$36.50
Full Market Value	\$12,800,002	\$11,600,000	\$13,900,000
Market Value per SqFt	\$134.00	\$144.00	\$183.00
Distance from Condominium in miles		0.35	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01524-7502	1-01523-0034	1-01532-0016
Condominium Section	929-R1		
Address	108 EAST 96 STREET	1680 3 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	253	111
Year Built	1985	1980	1989
Gross SqFt	104,951	242,157	104,440
Estimated Gross Income	\$3,780,000	\$8,088,043	\$4,011,692
Gross Income per SqFt	\$36.00	\$33.40	\$38.40
Full Market Value	\$18,000,000	\$38,700,000	\$20,100,000
Market Value per SqFt	\$172.00	\$160.00	\$192.00
Distance from Condominium in miles		0.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01526-7501	1-01424-0001	1-01517-0001
Condominium Section	895-R1		
Address	201 EAST 80 STREET	201 EAST 69 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	100	309	46
Year Built	1926	1927	1926
Gross SqFt	194,747	316,500	127,395
Estimated Gross Income	\$8,570,000	\$14,966,601	\$5,302,783
Gross Income per SqFt	\$44.00	\$47.30	\$41.60
Full Market Value	\$43,000,001	\$75,100,000	\$26,600,000
Market Value per SqFt	\$221.00	\$237.00	\$209.00
Distance from Condominium in miles		0.55	0.45

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01526-7502	1-01558-0040	1-01500-0053
Condominium Section	1242-R1		
Address	215 EAST 80 STREET	306 EAST 96 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	147	159	111
Year Built	1963	1962	1958
Gross SqFt	175,375	149,485	117,340
Estimated Gross Income	\$5,000,000	\$3,406,819	\$5,132,369
Gross Income per SqFt	\$28.50	\$22.79	\$43.70
Full Market Value	\$23,999,986	\$14,800,000	\$25,700,000
Market Value per SqFt	\$137.00	\$99.00	\$219.00
Distance from Condominium in miles		0.75	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-7501	1-01532-0016	1-01523-0034
Condominium Section	172-R1		
Address	1441 3 AVENUE	241 EAST 86 STREET	1680 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	61	111	253
Year Built	1985	1989	1980
Gross SqFt	99,039	104,440	242,157
Estimated Gross Income	\$3,665,000	\$4,011,692	\$8,088,043
Gross Income per SqFt	\$37.00	\$38.40	\$33.40
Full Market Value	\$18,399,996	\$20,100,000	\$38,700,000
Market Value per SqFt	\$186.00	\$192.00	\$160.00
Distance from Condominium in miles		0.25	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-7502	1-01560-0010	1-01509-0020
Condominium Section	1886-R1		
Address	215 EAST 81 STREET	425 EAST 80 STREET	151 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	40	40	52
Year Built	1974	1925	1922
Gross SqFt	28,559	23,568	57,666
Estimated Gross Income	\$900,000	\$696,241	\$2,937,735
Gross Income per SqFt	\$31.50	\$29.50	\$51.00
Full Market Value	\$4,310,000	\$3,340,000	\$14,700,000
Market Value per SqFt	\$151.00	\$142.00	\$255.00
Distance from Condominium in miles		0.30	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-7501	1-01563-0020	1-01531-0035
Condominium Section	706-R1		
Address	225 EAST 86 STREET	449 EAST 83 STREET	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	74	111
Year Built	1981	1985	1986
Gross SqFt	59,228	53,130	81,100
Estimated Gross Income	\$2,280,000	\$1,631,400	\$3,222,573
Gross Income per SqFt	\$38.50	\$30.70	\$39.70
Full Market Value	\$11,400,001	\$7,810,000	\$16,200,000
Market Value per SqFt	\$192.00	\$147.00	\$200.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-7501	1-01570-0021	1-01532-0001
Condominium Section	404-R1		
Address	200 EAST 89 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	253	267	257
Year Built	1987	1986	1986
Gross SqFt	235,069	279,945	256,810
Estimated Gross Income	\$9,170,000	\$11,689,713	\$8,828,871
Gross Income per SqFt	\$39.00	\$41.80	\$34.40
Full Market Value	\$45,999,994	\$58,600,000	\$42,300,000
Market Value per SqFt	\$196.00	\$209.00	\$165.00
Distance from Condominium in miles		0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-7502	1-01527-0013	1-01530-0036
Condominium Section	1738-R1		
Address	237 EAST 88 STREET	227 EAST 81 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	C7-WALK-UP	C4-WALK-UP
Total Units	19	15	20
Year Built	1920	1910	1910
Gross SqFt	8,600	10,110	9,820
Estimated Gross Income	\$340,000	\$420,007	\$327,564
Gross Income per SqFt	\$39.50	\$41.50	\$33.40
Full Market Value	\$1,710,004	\$2,110,000	\$1,570,000
Market Value per SqFt	\$199.00	\$209.00	\$160.00
Distance from Condominium in miles		0.35	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01536-7501	1-01541-0021	1-01533-0001
Condominium Section	1277-R1		
Address	1601 3 AVENUE	1849 2 AVENUE	201 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,258	1,097	419
Year Built	1975	1986	1975
Gross SqFt	1,496,819	968,264	510,305
Estimated Gross Income	\$54,630,000	\$34,069,221	\$20,513,536
Gross Income per SqFt	\$36.50	\$35.20	\$40.20
Full Market Value	\$274,000,010	\$163,000,000	\$103,000,000
Market Value per SqFt	\$183.00	\$168.00	\$202.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01539-7501	1-01523-0034	1-01541-0001
Condominium Section	234-R1		
Address	1801 2 AVENUE	1680 3 AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	290	253	387
Year Built	1985	1980	1985
Gross SqFt	391,767	242,157	329,850
Estimated Gross Income	\$14,180,000	\$8,088,043	\$12,355,459
Gross Income per SqFt	\$36.20	\$33.40	\$37.50
Full Market Value	\$71,099,988	\$38,700,000	\$62,000,000
Market Value per SqFt	\$181.00	\$160.00	\$188.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-7501	1-01520-0033	1-01513-0059
Condominium Section	1767-R1		
Address	206 EAST 95 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-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	53	35
Year Built	1989	1985	1985
Gross SqFt	43,065	33,443	20,736
Estimated Gross Income	\$1,590,000	\$1,222,539	\$812,258
Gross Income per SqFt	\$36.90	\$36.60	\$39.20
Full Market Value	\$7,970,004	\$6,130,000	\$4,070,000
Market Value per SqFt	\$185.00	\$183.00	\$196.00
Distance from Condominium in miles		0.25	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-7501	1-01533-0001	1-01560-0001
Condominium Section	250-R1		
Address	301 EAST 79 STREET	201 EAST 87 STREET	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	538	419	314
Year Built	1974	1975	1980
Gross SqFt	433,154	510,305	302,049
Estimated Gross Income	\$15,680,000	\$20,513,536	\$12,850,402
Gross Income per SqFt	\$36.20	\$40.20	\$42.50
Full Market Value	\$78,600,040	\$103,000,000	\$64,400,000
Market Value per SqFt	\$181.00	\$202.00	\$213.00
Distance from Condominium in miles		0.45	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-7501	1-01570-0021	1-01532-0016
Condominium Section	726-R1		
Address	345 EAST 80 STREET	1731 YORK AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	328	267	111
Year Built	1973	1986	1989
Gross SqFt	331,552	279,945	104,440
Estimated Gross Income	\$9,950,000	\$11,689,713	\$4,011,692
Gross Income per SqFt	\$30.00	\$41.80	\$38.40
Full Market Value	\$47,699,995	\$58,600,000	\$20,100,000
Market Value per SqFt	\$144.00	\$209.00	\$192.00
Distance from Condominium in miles		0.55	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01544-7501	1-01570-0021	1-01532-0001
Condominium Section	1586-R1		
Address	350 EAST 82 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	149	267	257
Year Built	1998	1986	1986
Gross SqFt	213,419	279,945	256,810
Estimated Gross Income	\$8,750,000	\$11,689,713	\$8,828,871
Gross Income per SqFt	\$41.00	\$41.80	\$34.40
Full Market Value	\$43,895,164	\$58,600,000	\$42,300,000
Market Value per SqFt	\$206.00	\$209.00	\$165.00
Distance from Condominium in miles		0.50	0.30

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-7501	1-01512-0030	1-01560-0010
Condominium Section	1346-R1		
Address	1628 2 AVENUE	16S EAST 83 STREET	425 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	40	40
Year Built	1915	1929	1925
Gross SqFt	7,921	22,990	23,568
Estimated Gross Income	\$240,000	\$884,130	\$696,241
Gross Income per SqFt	\$30.30	\$38.50	\$29.50
Full Market Value	\$1,149,997	\$4,430,000	\$3,340,000
Market Value per SqFt	\$145.00	\$193.00	\$142.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01548-7501	1-01553-0024	1-01530-0013
Condominium Section	585-R1		
Address	320 EAST 86 STREET	1743 1 AVENUE	229 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D9-ELEVATOR	D6-ELEVATOR
Total Units	27	24	30
Year Built	1925	1920	1920
Gross SqFt	16,350	23,148	19,464
Estimated Gross Income	\$460,000	\$650,296	\$784,768
Gross Income per SqFt	\$28.10	\$28.10	\$40.30
Full Market Value	\$2,110,000	\$3,110,000	\$3,940,000
Market Value per SqFt	\$129.00	\$134.00	\$202.00
Distance from Condominium in miles		0.25	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-7501	1-01570-0021	1-01532-0001
Condominium Section	768-R1		
Address	360 EAST 88 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	163	267	257
Year Built	1988	1986	1986
Gross SqFt	273,330	279,945	256,810
Estimated Gross Income	\$10,100,000	\$11,689,713	\$8,828,871
Gross Income per SqFt	\$37.00	\$41.80	\$34.40
Full Market Value	\$50,699,992	\$58,600,000	\$42,300,000
Market Value per SqFt	\$185.00	\$209.00	\$165.00
Distance from Condominium in miles		0.20	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01551-7501	1-01540-0021	1-01526-0035
Condominium Section	500-R1		
Address	348 EAST 89 STREET	245 EAST 94 STREET	226 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R2-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	14	20	20
Year Built	1915	1910	1920
Gross SqFt	8,345	8,048	9,895
Estimated Gross Income	\$295,000	\$293,699	\$525,041
Gross Income per SqFt	\$35.40	\$36.50	\$53.00
Full Market Value	\$1,410,002	\$1,470,000	\$2,630,000
Market Value per SqFt	\$169.00	\$183.00	\$266.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-7501	1-01505-0005	1-01517-0043
Condominium Section	322-R1		
Address	1724 2 AVENUE	1 EAST 93 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	15	51
Year Built	1910	1925	1938
Gross SqFt	13,796	9,431	64,272
Estimated Gross Income	\$410,000	\$316,768	\$1,587,802
Gross Income per SqFt	\$29.70	\$33.60	\$24.70
Full Market Value	\$1,960,002	\$1,520,000	\$6,890,000
Market Value per SqFt	\$142.00	\$161.00	\$107.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-7502	1-01554-0011	1-01520-0033
Condominium Section	507-R1		
Address	1730 2 AVENUE	317 EAST 91 STREET	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	35	53
Year Built	1987	1987	1985
Gross SqFt	25,593	20,134	33,443
Estimated Gross Income	\$910,000	\$720,457	\$1,222,539
Gross Income per SqFt	\$35.60	\$35.80	\$36.60
Full Market Value	\$4,359,999	\$3,450,000	\$6,130,000
Market Value per SqFt	\$170.00	\$171.00	\$183.00
Distance from Condominium in miles		0.10	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01554-7501	1-01532-0001	1-01560-0001
Condominium Section	2006-R1		
Address	1760 2 AVENUE	203 EAST 86 STREET	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	154	257	314
Year Built	2000	1986	1980
Gross SqFt	181,821	256,810	302,049
Estimated Gross Income	\$7,730,000	\$8,828,871	\$12,850,402
Gross Income per SqFt	\$42.50	\$34.40	\$42.50
Full Market Value	\$38,800,003	\$42,300,000	\$64,400,000
Market Value per SqFt	\$213.00	\$165.00	\$213.00
Distance from Condominium in miles		0.30	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-7501	1-01557-0025	1-01570-0021
Condominium Section	524-R1		
Address	1776 2 AVENUE	345 EAST 94 STREET	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	221	212	267
Year Built	1987	1998	1986
Gross SqFt	220,209	207,037	279,945
Estimated Gross Income	\$7,930,000	\$6,967,238	\$11,689,713
Gross Income per SqFt	\$36.00	\$33.70	\$41.80
Full Market Value	\$39,800,002	\$33,400,000	\$58,600,000
Market Value per SqFt	\$181.00	\$161.00	\$209.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01557-7501	1-01570-0015	1-01582-0045
Condominium Section	483-R1		
Address	1838 2 AVENUE	423 EAST 90 STREET	516 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	18	47	24
Year Built	1987	1987	1978
Gross SqFt	17,550	30,866	13,550
Estimated Gross Income	\$630,000	\$951,118	\$548,437
Gross Income per SqFt	\$35.90	\$30.80	\$40.50
Full Market Value	\$3,020,000	\$4,560,000	\$2,750,000
Market Value per SqFt	\$172.00	\$148.00	\$203.00
Distance from Condominium in miles		0.25	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-7501	1-01532-0001	1-01553-0027
Condominium Section	1539-R1		
Address	450 EAST 83 STREET	203 EAST 86 STREET	1749 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	120	257	165
Year Built	2005	1986	2002
Gross SqFt	180,466	256,810	164,384
Estimated Gross Income	\$6,590,000	\$8,828,871	\$6,090,584
Gross Income per SqFt	\$36.50	\$34.40	\$37.10
Full Market Value	\$32,999,995	\$42,300,000	\$30,500,000
Market Value per SqFt	\$183.00	\$165.00	\$186.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-7502	1-01532-0001	1-01570-0021
Condominium Section	396-R1		
Address	401 EAST 84 STREET	203 EAST 86 STREET	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	88	257	267
Year Built	1986	1986	1986
Gross SqFt	105,768	256,810	279,945
Estimated Gross Income	\$4,130,000	\$8,828,871	\$11,689,713
Gross Income per SqFt	\$39.00	\$34.40	\$41.80
Full Market Value	\$20,699,992	\$42,300,000	\$58,600,000
Market Value per SqFt	\$196.00	\$165.00	\$209.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-7501	1-01518-0009	1-01576-0049
Condominium Section	942-R1		
Address	420 EAST 86 STREET	115 EAST 89 STREET	1510 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	45	45	26
Year Built	1935	1924	1937
Gross SqFt	51,750	52,848	22,902
Estimated Gross Income	\$1,450,000	\$2,341,969	\$618,847
Gross Income per SqFt	\$28.00	\$44.30	\$27.00
Full Market Value	\$6,949,998	\$11,700,000	\$2,960,000
Market Value per SqFt	\$134.00	\$221.00	\$129.00
Distance from Condominium in miles		0.50	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-7501	1-01570-0021	1-01532-0001
Condominium Section	440-R1		
Address	455 EAST 86 STREET	1731 YORK AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	142	267	257
Year Built	1986	1986	1986
Gross SqFt	167,332	279,945	256,810
Estimated Gross Income	\$6,700,000	\$11,689,713	\$8,828,871
Gross Income per SqFt	\$40.00	\$41.80	\$34.40
Full Market Value	\$33,599,999	\$58,600,000	\$42,300,000
Market Value per SqFt	\$201.00	\$209.00	\$165.00
Distance from Condominium in miles		0.20	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-7502	1-01603-0034	
Condominium Section	1482-R1		
Address	451 EAST 86 STREET	69 EAST 97 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	39	24	
Year Built	1920	1950	
Gross SqFt	6,389	14,862	
Estimated Gross Income	\$200,000	\$233,798	
Gross Income per SqFt	\$31.30	\$15.73	
Full Market Value	\$958,000	\$925,000	
Market Value per SqFt	\$150.00	\$62.00	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-7501	1-01496-0021	1-01517-0050
Condominium Section	117-R1		
Address	402 EAST 90 STREET	1125 MADISON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	41	98
Year Built	1910	1922	1929
Gross SqFt	109,500	113,052	80,351
Estimated Gross Income	\$3,390,000	\$4,223,193	\$2,414,297
Gross Income per SqFt	\$31.00	\$37.40	\$30.00
Full Market Value	\$16,200,002	\$21,200,000	\$11,600,000
Market Value per SqFt	\$148.00	\$188.00	\$144.00
Distance from Condominium in miles		0.65	0.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-7502	1-01558-0040	1-01500-0053
Condominium Section	605-R1		
Address	401 EAST 89 STREET	306 EAST 96 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	197	159	111
Year Built	1963	1962	1958
Gross SqFt	163,567	149,485	117,340
Estimated Gross Income	\$4,830,000	\$3,406,819	\$5,132,369
Gross Income per SqFt	\$29.50	\$22.79	\$43.70
Full Market Value	\$23,100,011	\$14,800,000	\$25,700,000
Market Value per SqFt	\$141.00	\$99.00	\$219.00
Distance from Condominium in miles		0.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-7503	1-01553-0027	1-01532-0001
Condominium Section	1701-R1		
Address	400 EAST 90 STREET	1749 1 AVENUE	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	128	165	257
Year Built	1999	2002	1986
Gross SqFt	112,798	164,384	256,810
Estimated Gross Income	\$4,180,000	\$6,090,584	\$8,828,871
Gross Income per SqFt	\$37.10	\$37.10	\$34.40
Full Market Value	\$21,000,015	\$30,500,000	\$42,300,000
Market Value per SqFt	\$186.00	\$186.00	\$165.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-7501	1-01518-0033	1-01531-0035
Condominium Section	277-R1		
Address	510 EAST 80 STREET	1588 3 AVENUE	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	91	100	111
Year Built	1986	1980	1986
Gross SqFt	81,223	81,837	81,100
Estimated Gross Income	\$2,685,000	\$2,691,252	\$3,222,573
Gross Income per SqFt	\$33.10	\$32.90	\$39.70
Full Market Value	\$12,900,002	\$12,900,000	\$16,200,000
Market Value per SqFt	\$159.00	\$158.00	\$200.00
Distance from Condominium in miles		0.70	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01577-7501	1-01558-0040	1-01500-0053
Condominium Section	33-R1		
Address	520 EAST 81 STREET	306 EAST 96 STREET	1227 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	163	159	111
Year Built	1964	1962	1958
Gross SqFt	103,108	149,485	117,340
Estimated Gross Income	\$3,040,000	\$3,406,819	\$5,132,369
Gross Income per SqFt	\$29.50	\$22.79	\$43.70
Full Market Value	\$14,600,003	\$14,800,000	\$25,700,000
Market Value per SqFt	\$142.00	\$99.00	\$219.00
Distance from Condominium in miles		0.80	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01577-7502	1-01553-0027	1-01532-0016
Condominium Section	45-R1		
Address	525 EAST 80 STREET	1749 1 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	68	165	111
Year Built	1981	2002	1989
Gross SqFt	137,403	164,384	104,440
Estimated Gross Income	\$5,150,000	\$6,090,584	\$4,011,692
Gross Income per SqFt	\$37.50	\$37.10	\$38.40
Full Market Value	\$25,800,000	\$30,500,000	\$20,100,000
Market Value per SqFt	\$188.00	\$186.00	\$192.00
Distance from Condominium in miles		0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01577-7503	1-01582-0045	1-01548-0009
Condominium Section	207-R1		
Address	507 EAST 80 STREET	516 EAST 86 STREET	315 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	24	22
Year Built	1981	1978	1985
Gross SqFt	18,290	13,550	13,000
Estimated Gross Income	\$625,000	\$548,437	\$439,433
Gross Income per SqFt	\$34.20	\$40.50	\$33.80
Full Market Value	\$2,989,997	\$2,750,000	\$2,100,000
Market Value per SqFt	\$163.00	\$203.00	\$162.00
Distance from Condominium in miles		0.25	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-7501	1-01570-0021	1-01541-0001
Condominium Section	517-R1		
Address	52 EAST END AVENUE	1731 YORK AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	82	267	387
Year Built	1988	1986	1985
Gross SqFt	118,052	279,945	329,850
Estimated Gross Income	\$4,750,000	\$11,689,713	\$12,355,459
Gross Income per SqFt	\$40.20	\$41.80	\$37.50
Full Market Value	\$23,799,997	\$58,600,000	\$62,000,000
Market Value per SqFt	\$202.00	\$209.00	\$188.00
Distance from Condominium in miles		0.50	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-7502	1-01562-0144	1-01560-0010
Condominium Section	1481-R1		
Address	48 EAST END AVENUE	402 EAST 83 STREET	425 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	26	40
Year Built	1910	1930	1925
Gross SqFt	12,888	16,380	23,568
Estimated Gross Income	\$410,000	\$533,852	\$696,241
Gross Income per SqFt	\$31.80	\$32.60	\$29.50
Full Market Value	\$1,959,993	\$2,560,000	\$3,340,000
Market Value per SqFt	\$152.00	\$156.00	\$142.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-7501	1-01517-0001	1-01496-0021
Condominium Section	1130-R1		
Address	90 EAST END AVENUE	1085 PARK AVENUE	1125 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	46	41
Year Built	1999	1926	1922
Gross SqFt	119,396	127,395	113,052
Estimated Gross Income	\$5,250,000	\$5,302,783	\$4,223,193
Gross Income per SqFt	\$44.00	\$41.60	\$37.40
Full Market Value	\$26,300,003	\$26,600,000	\$21,200,000
Market Value per SqFt	\$220.00	\$209.00	\$188.00
Distance from Condominium in miles		0.65	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01584-7501	1-01523-0034	1-01558-0020
Condominium Section	1837-R1		
Address	170 EAST END AVENUE	1680 3 AVENUE	333 EAST 95 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	97	253	26
Year Built	2005	1980	1986
Gross SqFt	268,404	242,157	17,388
Estimated Gross Income	\$10,700,000	\$8,088,043	\$497,008
Gross Income per SqFt	\$39.90	\$33.40	\$28.60
Full Market Value	\$53,700,005	\$38,700,000	\$2,380,000
Market Value per SqFt	\$200.00	\$160.00	\$137.00
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01599-7501	1-01624-0045	1-01672-0017
Condominium Section	1359-R1		
Address	1400 5 AVENUE	1501 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	161	236
Year Built	2003	2001	2003
Gross SqFt	163,480	133,370	250,090
Estimated Gross Income	\$5,067,880	\$5,185,134	\$5,686,466
Gross Income per SqFt	\$31.00	\$38.90	\$22.74
Full Market Value	\$24,300,005	\$26,000,000	\$24,700,000
Market Value per SqFt	\$149.00	\$195.00	\$99.00
Distance from Condominium in miles		1.05	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01599-7502	1-01624-0033	1-01672-0017
Condominium Section	1735-R1		
Address	40 WEST 116 STREET	1710 3 AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	248	526	236
Year Built	2006	1990	2003
Gross SqFt	395,140	509,090	250,090
Estimated Gross Income	\$12,249,340	\$17,154,370	\$5,686,466
Gross Income per SqFt	\$31.00	\$33.70	\$22.74
Full Market Value	\$58,700,069	\$82,200,000	\$24,700,000
Market Value per SqFt	\$149.00	\$161.00	\$99.00
Distance from Condominium in miles		1.05	1.00

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01600-7501	1-01672-0017	1-01624-0033
Condominium Section	1073-R1		
Address	130 LENOX AVENUE	327 EAST 100 STREET	1710 3 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D9-ELEVATOR
Total Units	240	236	526
Year Built	1999	2003	1990
Gross SqFt	312,016	250,090	509,090
Estimated Gross Income	\$8,736,448	\$5,686,466	\$17,154,370
Gross Income per SqFt	\$28.00	\$22.74	\$33.70
Full Market Value	\$40,000,000	\$24,700,000	\$82,200,000
Market Value per SqFt	\$128.00	\$99.00	\$161.00
Distance from Condominium in miles		1.05	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-7501	1-01517-0001	1-01517-0050
Condominium Section	1167-R1		
Address	65 EAST 96 STREET	1085 PARK AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	46	98
Year Built	1924	1926	1929
Gross SqFt	108,700	127,395	80,351
Estimated Gross Income	\$3,700,000	\$5,302,783	\$2,414,297
Gross Income per SqFt	\$34.00	\$41.60	\$30.00
Full Market Value	\$17,700,003	\$26,600,000	\$11,600,000
Market Value per SqFt	\$163.00	\$209.00	\$144.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01607-7501	1-01565-0035	1-01517-0001
Condominium Section	1669-R1		
Address	1200 5 AVENUE	430 EAST 86 STREET	1085 PARK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	51	133	46
Year Built	1928	1931	1926
Gross SqFt	120,464	205,967	127,395
Estimated Gross Income	\$4,100,000	\$5,445,403	\$5,302,783
Gross Income per SqFt	\$34.00	\$26.40	\$41.60
Full Market Value	\$19,600,000	\$23,600,000	\$26,600,000
Market Value per SqFt	\$163.00	\$115.00	\$209.00
Distance from Condominium in miles		1.05	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01613-7501	1-01602-0033	1-01602-0050
Condominium Section	267-R1		
Address	1255 5 AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	59	39	48
Year Built	1925	1920	1920
Gross SqFt	63,284	47,822	44,184
Estimated Gross Income	\$1,580,000	\$1,471,583	\$1,031,250
Gross Income per SqFt	\$24.97	\$30.80	\$23.34
Full Market Value	\$6,860,011	\$7,050,000	\$4,480,000
Market Value per SqFt	\$108.00	\$147.00	\$101.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01614-7501	1-01582-0045	1-01563-0008
Condominium Section	1285-R1		
Address	1630 MADISON AVENUE	516 EAST 86 STREET	417 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	11	24	25
Year Built	2003	1978	1990
Gross SqFt	7,742	13,550	16,572
Estimated Gross Income	\$190,000	\$548,437	\$338,300
Gross Income per SqFt	\$24.54	\$40.50	\$20.41
Full Market Value	\$824,999	\$2,750,000	\$1,470,000
Market Value per SqFt	\$107.00	\$203.00	\$89.00
Distance from Condominium in miles		1.40	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01623-7501	1-01617-0001	1-01827-0001
Condominium Section	1322-R1		
Address	1787 MADISON AVENUE	1321 5 AVENUE	257 WEST 111 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	152	77	113
Year Built	2003	1989	1985
Gross SqFt	109,646	102,811	105,273
Estimated Gross Income	\$2,850,000	\$2,986,399	\$2,231,684
Gross Income per SqFt	\$26.00	\$29.00	\$21.20
Full Market Value	\$12,000,000	\$14,300,000	\$9,690,000
Market Value per SqFt	\$109.00	\$139.00	\$92.00
Distance from Condominium in miles		0.30	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01627-7501	1-01655-0015	1-01563-0020
Condominium Section	1628-R1		
Address	158 EAST 100 STREET	235 EAST 105 STREET	449 EAST 83 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	13	16	74
Year Built	2004	2002	1985
Gross SqFt	6,342	17,506	53,130
Estimated Gross Income	\$210,000	\$733,099	\$1,631,400
Gross Income per SqFt	\$33.10	\$41.90	\$30.70
Full Market Value	\$1,009,999	\$3,680,000	\$7,810,000
Market Value per SqFt	\$159.00	\$210.00	\$147.00
Distance from Condominium in miles		0.35	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-7501	1-01602-0027	1-01644-0051
Condominium Section	441-R1		
Address	169 EAST 102 STREET	59 EAST 96 STREET	156 EAST 117 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST
Building Classification	R2-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	17	24	39
Year Built	1920	1920	1920
Gross SqFt	9,590	21,600	29,975
Estimated Gross Income	\$185,000	\$423,783	\$428,699
Gross Income per SqFt	\$19.29	\$19.62	\$14.30
Full Market Value	\$802,998	\$1,840,000	\$1,560,000
Market Value per SqFt	\$84.00	\$85.00	\$52.00
Distance from Condominium in miles		0.35	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-7501	1-01602-0027	1-01644-0051
Condominium Section	441-R2		
Address	173 EAST 102 STREET	59 EAST 96 STREET	156 EAST 117 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST
Building Classification	R2-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	17	24	39
Year Built	1920	1920	1920
Gross SqFt	9,590	21,600	29,975
Estimated Gross Income	\$185,000	\$423,783	\$428,699
Gross Income per SqFt	\$19.29	\$19.62	\$14.30
Full Market Value	\$803,000	\$1,840,000	\$1,560,000
Market Value per SqFt	\$84.00	\$85.00	\$52.00
Distance from Condominium in miles		0.35	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-7502	1-00437-0009	1-00440-0049
Condominium Section	1801-R1		
Address	117 EAST 102 STREET	254 EAST 10 STREET	421 EAST 12 STREET
Neighborhood	HARLEM-EAST	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	25	11
Year Built	2006	1990	2001
Gross SqFt	12,184	12,264	10,512
Estimated Gross Income	\$440,000	\$454,637	\$373,000
Gross Income per SqFt	\$36.10	\$37.10	\$35.50
Full Market Value	\$2,210,000	\$2,280,000	\$1,790,000
Market Value per SqFt	\$181.00	\$186.00	\$170.00
Distance from Condominium in miles		4.65	4.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01632-7501	1-01602-0046	1-01914-0122
Condominium Section	666-R1		
Address	165 EAST 104 STREET	52 EAST 97 STREET	121 WEST 129 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	94	11
Year Built	1910	1924	1910
Gross SqFt	7,690	40,776	2,064
Estimated Gross Income	\$155,000	\$883,210	\$53,209
Gross Income per SqFt	\$20.16	\$21.66	\$25.80
Full Market Value	\$672,998	\$3,830,000	\$231,000
Market Value per SqFt	\$88.00	\$94.00	\$112.00
Distance from Condominium in miles		0.45	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01646-7501	1-01630-0005	1-01672-0001
Condominium Section	1462-R1		
Address	1865 2 AVENUE	109 EAST 102 STREET	1952 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	17	45	91
Year Built	1987	2003	1985
Gross SqFt	22,626	30,129	93,939
Estimated Gross Income	\$158,267	\$1,147,914	\$1,980,671
Gross Income per SqFt	\$6.99	\$38.10	\$21.08
Full Market Value	\$459,000	\$5,760,000	\$4,640,000
Market Value per SqFt	\$20.29	\$191.00	\$49.40
Distance from Condominium in miles		0.35	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01646-7502	1-01426-9035	1-01532-0016
Condominium Section	1512-R2		
Address	215 EAST 96 STREET	218 EAST 72 STREET	241 EAST 86 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	215	147	111
Year Built	2005	1975	1989
Gross SqFt	184,939	156,200	104,440
Estimated Gross Income	\$6,270,000	\$7,118,114	\$4,011,692
Gross Income per SqFt	\$33.90	\$45.60	\$38.40
Full Market Value	\$29,800,000	\$35,700,000	\$20,100,000
Market Value per SqFt	\$161.00	\$229.00	\$192.00
Distance from Condominium in miles		1.30	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01661-7501	1-01655-0015	1-01576-0037
Condominium Section	1403-R1		
Address	227 EAST 111 STREET	235 EAST 105 STREET	518 EAST 80 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (79-96)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	22	16	103
Year Built	2003	2002	1975
Gross SqFt	25,721	17,506	62,767
Estimated Gross Income	\$720,000	\$733,099	\$1,716,593
Gross Income per SqFt	\$28.00	\$41.90	\$27.30
Full Market Value	\$3,450,005	\$3,680,000	\$8,220,000
Market Value per SqFt	\$134.00	\$210.00	\$131.00
Distance from Condominium in miles		0.30	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01667-7501	1-01639-0057	1-01755-0020
Condominium Section	1829-R1		
Address	232 EAST 118 STREET	138 EAST 112 STREET	47 EAST 130 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	C4-WALK-UP
Total Units	12	21	16
Year Built	1910	2004	1926
Gross SqFt	12,222	23,553	15,885
Estimated Gross Income	\$300,000	\$815,004	\$252,000
Gross Income per SqFt	\$24.55	\$34.60	\$15.86
Full Market Value	\$1,300,004	\$3,900,000	\$590,000
Market Value per SqFt	\$106.00	\$166.00	\$37.10
Distance from Condominium in miles		0.35	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01674-7501	1-01617-0001	1-01570-0021
Condominium Section	1471-R1		
Address	333 EAST 102 STREET	1321 5 AVENUE	1731 YORK AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	233	77	267
Year Built	2003	1989	1986
Gross SqFt	315,656	102,811	279,945
Estimated Gross Income	\$9,200,000	\$2,986,399	\$11,689,713
Gross Income per SqFt	\$29.10	\$29.00	\$41.80
Full Market Value	\$42,100,000	\$14,300,000	\$58,600,000
Market Value per SqFt	\$133.00	\$139.00	\$209.00
Distance from Condominium in miles		0.70	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01676-7501	1-01602-0040	1-01958-0049
Condominium Section	342-R1		
Address	311 EAST 104 STREET	68 EAST 97 STREET	440 ST NICHOLAS AVENUE
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	30	20
Year Built	1900	1920	1901
Gross SqFt	6,092	21,288	14,480
Estimated Gross Income	\$125,000	\$242,669	\$430,877
Gross Income per SqFt	\$20.52	\$11.40	\$29.80
Full Market Value	\$543,000	\$837,000	\$2,060,000
Market Value per SqFt	\$89.00	\$39.30	\$142.00
Distance from Condominium in miles		0.60	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01676-7504	1-01639-0057	
Condominium Section	1905-R1		
Address	2019 1 AVENUE	138 EAST 112 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	38	21	
Year Built	2007	2004	
Gross SqFt	32,660	23,553	
Estimated Gross Income	\$900,000	\$815,004	
Gross Income per SqFt	\$27.60	\$34.60	
Full Market Value	\$4,310,002	\$3,900,000	
Market Value per SqFt	\$132.00	\$166.00	
Distance from Condominium in miles		0.50	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01677-7503	1-01530-0034	1-01771-0014
Condominium Section	574-R1		
Address	319 EAST 105 STREET	230 EAST 85 STREET	135 EAST 122 STREET
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	36	55	21
Year Built	1929	1946	1950
Gross SqFt	33,280	50,852	22,930
Estimated Gross Income	\$690,000	\$1,496,374	\$317,410
Gross Income per SqFt	\$20.73	\$29.40	\$13.84
Full Market Value	\$3,000,006	\$7,170,000	\$743,000
Market Value per SqFt	\$90.00	\$141.00	\$32.40
Distance from Condominium in miles		1.05	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01680-7501	1-01671-0031	1-01645-0012
Condominium Section	458-R1		
Address	305 EAST 108 STREET	326 EAST 100 STREET	127 EAST 117 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	33	92	35
Year Built	1926	1910	1920
Gross SqFt	46,998	84,180	29,500
Estimated Gross Income	\$850,000	\$1,131,100	\$641,852
Gross Income per SqFt	\$18.09	\$13.44	\$21.76
Full Market Value	\$3,360,001	\$4,130,000	\$1,500,000
Market Value per SqFt	\$71.00	\$49.10	\$51.00
Distance from Condominium in miles		0.45	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01680-7502	1-01639-0057	1-01655-0015
Condominium Section	1883-R1		
Address	330 EAST 109 STREET	138 EAST 112 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	21	16
Year Built	2007	2004	2002
Gross SqFt	25,174	23,553	17,506
Estimated Gross Income	\$1,030,000	\$815,004	\$733,099
Gross Income per SqFt	\$40.90	\$34.60	\$41.90
Full Market Value	\$5,170,002	\$3,900,000	\$3,680,000
Market Value per SqFt	\$205.00	\$166.00	\$210.00
Distance from Condominium in miles		0.40	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01681-7501	1-01655-0015	
Condominium Section	1573-R1		
Address	2132 2 AVENUE	235 EAST 105 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	31	16	
Year Built	2006	2002	
Gross SqFt	32,483	17,506	
Estimated Gross Income	\$1,300,000	\$733,099	
Gross Income per SqFt	\$40.00	\$41.90	
Full Market Value	\$6,519,997	\$3,680,000	
Market Value per SqFt	\$201.00	\$210.00	
Distance from Condominium in miles		0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01683-7501	1-01639-0057	1-01655-0015
Condominium Section	1479-R1		
Address	324 EAST 112 STREET	138 EAST 112 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	21	16
Year Built	2004	2004	2002
Gross SqFt	19,768	23,553	17,506
Estimated Gross Income	\$685,000	\$815,004	\$733,099
Gross Income per SqFt	\$34.70	\$34.60	\$41.90
Full Market Value	\$3,279,997	\$3,900,000	\$3,680,000
Market Value per SqFt	\$166.00	\$166.00	\$210.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01720-7501	1-01821-0047	1-01602-0046
Condominium Section	1323-R1		
Address	1 MT MORRIS PARK WEST	118 WEST 112 STREET	52 EAST 97 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (96-110)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	36	24	94
Year Built	1909	1915	1924
Gross SqFt	40,987	21,630	40,776
Estimated Gross Income	\$735,000	\$668,182	\$883,210
Gross Income per SqFt	\$17.93	\$30.90	\$21.66
Full Market Value	\$2,909,999	\$3,200,000	\$3,830,000
Market Value per SqFt	\$71.00	\$148.00	\$94.00
Distance from Condominium in miles		0.50	1.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01721-7501	1-01768-0001	1-01718-0053
Condominium Section	751-R1		
Address	3 WEST 122 STREET	101 EAST 119 STREET	42 WEST 120 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	36	28
Year Built	1900	1920	1909
Gross SqFt	27,073	37,260	25,802
Estimated Gross Income	\$460,000	\$512,459	\$495,780
Gross Income per SqFt	\$16.99	\$13.75	\$19.21
Full Market Value	\$1,820,001	\$1,200,000	\$2,150,000
Market Value per SqFt	\$67.00	\$32.20	\$83.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01724-7501	1-01639-0057	1-01775-0020
Condominium Section	1713-R1		
Address	50 WEST 127 STREET	138 EAST 112 STREET	2089 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	23	21	40
Year Built	2005	2004	1990
Gross SqFt	32,150	23,553	36,000
Estimated Gross Income	\$725,000	\$815,004	\$916,071
Gross Income per SqFt	\$22.55	\$34.60	\$25.40
Full Market Value	\$3,149,989	\$3,900,000	\$2,140,000
Market Value per SqFt	\$98.00	\$166.00	\$59.00
Distance from Condominium in miles		0.85	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01727-7501	1-01827-0001	1-01617-0001
Condominium Section	1578-R1		
Address	380 LENOX AVENUE	257 WEST 111 STREET	1321 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	77	113	77
Year Built	2005	1985	1989
Gross SqFt	131,237	105,273	102,811
Estimated Gross Income	\$3,740,000	\$2,231,684	\$2,986,399
Gross Income per SqFt	\$28.50	\$21.20	\$29.00
Full Market Value	\$17,900,009	\$9,690,000	\$14,300,000
Market Value per SqFt	\$136.00	\$92.00	\$139.00
Distance from Condominium in miles		0.95	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01729-7501	1-01821-0014	1-01718-0053
Condominium Section	846-R1		
Address	55 WEST 131 STREET	127 WEST 111 STREET	42 WEST 120 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	36	28
Year Built	1898	1914	1909
Gross SqFt	28,408	48,438	25,802
Estimated Gross Income	\$540,000	\$576,412	\$495,780
Gross Income per SqFt	\$19.01	\$11.90	\$19.21
Full Market Value	\$2,140,002	\$1,350,000	\$2,150,000
Market Value per SqFt	\$75.00	\$27.90	\$83.00
Distance from Condominium in miles		1.05	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01729-7503	1-01554-0045	1-01603-0034
Condominium Section	1530-R1		
Address	7 WEST 131 STREET	310 EAST 92 STREET	69 EAST 97 STREET
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	15	24
Year Built	2004	1950	1950
Gross SqFt	15,230	9,866	14,862
Estimated Gross Income	\$400,000	\$481,280	\$233,798
Gross Income per SqFt	\$26.30	\$48.80	\$15.73
Full Market Value	\$1,740,001	\$2,410,000	\$925,000
Market Value per SqFt	\$114.00	\$244.00	\$62.00
Distance from Condominium in miles		2.10	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01736-7501	1-01827-0001	
Condominium Section	1602-R1		
Address	34 WEST 139 STREET	257 WEST 111 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	125	113	
Year Built	2007	1985	
Gross SqFt	120,394	105,273	
Estimated Gross Income	\$2,360,000	\$2,231,684	
Gross Income per SqFt	\$19.60	\$21.20	
Full Market Value	\$9,970,000	\$9,690,000	
Market Value per SqFt	\$83.00	\$92.00	
Distance from Condominium in miles		1.40	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01745-7501	1-01617-0001	1-01827-0001
Condominium Section	1382-R1		
Address	1825 MADISON AVENUE	1321 5 AVENUE	257 WEST 111 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	92	77	113
Year Built	2003	1989	1985
Gross SqFt	97,592	102,811	105,273
Estimated Gross Income	\$2,860,000	\$2,986,399	\$2,231,684
Gross Income per SqFt	\$29.30	\$29.00	\$21.20
Full Market Value	\$13,100,000	\$14,300,000	\$9,690,000
Market Value per SqFt	\$134.00	\$139.00	\$92.00
Distance from Condominium in miles		0.35	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01753-7501	1-01755-0020	1-01639-0057
Condominium Section	1525-R1		
Address	23 EAST 128 STREET	47 EAST 130 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	C4-WALK-UP	D3-ELEVATOR
Total Units	12	16	21
Year Built	2005	1926	2004
Gross SqFt	12,000	15,885	23,553
Estimated Gross Income	\$350,000	\$252,000	\$815,004
Gross Income per SqFt	\$29.20	\$15.86	\$34.60
Full Market Value	\$1,679,996	\$590,000	\$3,900,000
Market Value per SqFt	\$140.00	\$37.10	\$166.00
Distance from Condominium in miles		0.15	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01753-7502	1-01775-0020	1-01677-0009
Condominium Section	1656-R1		
Address	50 EAST 129 STREET	2089 LEXINGTON AVENUE	315 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	18	40	24
Year Built	2004	1990	2004
Gross SqFt	15,023	36,000	28,000
Estimated Gross Income	\$400,000	\$916,071	\$560,000
Gross Income per SqFt	\$26.60	\$25.40	\$20.00
Full Market Value	\$1,740,000	\$2,140,000	\$2,430,000
Market Value per SqFt	\$116.00	\$59.00	\$87.00
Distance from Condominium in miles		0.20	1.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01755-7501	1-01655-0015	1-01639-0057
Condominium Section	1470-R1		
Address	69 EAST 130 STREET	235 EAST 105 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-WALK-UP	D3-ELEVATOR	D3-ELEVATOR
Total Units	25	16	21
Year Built	2004	2002	2004
Gross SqFt	40,418	17,506	23,553
Estimated Gross Income	\$1,300,000	\$733,099	\$815,004
Gross Income per SqFt	\$32.20	\$41.90	\$34.60
Full Market Value	\$6,230,004	\$3,680,000	\$3,900,000
Market Value per SqFt	\$154.00	\$210.00	\$166.00
Distance from Condominium in miles		1.30	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01788-7501	1-01639-0057	1-01655-0015
Condominium Section	1820-R1		
Address	2279 3 AVENUE	138 EAST 112 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	11	21	16
Year Built	2006	2004	2002
Gross SqFt	10,585	23,553	17,506
Estimated Gross Income	\$400,000	\$815,004	\$733,099
Gross Income per SqFt	\$37.80	\$34.60	\$41.90
Full Market Value	\$1,919,999	\$3,900,000	\$3,680,000
Market Value per SqFt	\$181.00	\$166.00	\$210.00
Distance from Condominium in miles		0.65	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01807-7501	1-01775-0020	1-01655-0015
Condominium Section	1732-R1		
Address	414 EAST 120 STREET	2089 LEXINGTON AVENUE	235 EAST 105 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	12	40	16
Year Built	2006	1990	2002
Gross SqFt	9,745	36,000	17,506
Estimated Gross Income	\$290,000	\$916,071	\$733,099
Gross Income per SqFt	\$29.80	\$25.40	\$41.90
Full Market Value	\$1,390,000	\$2,140,000	\$3,680,000
Market Value per SqFt	\$143.00	\$59.00	\$210.00
Distance from Condominium in miles		0.55	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01820-7501	1-01877-0031	1-02088-0029
Condominium Section	592-R1		
Address	137 CENTRAL PARK NORTH	920 AMSTERDAM AVENUE	3441 BROADWAY
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	32	37
Year Built	1910	1925	1910
Gross SqFt	36,637	35,290	42,860
Estimated Gross Income	\$769,377	\$884,240	\$656,580
Gross Income per SqFt	\$21.00	\$25.10	\$15.32
Full Market Value	\$3,340,006	\$3,840,000	\$2,600,000
Market Value per SqFt	\$91.00	\$109.00	\$61.00
Distance from Condominium in miles		0.70	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01820-7502	1-01892-0046	1-01876-0058
Condominium Section	1520-R1		
Address	125 CENTRAL PARK NORTH	2783 BROADWAY	2733 BROADWAY
Neighborhood	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	17	71	29
Year Built	1900	1900	1925
Gross SqFt	22,039	27,818	28,170
Estimated Gross Income	\$661,170	\$1,117,374	\$1,035,088
Gross Income per SqFt	\$30.00	\$40.20	\$36.70
Full Market Value	\$3,169,999	\$5,600,000	\$5,190,000
Market Value per SqFt	\$144.00	\$201.00	\$184.00
Distance from Condominium in miles		0.85	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01820-7503	1-01672-0017	1-01624-0045
Condominium Section	1768-R1		
Address	111 CENTRAL PARK NORTH	327 EAST 100 STREET	1501 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	236	161
Year Built	2006	2003	2001
Gross SqFt	189,758	250,090	133,370
Estimated Gross Income	\$6,262,014	\$5,686,466	\$5,185,134
Gross Income per SqFt	\$33.00	\$22.74	\$38.90
Full Market Value	\$30,000,011	\$24,700,000	\$26,000,000
Market Value per SqFt	\$158.00	\$99.00	\$195.00
Distance from Condominium in miles		1.00	0.95

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-7501	1-01726-0069	1-02095-0033
Condominium Section	807-R1		
Address	66 ST NICHOLAS' AVENUE	370 LENOX AVENUE	3607 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	47	92
Year Built	1915	1921	1920
Gross SqFt	58,429	62,244	56,436
Estimated Gross Income	\$1,051,722	\$1,267,955	\$1,230,569
Gross Income per SqFt	\$18.00	\$20.37	\$21.80
Full Market Value	\$4,159,999	\$5,510,000	\$5,340,000
Market Value per SqFt	\$71.00	\$89.00	\$95.00
Distance from Condominium in miles		0.75	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-7502	1-01831-0056	1-01726-0069
Condominium Section	1545-R1		
Address	61 LENOX AVENUE	246 WEST 116 STREET	370 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	12	47
Year Built	1900	2005	1921
Gross SqFt	18,567	11,430	62,244
Estimated Gross Income	\$464,175	\$433,351	\$1,267,955
Gross Income per SqFt	\$25.00	\$37.90	\$20.37
Full Market Value	\$2,019,998	\$2,170,000	\$5,510,000
Market Value per SqFt	\$109.00	\$190.00	\$89.00
Distance from Condominium in miles		0.25	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01826-7501	1-01831-0056	1-01726-0069
Condominium Section	591-R1		
Address	1800 ADAM C POWELL BOULEV	246 WEST 116 STREET	370 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	12	47
Year Built	1911	2005	1921
Gross SqFt	48,636	11,430	62,244
Estimated Gross Income	\$972,720	\$433,351	\$1,267,955
Gross Income per SqFt	\$20.00	\$37.90	\$20.37
Full Market Value	\$4,220,001	\$2,170,000	\$5,510,000
Market Value per SqFt	\$87.00	\$190.00	\$89.00
Distance from Condominium in miles		0.25	0.95

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01826-7502	1-01826-0018	1-01826-0022
Condominium Section	1662-R1		
Address	220 WEST 111 STREET	211 CENTRAL PARK NORTH	207 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	30
Year Built	0	1926	1921
Gross SqFt	18,540	29,424	41,070
Estimated Gross Income	\$315,180	\$528,633	\$743,109
Gross Income per SqFt	\$17.00	\$17.97	\$18.09
Full Market Value	\$1,250,005	\$2,090,000	\$2,940,000
Market Value per SqFt	\$67.00	\$71.00	\$72.00
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7501	1-01913-0061	1-02088-0029
Condominium Section	749-R1		
Address	1852 ADAM C POWELL BOULEV	2167 ADAM C POWELL BOULEV	3441 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	60	37
Year Built	1900	1910	1910
Gross SqFt	18,448	35,292	42,860
Estimated Gross Income	\$313,616	\$566,579	\$656,580
Gross Income per SqFt	\$17.00	\$16.05	\$15.32
Full Market Value	\$1,240,000	\$2,240,000	\$2,600,000
Market Value per SqFt	\$67.00	\$63.00	\$61.00
Distance from Condominium in miles		0.80	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7502	1-01831-0056	1-01726-0069
Condominium Section	1332-R1		
Address	203 WEST 112 STREET	246 WEST 116 STREET	370 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	12	47
Year Built	1920	2005	1921
Gross SqFt	23,700	11,430	62,244
Estimated Gross Income	\$426,600	\$433,351	\$1,267,955
Gross Income per SqFt	\$18.00	\$37.90	\$20.37
Full Market Value	\$1,690,000	\$2,170,000	\$5,510,000
Market Value per SqFt	\$71.00	\$190.00	\$89.00
Distance from Condominium in miles		0.15	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7503	1-01646-0023	1-01709-0048
Condominium Section	1540-R1		
Address	2072 FRED DOUGLASS BOULEV	1869 2 AVENUE	2248 1 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	20	12
Year Built	1900	1910	1920
Gross SqFt	6,866	9,375	10,092
Estimated Gross Income	\$205,980	\$319,537	\$256,543
Gross Income per SqFt	\$30.00	\$34.10	\$25.40
Full Market Value	\$986,998	\$1,530,000	\$1,110,000
Market Value per SqFt	\$144.00	\$163.00	\$110.00
Distance from Condominium in miles		1.20	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-7505	1-01646-0023	1-01709-0048
Condominium Section	1684-R1		
Address	2082 FRED DOUGLASS BOULEV	1869 2 AVENUE	2248 1 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	20	12
Year Built	0	1910	1920
Gross SqFt	6,846	9,375	10,092
Estimated Gross Income	\$205,380	\$319,537	\$256,543
Gross Income per SqFt	\$30.00	\$34.10	\$25.40
Full Market Value	\$983,996	\$1,530,000	\$1,110,000
Market Value per SqFt	\$144.00	\$163.00	\$110.00
Distance from Condominium in miles		1.20	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01829-7501	1-02030-0004	1-02088-0029
Condominium Section	1440-R1		
Address	2098 FRED DOUGLASS BOULEV	2722 FRED DOUGLASS BOULEV	3441 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	33	27	37
Year Built	0	1921	1910
Gross SqFt	28,560	16,430	42,860
Estimated Gross Income	\$685,440	\$384,981	\$656,580
Gross Income per SqFt	\$24.00	\$23.43	\$15.32
Full Market Value	\$2,980,002	\$1,670,000	\$2,600,000
Market Value per SqFt	\$104.00	\$102.00	\$61.00
Distance from Condominium in miles		1.55	1.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01830-7501	1-01639-0057	1-01655-0015
Condominium Section	1799-R1		
Address	266 WEST 115 STREET	138 EAST 112 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	15	21	16
Year Built	2005	2004	2002
Gross SqFt	20,184	23,553	17,506
Estimated Gross Income	\$807,360	\$815,004	\$733,099
Gross Income per SqFt	\$40.00	\$34.60	\$41.90
Full Market Value	\$4,050,000	\$3,900,000	\$3,680,000
Market Value per SqFt	\$201.00	\$166.00	\$210.00
Distance from Condominium in miles		0.70	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01831-7501	1-01646-0023	1-01709-0048
Condominium Section	1657-R1		
Address	245 WEST 115 STREET	1869 2 AVENUE	2248 1 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	12
Year Built	1900	1910	1920
Gross SqFt	7,852	9,375	10,092
Estimated Gross Income	\$235,560	\$319,537	\$256,543
Gross Income per SqFt	\$30.00	\$34.10	\$25.40
Full Market Value	\$1,130,000	\$1,530,000	\$1,110,000
Market Value per SqFt	\$144.00	\$163.00	\$110.00
Distance from Condominium in miles		1.30	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-7501	1-02030-0004	1-01929-0003
Condominium Section	236-R1		
Address	26 WEST 97 STREET	2722 FRED DOUGLASS BOULEV	2294 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	27	16
Year Built	1900	1921	1910
Gross SqFt	13,885	16,430	12,833
Estimated Gross Income	\$319,355	\$384,981	\$413,425
Gross Income per SqFt	\$23.00	\$23.43	\$32.20
Full Market Value	\$1,390,000	\$1,670,000	\$1,980,000
Market Value per SqFt	\$100.00	\$102.00	\$154.00
Distance from Condominium in miles		2.40	1.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7501	1-01624-0033	1-01852-0005
Condominium Section	433-R1		
Address	382 CENTRAL PARK WEST	1710 3 AVENUE	125 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	414	526	287
Year Built	1961	1990	1963
Gross SqFt	390,628	509,090	257,760
Estimated Gross Income	\$10,937,584	\$17,154,370	\$4,012,703
Gross Income per SqFt	\$28.00	\$33.70	\$15.57
Full Market Value	\$52,400,004	\$82,200,000	\$15,900,000
Market Value per SqFt	\$134.00	\$161.00	\$62.00
Distance from Condominium in miles		0.95	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7502	1-01624-0033	1-01852-0005
Condominium Section	435-R1		
Address	372 CENTRAL PARK WEST	1710 3 AVENUE	125 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	413	526	287
Year Built	1961	1990	1963
Gross SqFt	390,628	509,090	257,760
Estimated Gross Income	\$10,937,584	\$17,154,370	\$4,012,703
Gross Income per SqFt	\$28.00	\$33.70	\$15.57
Full Market Value	\$52,400,018	\$82,200,000	\$15,900,000
Market Value per SqFt	\$134.00	\$161.00	\$62.00
Distance from Condominium in miles		0.95	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7503	1-01852-0005	1-01624-0033
Condominium Section	750-R1		
Address	392 CENTRAL PARK WEST	125 WEST 97 STREET	1710 3 AVENUE
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	414	287	526
Year Built	1960	1963	1990
Gross SqFt	390,628	257,760	509,090
Estimated Gross Income	\$10,937,584	\$4,012,703	\$17,154,370
Gross Income per SqFt	\$28.00	\$15.57	\$33.70
Full Market Value	\$52,399,974	\$15,900,000	\$82,200,000
Market Value per SqFt	\$134.00	\$62.00	\$161.00
Distance from Condominium in miles		0.15	0.95

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01833-7504	1-01624-0033	1-01852-0005
Condominium Section	753-R1		
Address	400 CENTRAL PARK WEST	1710 3 AVENUE	125 WEST 97 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	414	526	287
Year Built	1960	1990	1963
Gross SqFt	390,628	509,090	257,760
Estimated Gross Income	\$10,937,584	\$17,154,370	\$4,012,703
Gross Income per SqFt	\$28.00	\$33.70	\$15.57
Full Market Value	\$52,400,001	\$82,200,000	\$15,900,000
Market Value per SqFt	\$134.00	\$161.00	\$62.00
Distance from Condominium in miles		0.95	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01837-7501	1-01882-0020	1-01882-0024
Condominium Section	281-R1		
Address	418 CENTRAL PARK WEST	515 CATHEDRAL PARKWAY	509 CATHEDRAL PARKWAY
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	88	95	94
Year Built	1902	1909	1909
Gross SqFt	88,060	83,471	83,519
Estimated Gross Income	\$2,025,380	\$1,944,639	\$2,124,597
Gross Income per SqFt	\$23.00	\$23.30	\$25.40
Full Market Value	\$8,789,979	\$8,440,000	\$9,230,000
Market Value per SqFt	\$100.00	\$101.00	\$111.00
Distance from Condominium in miles		0.60	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01838-7501	1-01726-0069	
Condominium Section	253-R1		
Address	420 CENTRAL PARK WEST	370 LENOX AVENUE	
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	60	47	
Year Built	1941	1921	
Gross SqFt	47,400	62,244	
Estimated Gross Income	\$948,000	\$1,267,955	
Gross Income per SqFt	\$20.00	\$20.37	
Full Market Value	\$4,119,989	\$5,510,000	
Market Value per SqFt	\$87.00	\$89.00	
Distance from Condominium in miles		1.40	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01838-7502	1-01726-0069	
Condominium Section	1780-R1		
Address	425 CENTRAL PARK WEST	370 LENOX AVENUE	
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	61	47	
Year Built	1941	1921	
Gross SqFt	48,500	62,244	
Estimated Gross Income	\$970,000	\$1,267,955	
Gross Income per SqFt	\$20.00	\$20.37	
Full Market Value	\$4,209,992	\$5,510,000	
Market Value per SqFt	\$87.00	\$89.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-7501	1-01617-0001	1-01595-0031
Condominium Section	265-R1		
Address	110 MANHATTAN AVENUE	1321 5 AVENUE	1330 5 AVENUE
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	77	77	88
Year Built	1986	1989	1989
Gross SqFt	87,732	102,811	113,070
Estimated Gross Income	\$2,456,496	\$2,986,399	\$2,966,550
Gross Income per SqFt	\$28.00	\$29.00	\$26.20
Full Market Value	\$11,800,006	\$14,300,000	\$12,900,000
Market Value per SqFt	\$135.00	\$139.00	\$114.00
Distance from Condominium in miles		0.70	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-7501	1-01680-0019	1-01718-0053
Condominium Section	674-R1		
Address	5860 WEST 106 STREET	331 EAST 108 STREET	42 WEST 120 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	20	29	28
Year Built	1910	1900	1909
Gross SqFt	20,670	22,596	25,802
Estimated Gross Income	\$413,400	\$480,046	\$495,780
Gross Income per SqFt	\$20.00	\$21.24	\$19.21
Full Market Value	\$1,799,998	\$2,080,000	\$2,150,000
Market Value per SqFt	\$87.00	\$92.00	\$83.00
Distance from Condominium in miles		1.25	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-7503	1-01672-0017	1-01220-0001
Condominium Section	1387-R1		
Address	455 CENTRAL PARK WEST	327 EAST 100 STREET	601 AMSTERDAM AVENUE
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	98	236	271
Year Built	2002	2003	1997
Gross SqFt	220,057	250,090	237,045
Estimated Gross Income	\$8,802,280	\$5,686,466	\$10,184,923
Gross Income per SqFt	\$40.00	\$22.74	\$43.00
Full Market Value	\$44,100,000	\$24,700,000	\$51,100,000
Market Value per SqFt	\$200.00	\$99.00	\$216.00
Distance from Condominium in miles		1.20	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-7501	1-01832-0016	1-01868-0001
Condominium Section	395-R1		
Address	467 CENTRAL PARK WEST	27 WEST 96 STREET	740 WEST END AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	99	92	107
Year Built	1929	1927	1915
Gross SqFt	115,824	133,915	135,463
Estimated Gross Income	\$1,969,008	\$2,809,751	\$2,513,951
Gross Income per SqFt	\$17.00	\$20.98	\$18.56
Full Market Value	\$7,790,004	\$12,200,000	\$9,950,000
Market Value per SqFt	\$67.00	\$91.00	\$73.00
Distance from Condominium in miles		0.50	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-7502	1-01944-0013	1-01843-0062
Condominium Section	786-R1		
Address	69 WEST 106 STREET	411 MANHATTAN AVENUE	973 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	11	22
Year Built	1900	1910	1910
Gross SqFt	9,215	11,185	10,583
Estimated Gross Income	\$230,375	\$192,382	\$234,827
Gross Income per SqFt	\$25.00	\$17.20	\$22.19
Full Market Value	\$999,999	\$450,000	\$1,020,000
Market Value per SqFt	\$109.00	\$40.20	\$96.00
Distance from Condominium in miles		0.55	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7501	1-01760-0101	1-01624-0033
Condominium Section	536-R1		
Address	300 CATHEDRAL PARKWAY	45 EAST 135 STREET	1710 3 AVENUE
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	342	206	526
Year Built	1989	1946	1990
Gross SqFt	341,224	232,414	509,090
Estimated Gross Income	\$10,919,168	\$3,233,508	\$17,154,370
Gross Income per SqFt	\$32.00	\$13.91	\$33.70
Full Market Value	\$52,300,027	\$11,800,000	\$82,200,000
Market Value per SqFt	\$153.00	\$51.00	\$161.00
Distance from Condominium in miles		1.50	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7501	1-01760-0101	1-01624-0045
Condominium Section	536-R2		
Address	301 CATHEDRAL PARKWAY	45 EAST 135 STREET	1501 LEXINGTON AVENUE
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	267	206	161
Year Built	1986	1946	2001
Gross SqFt	281,819	232,414	133,370
Estimated Gross Income	\$9,018,208	\$3,233,508	\$5,185,134
Gross Income per SqFt	\$32.00	\$13.91	\$38.90
Full Market Value	\$43,199,983	\$11,800,000	\$26,000,000
Market Value per SqFt	\$153.00	\$51.00	\$195.00
Distance from Condominium in miles		1.45	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7502	1-01617-0001	1-01639-0057
Condominium Section	1468-R1		
Address	352 CATHEDRAL PARKWAY	1321 5 AVENUE	138 EAST 112 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	45	77	21
Year Built	2005	1989	2004
Gross SqFt	41,768	102,811	23,553
Estimated Gross Income	\$1,294,808	\$2,986,399	\$815,004
Gross Income per SqFt	\$31.00	\$29.00	\$34.60
Full Market Value	\$5,930,000	\$14,300,000	\$3,900,000
Market Value per SqFt	\$142.00	\$139.00	\$166.00
Distance from Condominium in miles		0.70	0.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01845-7502	1-01617-0001	1-01639-0057
Condominium Section	1468-R2		
Address	352 CATHEDRAL PARKWAY	1321 5 AVENUE	138 EAST 112 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	25	77	21
Year Built	2005	1989	2004
Gross SqFt	50,523	102,811	23,553
Estimated Gross Income	\$1,566,213	\$2,986,399	\$815,004
Gross Income per SqFt	\$31.00	\$29.00	\$34.60
Full Market Value	\$7,500,003	\$14,300,000	\$3,900,000
Market Value per SqFt	\$148.00	\$139.00	\$166.00
Distance from Condominium in miles		0.70	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01848-7501	1-01639-0057	1-01655-0015
Condominium Section	1489-R1		
Address	304 WEST 115 STREET	138 EAST 112 STREET	235 EAST 105 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	15	21	16
Year Built	2004	2004	2002
Gross SqFt	21,583	23,553	17,506
Estimated Gross Income	\$755,405	\$815,004	\$733,099
Gross Income per SqFt	\$35.00	\$34.60	\$41.90
Full Market Value	\$3,620,002	\$3,900,000	\$3,680,000
Market Value per SqFt	\$168.00	\$166.00	\$210.00
Distance from Condominium in miles		0.85	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01848-7502	1-01680-0019	1-01718-0053
Condominium Section	1513-R1		
Address	316 WEST 116 STREET	331 EAST 108 STREET	42 WEST 120 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	14	29	28
Year Built	1900	1900	1909
Gross SqFt	24,987	22,596	25,802
Estimated Gross Income	\$549,714	\$480,046	\$495,780
Gross Income per SqFt	\$22.00	\$21.24	\$19.21
Full Market Value	\$2,390,000	\$2,080,000	\$2,150,000
Market Value per SqFt	\$96.00	\$92.00	\$83.00
Distance from Condominium in miles		1.20	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01859-7501	1-01242-0010	1-01970-0002
Condominium Section	1027-R1		
Address	123 WEST 104 STREET	2521 BROADWAY	1423 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	HARLEM-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	56	60	130
Year Built	1990	2001	1988
Gross SqFt	39,543	69,000	120,570
Estimated Gross Income	\$1,050,000	\$2,150,564	\$2,272,139
Gross Income per SqFt	\$26.60	\$31.20	\$18.84
Full Market Value	\$4,810,000	\$10,300,000	\$8,990,000
Market Value per SqFt	\$122.00	\$149.00	\$75.00
Distance from Condominium in miles		0.55	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01868-7501	1-01770-0158	1-01883-0036
Condominium Section	93-R1		
Address	275 WEST 96 STREET	1982 LEXINGTON AVENUE	1050 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	302	343	100
Year Built	1983	1974	1991
Gross SqFt	358,000	358,400	67,536
Estimated Gross Income	\$9,800,000	\$6,405,351	\$1,910,300
Gross Income per SqFt	\$27.40	\$17.87	\$28.30
Full Market Value	\$46,899,979	\$18,300,000	\$4,470,000
Market Value per SqFt	\$131.00	\$51.00	\$66.00
Distance from Condominium in miles		1.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01869-7501	1-01864-0036	1-01888-0015
Condominium Section	516-R1		
Address	2576 BROADWAY	400 CATHEDRAL PARKWAY	781 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	56	143	82
Year Built	1901	1908	1927
Gross SqFt	80,242	117,276	91,615
Estimated Gross Income	\$2,090,000	\$3,305,012	\$1,756,477
Gross Income per SqFt	\$26.00	\$28.20	\$19.17
Full Market Value	\$9,570,000	\$7,740,000	\$7,630,000
Market Value per SqFt	\$119.00	\$66.00	\$83.00
Distance from Condominium in miles		0.60	0.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01869-7502	1-01864-0036	1-01888-0015
Condominium Section	708-R1		
Address	780 WEST END AVENUE	400 CATHEDRAL PARKWAY	781 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	61	143	82
Year Built	1914	1908	1927
Gross SqFt	97,950	117,276	91,615
Estimated Gross Income	\$2,250,000	\$3,305,012	\$1,756,477
Gross Income per SqFt	\$22.97	\$28.20	\$19.17
Full Market Value	\$9,769,998	\$7,740,000	\$7,630,000
Market Value per SqFt	\$100.00	\$66.00	\$83.00
Distance from Condominium in miles		0.65	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-7501	1-01868-0020	1-01868-0044
Condominium Section	353-R1		
Address	243 WEST 98 STREET	2560 BROADWAY	2568 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	33	31
Year Built	1920	1925	1910
Gross SqFt	49,780	53,305	57,300
Estimated Gross Income	\$1,250,000	\$1,758,632	\$729,835
Gross Income per SqFt	\$25.10	\$33.00	\$12.74
Full Market Value	\$5,430,008	\$8,420,000	\$2,520,000
Market Value per SqFt	\$109.00	\$158.00	\$44.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-7502	1-01888-0087	1-01889-0055
Condominium Section	438-R1		
Address	2600 BROADWAY	276 RIVERSIDE DRIVE	841 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	79	97	91
Year Built	1911	1940	1930
Gross SqFt	163,616	153,653	200,981
Estimated Gross Income	\$3,100,000	\$2,580,278	\$3,720,158
Gross Income per SqFt	\$18.95	\$16.79	\$18.51
Full Market Value	\$11,900,000	\$10,200,000	\$14,700,000
Market Value per SqFt	\$73.00	\$66.00	\$73.00
Distance from Condominium in miles		0.10	0.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-7503	1-01860-0061	1-01881-0035
Condominium Section	1161-R1		
Address	251 WEST 98 STREET	933 AMSTERDAM AVENUE	1012 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	30	30
Year Built	1912	1930	1925
Gross SqFt	32,752	24,312	31,644
Estimated Gross Income	\$885,000	\$466,976	\$1,066,294
Gross Income per SqFt	\$27.00	\$19.21	\$33.70
Full Market Value	\$4,239,998	\$2,030,000	\$5,110,000
Market Value per SqFt	\$129.00	\$83.00	\$161.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01871-7502	1-01171-0132	1-01242-9055
Condominium Section	1786-R1		
Address	2628 BROADWAY	160 RIVERSIDE BOULEVARD	2527 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	64	459	295
Year Built	2005	1999	1999
Gross SqFt	132,905	524,466	307,500
Estimated Gross Income	\$4,200,000	\$21,669,628	\$11,120,910
Gross Income per SqFt	\$31.60	\$41.30	\$36.20
Full Market Value	\$27,000,003	\$109,000,000	\$55,800,000
Market Value per SqFt	\$203.00	\$208.00	\$181.00
Distance from Condominium in miles		1.80	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-7501	1-01883-0036	1-01869-0054
Condominium Section	362-R1		
Address	2681 BROADWAY	1050 AMSTERDAM AVENUE	2589 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D6-ELEVATOR
Total Units	345	100	172
Year Built	1927	1991	1923
Gross SqFt	221,974	67,536	283,522
Estimated Gross Income	\$5,550,000	\$1,910,300	\$5,491,856
Gross Income per SqFt	\$25.00	\$28.30	\$19.37
Full Market Value	\$23,400,000	\$4,470,000	\$23,800,000
Market Value per SqFt	\$105.00	\$66.00	\$84.00
Distance from Condominium in miles		0.45	0.25

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-7501	1-01624-0045	1-01955-0026
Condominium Section	1338-R1		
Address	2700 BROADWAY	1501 LEXINGTON AVENUE	2411 FRED DOUGLASS BOULEV
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	83	161	205
Year Built	2003	2001	1980
Gross SqFt	110,625	133,370	202,280
Estimated Gross Income	\$3,550,000	\$5,185,134	\$2,664,906
Gross Income per SqFt	\$32.10	\$38.90	\$13.17
Full Market Value	\$16,300,000	\$26,000,000	\$6,240,000
Market Value per SqFt	\$147.00	\$195.00	\$30.80
Distance from Condominium in miles		1.30	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-7501	1-01867-0046	1-01867-0049
Condominium Section	464-R1		
Address	209 WEST 104 STREET	419 WEST 115 STREET	415 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	46	24	24
Year Built	1930	1925	1920
Gross SqFt	33,324	28,188	28,188
Estimated Gross Income	\$800,000	\$687,652	\$638,991
Gross Income per SqFt	\$24.01	\$24.40	\$22.67
Full Market Value	\$3,469,999	\$2,990,000	\$2,770,000
Market Value per SqFt	\$104.00	\$106.00	\$98.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01878-7501	1-01624-0045	1-01955-0026
Condominium Section	1406-R1		
Address	2770 BROADWAY	1501 LEXINGTON AVENUE	2411 FRED DOUGLASS BOULEV
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	64	161	205
Year Built	2004	2001	1980
Gross SqFt	133,872	133,370	202,280
Estimated Gross Income	\$4,000,000	\$5,185,134	\$2,664,906
Gross Income per SqFt	\$29.90	\$38.90	\$13.17
Full Market Value	\$19,199,999	\$26,000,000	\$6,240,000
Market Value per SqFt	\$143.00	\$195.00	\$30.80
Distance from Condominium in miles		1.40	1.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-7501	1-01875-0058	1-01884-0018
Condominium Section	519-R1		
Address	200 WEST 109 STREET	250 WEST 104 STREET	521 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	44	40	44
Year Built	1925	1912	1920
Gross SqFt	42,503	47,673	47,731
Estimated Gross Income	\$830,000	\$941,084	\$850,512
Gross Income per SqFt	\$19.53	\$19.74	\$17.82
Full Market Value	\$3,600,009	\$4,090,000	\$3,370,000
Market Value per SqFt	\$85.00	\$86.00	\$71.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-7501	1-01871-0052	1-01893-0003
Condominium Section	188-R1		
Address	504 CATHEDRAL PARKWAY	2637 BROADWAY	362 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	148	195	44
Year Built	1920	1923	1905
Gross SqFt	107,102	111,883	124,458
Estimated Gross Income	\$2,800,000	\$4,122,884	\$2,587,563
Gross Income per SqFt	\$26.10	\$36.80	\$20.79
Full Market Value	\$12,200,024	\$20,700,000	\$11,200,000
Market Value per SqFt	\$114.00	\$185.00	\$90.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-7502	1-01868-0020	1-01868-0059
Condominium Section	291-R1		
Address	520 CATHEDRAL PARKWAY	2560 BROADWAY	256 WEST 97 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	36	33	24
Year Built	1911	1925	1925
Gross SqFt	59,769	53,305	26,334
Estimated Gross Income	\$1,560,000	\$1,758,632	\$891,713
Gross Income per SqFt	\$26.10	\$33.00	\$33.90
Full Market Value	\$6,770,009	\$8,420,000	\$4,270,000
Market Value per SqFt	\$113.00	\$158.00	\$162.00
Distance from Condominium in miles		0.65	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-7503	1-01868-0020	1-01868-0059
Condominium Section	1410-R1		
Address	514 CATHEDRAL PARKWAY	2560 BROADWAY	256 WEST 97 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	33	24
Year Built	1900	1925	1925
Gross SqFt	55,578	53,305	26,334
Estimated Gross Income	\$1,450,000	\$1,758,632	\$891,713
Gross Income per SqFt	\$26.10	\$33.00	\$33.90
Full Market Value	\$6,299,997	\$8,420,000	\$4,270,000
Market Value per SqFt	\$113.00	\$158.00	\$162.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-7501	1-01868-0020	1-01868-0059
Condominium Section	312-R1		
Address	527 CATHEDRAL PARKWAY	2560 BROADWAY	256 WEST 97 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	56	33	24
Year Built	1920	1925	1925
Gross SqFt	70,493	53,305	26,334
Estimated Gross Income	\$1,835,000	\$1,758,632	\$891,713
Gross Income per SqFt	\$26.00	\$33.00	\$33.90
Full Market Value	\$7,969,997	\$8,420,000	\$4,270,000
Market Value per SqFt	\$113.00	\$158.00	\$162.00
Distance from Condominium in miles		0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-7502	1-01639-0057	1-01827-0001
Condominium Section	1588-R1		
Address	545 CATHEDRAL PARKWAY	138 EAST 112 STREET	257 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	55	21	113
Year Built	2005	2004	1985
Gross SqFt	79,805	23,553	105,273
Estimated Gross Income	\$2,715,000	\$815,004	\$2,231,684
Gross Income per SqFt	\$34.00	\$34.60	\$21.20
Full Market Value	\$12,999,990	\$3,900,000	\$9,690,000
Market Value per SqFt	\$163.00	\$166.00	\$92.00
Distance from Condominium in miles		1.20	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-7501	1-01864-0036	1-01888-0087
Condominium Section	532-R1		
Address	2860 BROADWAY	400 CATHEDRAL PARKWAY	276 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	135	143	97
Year Built	1930	1908	1940
Gross SqFt	147,648	117,276	153,653
Estimated Gross Income	\$3,550,000	\$3,305,012	\$2,580,278
Gross Income per SqFt	\$24.04	\$28.20	\$16.79
Full Market Value	\$15,000,000	\$7,740,000	\$10,200,000
Market Value per SqFt	\$102.00	\$66.00	\$66.00
Distance from Condominium in miles		0.20	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-7502	1-01883-0036	1-01775-0020
Condominium Section	718-R1		
Address	516 WEST 112 STREET	1050 AMSTERDAM AVENUE	2089 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	71	100	40
Year Built	1990	1991	1990
Gross SqFt	46,573	67,536	36,000
Estimated Gross Income	\$1,260,000	\$1,910,300	\$916,071
Gross Income per SqFt	\$27.10	\$28.30	\$25.40
Full Market Value	\$6,040,000	\$4,470,000	\$2,140,000
Market Value per SqFt	\$130.00	\$66.00	\$59.00
Distance from Condominium in miles		0.00	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-7501	1-01883-0011	1-01883-0014
Condominium Section	1703-R1		
Address	306 WEST 97 STREET	535 WEST 111 STREET	529 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	30	37
Year Built	1920	1925	1920
Gross SqFt	45,808	30,460	43,540
Estimated Gross Income	\$750,000	\$536,857	\$650,083
Gross Income per SqFt	\$16.37	\$17.62	\$14.93
Full Market Value	\$5,260,019	\$2,120,000	\$2,370,000
Market Value per SqFt	\$115.00	\$70.00	\$54.00
Distance from Condominium in miles		0.75	0.75

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-7501	1-01879-0049	1-01888-0015
Condominium Section	315-R1		
Address	318 WEST 100 STREET	226 WEST 108 STREET	781 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	25	82
Year Built	1910	1925	1927
Gross SqFt	39,500	21,700	91,615
Estimated Gross Income	\$750,000	\$370,371	\$1,756,477
Gross Income per SqFt	\$18.99	\$17.07	\$19.17
Full Market Value	\$2,970,003	\$1,470,000	\$7,630,000
Market Value per SqFt	\$75.00	\$68.00	\$83.00
Distance from Condominium in miles		0.45	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-7501	1-01864-0036	1-01888-0087
Condominium Section	872-R1		
Address	825 WEST END AVENUE	400 CATHEDRAL PARKWAY	276 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	106	143	97
Year Built	1928	1908	1940
Gross SqFt	195,971	117,276	153,653
Estimated Gross Income	\$4,500,000	\$3,305,012	\$2,580,278
Gross Income per SqFt	\$22.96	\$28.20	\$16.79
Full Market Value	\$19,500,001	\$7,740,000	\$10,200,000
Market Value per SqFt	\$100.00	\$66.00	\$66.00
Distance from Condominium in miles		0.55	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-7501	1-01868-0061	1-01889-0055
Condominium Section	831-R1		
Address	301 WEST 108 STREET	752 WEST END AVENUE	841 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	137	179	91
Year Built	1920	1931	1930
Gross SqFt	165,106	198,248	200,981
Estimated Gross Income	\$3,960,000	\$4,480,972	\$3,720,158
Gross Income per SqFt	\$23.98	\$22.60	\$18.51
Full Market Value	\$16,700,000	\$19,500,000	\$14,700,000
Market Value per SqFt	\$101.00	\$98.00	\$73.00
Distance from Condominium in miles		0.60	0.35

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-7502	1-01890-0036	1-01891-0017
Condominium Section	1917-R1		
Address	610 CATHEDRAL PARKWAY	305 RIVERSIDE DRIVE	905 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	67	60	77
Year Built	1922	1911	1920
Gross SqFt	103,749	126,785	112,060
Estimated Gross Income	\$1,556,235	\$2,188,231	\$1,654,604
Gross Income per SqFt	\$15.00	\$17.26	\$14.77
Full Market Value	\$5,990,000	\$8,660,000	\$6,040,000
Market Value per SqFt	\$58.00	\$68.00	\$54.00
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-7501	1-01868-0061	1-01889-0055
Condominium Section	497-R1		
Address	2849 BROADWAY	752 WEST END AVENUE	841 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	151	179	91
Year Built	1926	1931	1930
Gross SqFt	192,853	198,248	200,981
Estimated Gross Income	\$3,800,000	\$4,480,972	\$3,720,158
Gross Income per SqFt	\$19.70	\$22.60	\$18.51
Full Market Value	\$16,000,000	\$19,500,000	\$14,700,000
Market Value per SqFt	\$83.00	\$98.00	\$73.00
Distance from Condominium in miles		0.70	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01896-7501	1-01868-0020	1-01843-0020
Condominium Section	202-R1		
Address	2931 BROADWAY	2560 BROADWAY	152 MANHATTAN AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY
Building Classification	R9-CONDOPS	D7-ELEVATOR	D3-ELEVATOR
Total Units	46	33	81
Year Built	1911	1925	1900
Gross SqFt	63,300	53,305	75,164
Estimated Gross Income	\$1,360,000	\$1,758,632	\$1,626,554
Gross Income per SqFt	\$21.48	\$33.00	\$21.64
Full Market Value	\$5,740,000	\$8,420,000	\$3,810,000
Market Value per SqFt	\$91.00	\$158.00	\$51.00
Distance from Condominium in miles		0.95	0.65

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-7501	1-01639-0057	1-01617-0001
Condominium Section	1478-R1		
Address	106 WEST 117 STREET	138 EAST 112 STREET	1321 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D3-ELEVATOR	D7-ELEVATOR
Total Units	28	21	77
Year Built	2004	2004	1989
Gross SqFt	52,916	23,553	102,811
Estimated Gross Income	\$1,799,144	\$815,004	\$2,986,399
Gross Income per SqFt	\$34.00	\$34.60	\$29.00
Full Market Value	\$8,550,000	\$3,900,000	\$14,300,000
Market Value per SqFt	\$162.00	\$166.00	\$139.00
Distance from Condominium in miles		0.60	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-7501	1-01639-0057	1-01617-0001
Condominium Section	1478-R2		
Address	101 WEST 117 STREET	138 EAST 112 STREET	1321 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D3-ELEVATOR	D7-ELEVATOR
Total Units	23	21	77
Year Built	2004	2004	1989
Gross SqFt	37,719	23,553	102,811
Estimated Gross Income	\$1,282,446	\$815,004	\$2,986,399
Gross Income per SqFt	\$34.00	\$34.60	\$29.00
Full Market Value	\$6,090,000	\$3,900,000	\$14,300,000
Market Value per SqFt	\$161.00	\$166.00	\$139.00
Distance from Condominium in miles		0.60	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01903-7501	1-01914-0026	1-02088-0029
Condominium Section	1495-R1		
Address	100 WEST 119 STREET	109 WEST 129 STREET	3441 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	118	37
Year Built	1910	1910	1910
Gross SqFt	44,329	42,050	42,860
Estimated Gross Income	\$1,108,225	\$1,140,553	\$656,580
Gross Income per SqFt	\$25.00	\$27.10	\$15.32
Full Market Value	\$4,809,997	\$5,460,000	\$2,600,000
Market Value per SqFt	\$109.00	\$130.00	\$61.00
Distance from Condominium in miles		0.55	1.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01908-7502	1-01914-0026	1-02088-0029
Condominium Section	1699-R1		
Address	138 WEST 124 STREET	109 WEST 129 STREET	3441 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	21	118	37
Year Built	1906	1910	1910
Gross SqFt	46,991	42,050	42,860
Estimated Gross Income	\$1,174,775	\$1,140,553	\$656,580
Gross Income per SqFt	\$25.00	\$27.10	\$15.32
Full Market Value	\$5,110,000	\$5,460,000	\$2,600,000
Market Value per SqFt	\$109.00	\$130.00	\$61.00
Distance from Condominium in miles		0.30	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01914-7502	1-01677-0009	1-01639-0057
Condominium Section	1690-R1		
Address	381 LENOX AVENUE	315 EAST 105 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	19	24	21
Year Built	2007	2004	2004
Gross SqFt	29,315	28,000	23,553
Estimated Gross Income	\$996,710	\$560,000	\$815,004
Gross Income per SqFt	\$34.00	\$20.00	\$34.60
Full Market Value	\$4,769,998	\$2,430,000	\$3,900,000
Market Value per SqFt	\$163.00	\$87.00	\$166.00
Distance from Condominium in miles		1.50	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01922-7501	1-01680-0019	1-01676-0031
Condominium Section	1733-R1		
Address	227 WEST 116 STREET	331 EAST 108 STREET	346 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	29	16
Year Built	1910	1900	1900
Gross SqFt	15,210	22,596	16,134
Estimated Gross Income	\$304,200	\$480,046	\$546,191
Gross Income per SqFt	\$20.00	\$21.24	\$33.90
Full Market Value	\$1,319,994	\$2,080,000	\$2,620,000
Market Value per SqFt	\$87.00	\$92.00	\$162.00
Distance from Condominium in miles		1.15	1.20

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-7501	1-01595-0031	
Condominium Section	1348-R1		
Address	163 ST NICHOLAS AVENUE	1330 5 AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	64	88	
Year Built	2003	1989	
Gross SqFt	63,252	113,070	
Estimated Gross Income	\$1,771,056	\$2,966,550	
Gross Income per SqFt	\$28.00	\$26.20	
Full Market Value	\$8,479,996	\$12,900,000	
Market Value per SqFt	\$134.00	\$114.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-7502	1-01617-0001	1-01655-0015
Condominium Section	1488-R1		
Address	2216 FRED DOUGLASS BOULEV	1321 5 AVENUE	235 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	74	77	16
Year Built	2003	1989	2002
Gross SqFt	59,844	102,811	17,506
Estimated Gross Income	\$2,034,696	\$2,986,399	\$733,099
Gross Income per SqFt	\$34.00	\$29.00	\$41.90
Full Market Value	\$9,670,000	\$14,300,000	\$3,680,000
Market Value per SqFt	\$162.00	\$139.00	\$210.00
Distance from Condominium in miles		0.70	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-7502	1-01617-0001	1-01655-0015
Condominium Section	1488-R2		
Address	276 WEST 119 STREET	1321 5 AVENUE	235 EAST 105 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	22	77	16
Year Built	2004	1989	2002
Gross SqFt	19,500	102,811	17,506
Estimated Gross Income	\$663,000	\$2,986,399	\$733,099
Gross Income per SqFt	\$34.00	\$29.00	\$41.90
Full Market Value	\$3,150,000	\$14,300,000	\$3,680,000
Market Value per SqFt	\$162.00	\$139.00	\$210.00
Distance from Condominium in miles		0.65	1.15

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01930-7501	1-01639-0057	1-01718-0053
Condominium Section	1712-R1		
Address	267 WEST 124 STREET	138 EAST 112 STREET	42 WEST 120 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	11	21	28
Year Built	1910	2004	1909
Gross SqFt	25,230	23,553	25,802
Estimated Gross Income	\$630,750	\$815,004	\$495,780
Gross Income per SqFt	\$25.00	\$34.60	\$19.21
Full Market Value	\$2,739,999	\$3,900,000	\$2,150,000
Market Value per SqFt	\$109.00	\$166.00	\$83.00
Distance from Condominium in miles		0.95	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01942-7501	1-02076-0049	1-01993-0076
Condominium Section	887-R1		
Address	273 WEST 136 STREET	524 WEST 145 STREET	3143 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	MORNINGSIDE HEIGHTS
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	48	24
Year Built	1994	1920	1905
Gross SqFt	35,082	64,560	18,288
Estimated Gross Income	\$877,050	\$1,411,552	\$608,957
Gross Income per SqFt	\$25.00	\$21.86	\$33.30
Full Market Value	\$3,809,984	\$6,130,000	\$2,920,000
Market Value per SqFt	\$109.00	\$95.00	\$160.00
Distance from Condominium in miles		0.65	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01942-7502	1-01914-0026	1-02088-0029
Condominium Section	1284-R1		
Address	2322 ADAM C POWELL BOULEV	109 WEST 129 STREET	3441 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	36	118	37
Year Built	1933	1910	1910
Gross SqFt	38,386	42,050	42,860
Estimated Gross Income	\$767,720	\$1,140,553	\$656,580
Gross Income per SqFt	\$20.00	\$27.10	\$15.32
Full Market Value	\$3,329,999	\$5,460,000	\$2,600,000
Market Value per SqFt	\$87.00	\$130.00	\$61.00
Distance from Condominium in miles		0.40	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01943-7501	1-01914-0026	1-02088-0029
Condominium Section	793-R1		
Address	352 WEST 117 STREET	109 WEST 129 STREET	3441 BROADWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	41	118	37
Year Built	1900	1910	1910
Gross SqFt	45,436	42,050	42,860
Estimated Gross Income	\$999,592	\$1,140,553	\$656,580
Gross Income per SqFt	\$22.00	\$27.10	\$15.32
Full Market Value	\$4,339,997	\$5,460,000	\$2,600,000
Market Value per SqFt	\$96.00	\$130.00	\$61.00
Distance from Condominium in miles		0.75	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01943-7502	1-02098-0013	1-02098-0053
Condominium Section	1373-R1		
Address	364 368 WEST 117 STR	740 RIVERSIDE DRIVE	745 RIVERSIDE DRIVE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	82	77
Year Built	1901	1930	1930
Gross SqFt	66,936	76,138	58,254
Estimated Gross Income	\$1,405,656	\$1,298,653	\$1,198,758
Gross Income per SqFt	\$21.00	\$17.06	\$20.58
Full Market Value	\$6,100,000	\$5,140,000	\$5,210,000
Market Value per SqFt	\$91.00	\$68.00	\$89.00
Distance from Condominium in miles		1.80	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01943-7503	1-01624-0045	1-01672-0017
Condominium Section	1515-R1		
Address	304 WEST 117 STREET	1501 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	161	236
Year Built	2005	2001	2003
Gross SqFt	147,404	133,370	250,090
Estimated Gross Income	\$4,422,120	\$5,185,134	\$5,686,466
Gross Income per SqFt	\$30.00	\$38.90	\$22.74
Full Market Value	\$20,200,000	\$26,000,000	\$24,700,000
Market Value per SqFt	\$137.00	\$195.00	\$99.00
Distance from Condominium in miles		1.35	1.40

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01944-7502	1-01726-0069	1-01826-0036
Condominium Section	1190-R1		
Address	370 WEST 118 STREET	370 LENOX AVENUE	1810 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	47	48
Year Built	1931	1921	1920
Gross SqFt	63,586	62,244	65,286
Estimated Gross Income	\$0	\$1,267,955	\$1,412,136
Gross Income per SqFt	\$0.00	\$20.37	\$21.63
Full Market Value	\$5,100,001	\$5,510,000	\$6,130,000
Market Value per SqFt	\$80.00	\$89.00	\$94.00
Distance from Condominium in miles		0.80	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01945-7502	1-01617-0001	1-01624-0045
Condominium Section	1391-R1		
Address	309 WEST 118 STREET	1321 5 AVENUE	1501 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	77	161
Year Built	2003	1989	2001
Gross SqFt	108,510	102,811	133,370
Estimated Gross Income	\$3,363,810	\$2,986,399	\$5,185,134
Gross Income per SqFt	\$31.00	\$29.00	\$38.90
Full Market Value	\$16,100,000	\$14,300,000	\$26,000,000
Market Value per SqFt	\$148.00	\$139.00	\$195.00
Distance from Condominium in miles		0.70	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01945-7503	1-01624-0045	1-01617-0001
Condominium Section	1556-R1		
Address	444 MANHATTAN AVENUE	1501 LEXINGTON AVENUE	1321 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	123	161	77
Year Built	2004	2001	1989
Gross SqFt	98,058	133,370	102,811
Estimated Gross Income	\$3,039,798	\$5,185,134	\$2,986,399
Gross Income per SqFt	\$31.00	\$38.90	\$29.00
Full Market Value	\$13,900,000	\$26,000,000	\$14,300,000
Market Value per SqFt	\$142.00	\$195.00	\$139.00
Distance from Condominium in miles		1.45	0.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01945-7504	1-01617-0001	1-01624-0045
Condominium Section	1762-R1		
Address	2187 FRED DOUGLASS BOULEV	1321 5 AVENUE	1501 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	93	77	161
Year Built	2006	1989	2001
Gross SqFt	108,572	102,811	133,370
Estimated Gross Income	\$3,257,160	\$2,986,399	\$5,185,134
Gross Income per SqFt	\$30.00	\$29.00	\$38.90
Full Market Value	\$15,599,989	\$14,300,000	\$26,000,000
Market Value per SqFt	\$144.00	\$139.00	\$195.00
Distance from Condominium in miles		0.70	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01946-7501	1-01617-0001	1-01595-0031
Condominium Section	1681-R1		
Address	313 WEST 119 STREET	1321 5 AVENUE	1330 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	77	88
Year Built	2006	1989	1989
Gross SqFt	67,413	102,811	113,070
Estimated Gross Income	\$2,022,390	\$2,986,399	\$2,966,550
Gross Income per SqFt	\$30.00	\$29.00	\$26.20
Full Market Value	\$9,689,999	\$14,300,000	\$12,900,000
Market Value per SqFt	\$144.00	\$139.00	\$114.00
Distance from Condominium in miles		0.75	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01947-7501	1-01617-0001	1-01624-0045
Condominium Section	1289-R1		
Address	2235 FRED DOUGLASS BOULEV	1321 5 AVENUE	1501 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	74	77	161
Year Built	2003	1989	2001
Gross SqFt	93,600	102,811	133,370
Estimated Gross Income	\$2,808,000	\$2,986,399	\$5,185,134
Gross Income per SqFt	\$30.00	\$29.00	\$38.90
Full Market Value	\$12,900,000	\$14,300,000	\$26,000,000
Market Value per SqFt	\$138.00	\$139.00	\$195.00
Distance from Condominium in miles		0.75	1.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01955-7501	1-01993-0088	1-02076-0049
Condominium Section	1340-R1		
Address	368 ST NICHOLAS AVENUE	3157 BROADWAY	524 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-UPPER
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	48	48
Year Built	1910	1905	1920
Gross SqFt	23,765	32,961	64,560
Estimated Gross Income	\$522,830	\$640,179	\$1,411,552
Gross Income per SqFt	\$22.00	\$19.42	\$21.86
Full Market Value	\$2,270,000	\$2,780,000	\$6,130,000
Market Value per SqFt	\$96.00	\$84.00	\$95.00
Distance from Condominium in miles		0.50	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01959-7501	1-01672-0017	1-01624-0033
Condominium Section	1423-R1		
Address	300 WEST 135 STREET	327 EAST 100 STREET	1710 3 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	170	236	526
Year Built	2003	2003	1990
Gross SqFt	240,000	250,090	509,090
Estimated Gross Income	\$6,000,000	\$5,686,466	\$17,154,370
Gross Income per SqFt	\$25.00	\$22.74	\$33.70
Full Market Value	\$26,100,001	\$24,700,000	\$82,200,000
Market Value per SqFt	\$109.00	\$99.00	\$161.00
Distance from Condominium in miles		2.05	2.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01960-7502	1-01993-0088	1-02076-0049
Condominium Section	899-R1		
Address	300 WEST 137 STREET	3157 BROADWAY	524 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-UPPER
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	48	48
Year Built	1994	1905	1920
Gross SqFt	41,964	32,961	64,560
Estimated Gross Income	\$923,208	\$640,179	\$1,411,552
Gross Income per SqFt	\$22.00	\$19.42	\$21.86
Full Market Value	\$4,009,994	\$2,780,000	\$6,130,000
Market Value per SqFt	\$96.00	\$84.00	\$95.00
Distance from Condominium in miles		0.70	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-7501	1-01655-0015	1-01639-0057
Condominium Section	1273-R1		
Address	519 WEST 135 STREET	235 EAST 105 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-WEST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	13	16	21
Year Built	2002	2002	2004
Gross SqFt	21,862	17,506	23,553
Estimated Gross Income	\$743,308	\$733,099	\$815,004
Gross Income per SqFt	\$34.00	\$41.90	\$34.60
Full Market Value	\$3,560,001	\$3,680,000	\$3,900,000
Market Value per SqFt	\$163.00	\$210.00	\$166.00
Distance from Condominium in miles		2.05	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-7502	1-01655-0015	1-01639-0057
Condominium Section	1565-R1		
Address	504 WEST 136 STREET	235 EAST 105 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-WEST	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	29	16	21
Year Built	2006	2002	2004
Gross SqFt	31,308	17,506	23,553
Estimated Gross Income	\$1,064,472	\$733,099	\$815,004
Gross Income per SqFt	\$34.00	\$41.90	\$34.60
Full Market Value	\$5,099,999	\$3,680,000	\$3,900,000
Market Value per SqFt	\$163.00	\$210.00	\$166.00
Distance from Condominium in miles		2.05	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-7501	1-02088-0029	
Condominium Section	457-R1		
Address	31 TIEMANN PLACE	3441 BROADWAY	
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-UPPER	
Building Classification	R9-CONDOPS	D7-ELEVATOR	
Total Units	48	37	
Year Built	1926	1910	
Gross SqFt	37,103	42,860	
Estimated Gross Income	\$816,266	\$656,580	
Gross Income per SqFt	\$22.00	\$15.32	
Full Market Value	\$3,740,000	\$2,600,000	
Market Value per SqFt	\$101.00	\$61.00	
Distance from Condominium in miles		0.60	

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02023-7503	1-01594-0040	1-01826-0006
Condominium Section	874-R1		
Address	297 WEST 137 STREET	1316 5 AVENUE	241 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	31	30
Year Built	1993	1915	1900
Gross SqFt	30,976	25,721	21,114
Estimated Gross Income	\$681,472	\$538,570	\$561,623
Gross Income per SqFt	\$22.00	\$20.94	\$26.60
Full Market Value	\$2,960,000	\$2,340,000	\$2,440,000
Market Value per SqFt	\$96.00	\$91.00	\$116.00
Distance from Condominium in miles		1.40	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02034-7501	1-01595-0001	1-01624-0045
Condominium Section	1365-R1		
Address	255 WEST 148 STREET	20 LENOX AVENUE	1501 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D6-ELEVATOR
Total Units	104	118	161
Year Built	1920	1920	2001
Gross SqFt	143,389	142,639	133,370
Estimated Gross Income	\$4,014,892	\$2,942,706	\$5,185,134
Gross Income per SqFt	\$28.00	\$20.63	\$38.90
Full Market Value	\$18,400,000	\$12,800,000	\$26,000,000
Market Value per SqFt	\$128.00	\$90.00	\$195.00
Distance from Condominium in miles		1.90	2.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02041-7502	1-01993-0088	1-02076-0049
Condominium Section	900-R1		
Address	300 WEST 138 STREET	3157 BROADWAY	524 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-UPPER
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	48	48
Year Built	1994	1905	1920
Gross SqFt	36,188	32,961	64,560
Estimated Gross Income	\$796,136	\$640,179	\$1,411,552
Gross Income per SqFt	\$22.00	\$19.42	\$21.86
Full Market Value	\$3,460,007	\$2,780,000	\$6,130,000
Market Value per SqFt	\$96.00	\$84.00	\$95.00
Distance from Condominium in miles		0.75	0.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02041-7503	1-01655-0015	1-01639-0057
Condominium Section	1716-R1		
Address	2605 FRED DOUGLASS BOULEV	235 EAST 105 STREET	138 EAST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	14	16	21
Year Built	1894	2002	2004
Gross SqFt	18,306	17,506	23,553
Estimated Gross Income	\$640,710	\$733,099	\$815,004
Gross Income per SqFt	\$35.00	\$41.90	\$34.60
Full Market Value	\$3,069,999	\$3,680,000	\$3,900,000
Market Value per SqFt	\$168.00	\$210.00	\$166.00
Distance from Condominium in miles		1.95	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02042-7502	1-01993-0088	1-02076-0049
Condominium Section	974-R1		
Address	2611 FRED DOUGLASS BOULEV	3157 BROADWAY	524 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-UPPER
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	47	48	48
Year Built	1896	1905	1920
Gross SqFt	76,584	32,961	64,560
Estimated Gross Income	\$1,684,848	\$640,179	\$1,411,552
Gross Income per SqFt	\$22.00	\$19.42	\$21.86
Full Market Value	\$7,320,009	\$2,780,000	\$6,130,000
Market Value per SqFt	\$96.00	\$84.00	\$95.00
Distance from Condominium in miles		0.85	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02044-7501	1-01624-0045	1-01672-0017
Condominium Section	1422-R1		
Address	300 WEST 145 STREET	1501 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	128	161	236
Year Built	2003	2001	2003
Gross SqFt	212,047	133,370	250,090
Estimated Gross Income	\$6,361,410	\$5,185,134	\$5,686,466
Gross Income per SqFt	\$30.00	\$38.90	\$22.74
Full Market Value	\$29,100,000	\$26,000,000	\$24,700,000
Market Value per SqFt	\$137.00	\$195.00	\$99.00
Distance from Condominium in miles		2.55	2.50

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02045-7501	1-01672-0017	1-01624-0045
Condominium Section	1640-R1		
Address	68 BRADHURST AVENUE	327 EAST 100 STREET	1501 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	180	236	161
Year Built	2005	2003	2001
Gross SqFt	204,835	250,090	133,370
Estimated Gross Income	\$6,145,050	\$5,686,466	\$5,185,134
Gross Income per SqFt	\$30.00	\$22.74	\$38.90
Full Market Value	\$29,400,016	\$24,700,000	\$26,000,000
Market Value per SqFt	\$144.00	\$99.00	\$195.00
Distance from Condominium in miles		2.55	2.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02045-7502	1-01624-0045	1-01672-0017
Condominium Section	1717-R1		
Address	102 BRADHURST AVENUE	1501 LEXINGTON AVENUE	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	R9-CONDOPS	D6-ELEVATOR	D6-ELEVATOR
Total Units	135	161	236
Year Built	2005	2001	2003
Gross SqFt	164,085	133,370	250,090
Estimated Gross Income	\$4,922,550	\$5,185,134	\$5,686,466
Gross Income per SqFt	\$30.00	\$38.90	\$22.74
Full Market Value	\$20,800,000	\$26,000,000	\$24,700,000
Market Value per SqFt	\$127.00	\$195.00	\$99.00
Distance from Condominium in miles		2.70	2.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02051-7501	1-01617-0001	1-01595-0031
Condominium Section	1327-R1		
Address	330 WEST 145 STREET	1321 5 AVENUE	1330 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	77	77	88
Year Built	2001	1989	1989
Gross SqFt	91,858	102,811	113,070
Estimated Gross Income	\$2,755,740	\$2,986,399	\$2,966,550
Gross Income per SqFt	\$30.00	\$29.00	\$26.20
Full Market Value	\$12,600,000	\$14,300,000	\$12,900,000
Market Value per SqFt	\$137.00	\$139.00	\$114.00
Distance from Condominium in miles		1.75	1.70

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-7501	1-02076-0049	1-01993-0088
Condominium Section	561-R1		
Address	443 WEST 151 STREET	524 WEST 145 STREET	3157 BROADWAY
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	MORNINGSIDE HEIGHTS
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	48	48
Year Built	1926	1920	1905
Gross SqFt	25,050	64,560	32,961
Estimated Gross Income	\$551,100	\$1,411,552	\$640,179
Gross Income per SqFt	\$22.00	\$21.86	\$19.42
Full Market Value	\$2,390,004	\$6,130,000	\$2,780,000
Market Value per SqFt	\$95.00	\$95.00	\$84.00
Distance from Condominium in miles		0.40	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02067-7502	1-01708-0022	1-01676-0031
Condominium Section	9823-R2		
Address	479 WEST 152 STREET	265 PLEASANT AVENUE	346 EAST 105 STREET
Neighborhood	HARLEM-UPPER	HARLEM-EAST	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	19	16
Year Built	1920	1900	1900
Gross SqFt	17,565	16,544	16,134
Estimated Gross Income	\$526,950	\$448,576	\$546,191
Gross Income per SqFt	\$30.00	\$27.10	\$33.90
Full Market Value	\$2,520,004	\$2,150,000	\$2,620,000
Market Value per SqFt	\$143.00	\$130.00	\$162.00
Distance from Condominium in miles		2.45	2.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02079-7501	1-01831-0056	1-01655-0015
Condominium Section	1490-R1		
Address	529 WEST 147 STREET	246 WEST 116 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	12	12	16
Year Built	2005	2005	2002
Gross SqFt	12,000	11,430	17,506
Estimated Gross Income	\$480,000	\$433,351	\$733,099
Gross Income per SqFt	\$40.00	\$37.90	\$41.90
Full Market Value	\$2,409,999	\$2,170,000	\$3,680,000
Market Value per SqFt	\$201.00	\$190.00	\$210.00
Distance from Condominium in miles		1.70	2.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02090-7501	1-02088-0029	1-01826-0018
Condominium Section	1832-R1		
Address	660 RIVERSIDE DRIVE	3441 BROADWAY	211 CENTRAL PARK NORTH
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	37	25
Year Built	1908	1910	1926
Gross SqFt	30,886	42,860	29,424
Estimated Gross Income	\$617,720	\$656,580	\$528,633
Gross Income per SqFt	\$20.00	\$15.32	\$17.97
Full Market Value	\$2,680,000	\$2,600,000	\$2,090,000
Market Value per SqFt	\$87.00	\$61.00	\$71.00
Distance from Condominium in miles		0.15	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02092-7501	1-02063-0057	1-02074-0042
Condominium Section	1897-R1		
Address	680 RIVERSIDE DRIVE	460 WEST 149 STREET	502 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	37	24
Year Built	1926	1910	1920
Gross SqFt	24,132	29,425	22,980
Estimated Gross Income	\$253,386	\$370,864	\$232,048
Gross Income per SqFt	\$10.50	\$12.60	\$10.10
Full Market Value	\$786,999	\$1,280,000	\$662,000
Market Value per SqFt	\$32.60	\$43.50	\$28.80
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02093-7501	1-02088-0029	1-01826-0018
Condominium Section	1896-R1		
Address	690 RIVERSIDE DRIVE	3441 BROADWAY	211 CENTRAL PARK NORTH
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	35	37	25
Year Built	1920	1910	1926
Gross SqFt	30,441	42,860	29,424
Estimated Gross Income	\$608,820	\$656,580	\$528,633
Gross Income per SqFt	\$20.00	\$15.32	\$17.97
Full Market Value	\$2,640,000	\$2,600,000	\$2,090,000
Market Value per SqFt	\$87.00	\$61.00	\$71.00
Distance from Condominium in miles		0.30	1.90

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02094-7501	1-01826-0018	1-01595-0031
Condominium Section	1673-R1		
Address	706 RIVERSIDE DRIVE	211 CENTRAL PARK NORTH	1330 5 AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	50	25	88
Year Built	1913	1926	1989
Gross SqFt	86,020	29,424	113,070
Estimated Gross Income	\$1,978,460	\$528,633	\$2,966,550
Gross Income per SqFt	\$23.00	\$17.97	\$26.20
Full Market Value	\$8,590,000	\$2,090,000	\$12,900,000
Market Value per SqFt	\$100.00	\$71.00	\$114.00
Distance from Condominium in miles		1.95	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02095-7501	1-01617-0001	1-01595-0031
Condominium Section	1710-R1		
Address	608 WEST 149 STREET	1321 5 AVENUE	1330 5 AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	77	88
Year Built	2005	1989	1989
Gross SqFt	67,805	102,811	113,070
Estimated Gross Income	\$2,034,150	\$2,986,399	\$2,966,550
Gross Income per SqFt	\$30.00	\$29.00	\$26.20
Full Market Value	\$9,740,006	\$14,300,000	\$12,900,000
Market Value per SqFt	\$144.00	\$139.00	\$114.00
Distance from Condominium in miles		2.15	2.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02096-7501	1-01878-0021	1-02051-0054
Condominium Section	1680-R1		
Address	725 RIVERSIDE DRIVE	209 WEST 106 STREET	680 ST NICHOLAS AVENUE
Neighborhood	HARLEM-UPPER	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	74	77	117
Year Built	1912	1925	1900
Gross SqFt	107,100	106,149	132,300
Estimated Gross Income	\$1,499,400	\$1,721,606	\$1,841,821
Gross Income per SqFt	\$14.00	\$16.22	\$13.92
Full Market Value	\$5,469,995	\$6,810,000	\$6,720,000
Market Value per SqFt	\$51.00	\$64.00	\$51.00
Distance from Condominium in miles		2.15	0.55

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-7501	1-02134-0022	
Condominium Section	1833-R1		
Address	801 RIVERSIDE DRIVE	780 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	48	71	
Year Built	1920	1914	
Gross SqFt	52,476	111,260	
Estimated Gross Income	\$700,000	\$1,177,169	
Gross Income per SqFt	\$13.34	\$10.58	
Full Market Value	\$2,769,998	\$3,660,000	
Market Value per SqFt	\$53.00	\$32.90	
Distance from Condominium in miles		0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02164-7501	1-01963-0030	1-02180-0046
Condominium Section	769-R1		
Address	4260 BROADWAY	1235 AMSTERDAM AVENUE	55 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	WASHINGTON HEIGHTS UPPER
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	114	60	68
Year Built	1969	1968	1970
Gross SqFt	109,752	79,036	55,543
Estimated Gross Income	\$1,870,000	\$2,502,535	\$599,278
Gross Income per SqFt	\$17.04	\$31.70	\$10.79
Full Market Value	\$7,399,998	\$12,000,000	\$1,860,000
Market Value per SqFt	\$67.00	\$152.00	\$33.50
Distance from Condominium in miles		3.20	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-7501	1-01827-0001	1-01955-0026
Condominium Section	448-R1		
Address	255 CABRINI BOULEVARD	257 WEST 111 STREET	2411 FRED DOUGLASS BOULEV
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	78	113	205
Year Built	1987	1985	1980
Gross SqFt	101,844	105,273	202,280
Estimated Gross Income	\$2,140,000	\$2,231,684	\$2,664,906
Gross Income per SqFt	\$21.01	\$21.20	\$13.17
Full Market Value	\$9,290,002	\$9,690,000	\$6,240,000
Market Value per SqFt	\$91.00	\$92.00	\$30.80
Distance from Condominium in miles		3.95	3.05

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-7502	1-02175-0053	1-02138-0108
Condominium Section	648-R1		
Address	92 PINEHURST AVENUE	200 DYCKMAN STREET	4005 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	72	84	49
Year Built	1928	1926	1920
Gross SqFt	72,986	74,652	65,448
Estimated Gross Income	\$1,390,000	\$1,219,768	\$2,245,135
Gross Income per SqFt	\$19.04	\$16.34	\$34.30
Full Market Value	\$5,340,000	\$4,830,000	\$10,800,000
Market Value per SqFt	\$73.00	\$65.00	\$165.00
Distance from Condominium in miles		1.00	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-7503	1-01775-0020	1-01883-0036
Condominium Section	1362-R1		
Address	340 CABRINI BOULEVARD	2089 LEXINGTON AVENUE	1050 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	20	40	100
Year Built	2002	1990	1991
Gross SqFt	22,838	36,000	67,536
Estimated Gross Income	\$640,000	\$916,071	\$1,910,300
Gross Income per SqFt	\$28.00	\$25.40	\$28.30
Full Market Value	\$3,070,002	\$2,140,000	\$4,470,000
Market Value per SqFt	\$134.00	\$59.00	\$66.00
Distance from Condominium in miles		3.90	4.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-7501	1-01963-0030	1-02180-0046
Condominium Section	699-R1		
Address	1 BENNETT AVENUE	1235 AMSTERDAM AVENUE	55 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	WASHINGTON HEIGHTS UPPER
Building Classification	R9-CONDOPS	D6-ELEVATOR	D7-ELEVATOR
Total Units	65	60	68
Year Built	1950	1968	1970
Gross SqFt	55,522	79,036	55,543
Estimated Gross Income	\$850,000	\$2,502,535	\$599,278
Gross Income per SqFt	\$15.31	\$31.70	\$10.79
Full Market Value	\$3,270,000	\$12,000,000	\$1,860,000
Market Value per SqFt	\$59.00	\$152.00	\$33.50
Distance from Condominium in miles		3.15	0.10

## BOROUGH OF MANHATTAN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-7503	1-01827-0001	1-01883-0036
Condominium Section	1451-R1		
Address	736 WEST 187 STREET	257 WEST 111 STREET	1050 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	56	113	100
Year Built	2003	1985	1991
Gross SqFt	75,765	105,273	67,536
Estimated Gross Income	\$1,740,000	\$2,231,684	\$1,910,300
Gross Income per SqFt	\$22.97	\$21.20	\$28.30
Full Market Value	\$7,559,993	\$9,690,000	\$4,470,000
Market Value per SqFt	\$100.00	\$92.00	\$66.00
Distance from Condominium in miles		3.85	3.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02221-7501	1-02222-0025	1-02243-0030
Condominium Section	557-R1		
Address	571 ACADEMY STREET	512 WEST 207 STREET	5009 BROADWAY
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	89	89	79
Year Built	1925	1920	1929
Gross SqFt	76,970	72,643	83,766
Estimated Gross Income	\$769,700	\$1,343,149	\$897,783
Gross Income per SqFt	\$10.00	\$18.49	\$10.72
Full Market Value	\$2,200,005	\$5,320,000	\$2,790,000
Market Value per SqFt	\$28.60	\$73.00	\$33.30
Distance from Condominium in miles		0.10	0.40