

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02290-0001	2-02285-0066	2-02285-0069	2-02285-0064
Address	401 EAST 145 STREET	455 EAST 140 STREET	445 EAST 140 STREET	461 EAST 140 STREET
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	20	20	20
Year Built	1910	1902	1902	1905
Gross SqFt	10,789	13,235	13,235	13,235
Estimated Gross Income	\$139,178	\$170,796	\$170,796	\$170,796
Gross Income per SqFt	\$12.90	\$12.90	\$12.90	\$12.90
Estimated Expense	\$88,362	\$108,388	\$108,388	\$108,388
Expense SqFt	\$8.19	\$8.19	\$8.19	\$8.19
Net Operating Income	\$50,816	\$62,408	\$62,408	\$62,408
Full Market Value	\$324,000	\$398,000	\$398,000	\$398,000
Market Value per SqFt	\$30.03	\$30.07	\$30.07	\$30.07
Distance from Cooperative in miles		0.25	0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02293-0041	2-02285-0066	2-02285-0069	2-02380-0001
Address	426 EAST 149 STREET	455 EAST 140 STREET	445 EAST 140 STREET	802 MELROSE AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	11	20	20	15
Year Built	1905	1902	1902	1905
Gross SqFt	10,845	13,235	13,235	8,620
Estimated Gross Income	\$139,901	\$170,796	\$170,796	\$80,553
Gross Income per SqFt	\$12.90	\$12.90	\$12.90	\$9.34
Estimated Expense	\$88,821	\$108,388	\$108,388	\$46,721
Expense SqFt	\$8.19	\$8.19	\$8.19	\$5.42
Net Operating Income	\$51,080	\$62,408	\$62,408	\$33,832
Full Market Value	\$262,000	\$398,000	\$398,000	\$153,000
Market Value per SqFt	\$24.16	\$30.07	\$30.07	\$17.75
Distance from Cooperative in miles		0.40	0.40	0.52

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02301-0004	2-02329-0083	2-02285-0067	2-02285-0069
Address	330 EAST 139 STREET	485 COURTLANDT AVENUE	451 EAST 140 STREET	445 EAST 140 STREET
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	28	20	20
Year Built	1931	1900	1902	1902
Gross SqFt	9,415	23,440	13,235	13,235
Estimated Gross Income	\$121,454	\$230,294	\$170,796	\$170,796
Gross Income per SqFt	\$12.90	\$9.82	\$12.90	\$12.90
Estimated Expense	\$76,921	\$147,502	\$108,098	\$108,388
Expense SqFt	\$8.17	\$6.29	\$8.17	\$8.19
Net Operating Income	\$44,533	\$82,792	\$62,698	\$62,408
Full Market Value	\$284,000	\$478,000	\$400,000	\$398,000
Market Value per SqFt	\$30.16	\$20.39	\$30.22	\$30.07
Distance from Cooperative in miles		0.41	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02360-0070	2-02657-0009	2-02376-0032	2-02699-0048
Address	530 EAST 159 STREET	754 EAST 161 STREET	415 EAST 154 STREET	993 INTERVALE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	46	29	27	25
Year Built	1928	1910	1912	1925
Gross SqFt	46,210	22,165	17,785	21,995
Estimated Gross Income	\$453,782	\$241,221	\$174,723	\$200,357
Gross Income per SqFt	\$9.82	\$10.88	\$9.82	\$9.11
Estimated Expense	\$289,275	\$143,371	\$111,304	\$100,179
Expense SqFt	\$6.26	\$6.47	\$6.26	\$4.55
Net Operating Income	\$164,507	\$97,850	\$63,419	\$100,178
Full Market Value	\$898,000	\$584,000	\$366,000	\$562,000
Market Value per SqFt	\$19.43	\$26.35	\$20.58	\$25.55
Distance from Cooperative in miles		0.34	0.23	0.73

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02373-0043	2-02608-0001	2-02427-0021	2-02427-0019
Address	3531 3 AVENUE	1071 FRANKLIN AVENUE	1276 CLAY AVENUE	1272 CLAY AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	26	12	12
Year Built	1920	1904	1929	1909
Gross SqFt	12,651	19,105	13,614	11,345
Estimated Gross Income	\$131,823	\$230,991	\$141,046	\$118,220
Gross Income per SqFt	\$10.42	\$12.09	\$10.36	\$10.42
Estimated Expense	\$73,882	\$117,805	\$87,449	\$66,203
Expense SqFt	\$5.84	\$6.17	\$6.42	\$5.84
Net Operating Income	\$57,941	\$113,186	\$53,597	\$52,017
Full Market Value	\$296,000	\$563,000	\$277,000	\$288,000
Market Value per SqFt	\$23.40	\$29.47	\$20.35	\$25.39
Distance from Cooperative in miles		0.31	0.21	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02375-0029	2-02657-0009	2-02371-0029	2-02624-0071
Address	425 EAST 153 STREET	754 EAST 161 STREET	494 EAST 167 STREET	671 CAULDWELL AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	25	29	22	21
Year Built	1912	1910	1907	1900
Gross SqFt	17,220	22,165	15,045	19,055
Estimated Gross Income	\$177,194	\$241,221	\$154,888	\$174,723
Gross Income per SqFt	\$10.29	\$10.88	\$10.29	\$9.17
Estimated Expense	\$99,359	\$143,371	\$86,737	\$98,544
Expense SqFt	\$5.77	\$6.47	\$5.77	\$5.17
Net Operating Income	\$77,835	\$97,850	\$68,151	\$76,179
Full Market Value	\$416,000	\$584,000	\$323,000	\$440,000
Market Value per SqFt	\$24.16	\$26.35	\$21.47	\$23.09
Distance from Cooperative in miles		0.59	0.79	0.32

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02410-0031	2-02511-0074	2-02609-0035	2-02376-0032
Address	318 EAST 151 STREET	951 WOODYCREST AVENUE	1203 FULTON AVENUE	415 EAST 154 STREET
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	28	29	27
Year Built	1918	1929	1911	1912
Gross SqFt	6,948	29,500	20,825	17,785
Estimated Gross Income	\$82,681	\$367,565	\$247,841	\$174,723
Gross Income per SqFt	\$11.90	\$12.46	\$11.90	\$9.82
Estimated Expense	\$42,174	\$201,710	\$126,399	\$111,304
Expense SqFt	\$6.07	\$6.84	\$6.07	\$6.26
Net Operating Income	\$40,507	\$165,855	\$121,442	\$63,419
Full Market Value	\$251,000	\$1,045,000	\$752,000	\$366,000
Market Value per SqFt	\$36.13	\$35.42	\$36.11	\$20.58
Distance from Cooperative in miles		1.05	1.15	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02410-0032	2-02511-0074	2-02609-0035	
Address	320 EAST 151 STREET	951 WOODYCREST AVENUE	1203 FULTON AVENUE	
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	28	29	
Year Built	1918	1929	1911	
Gross SqFt	7,560	29,500	20,825	
Estimated Gross Income	\$92,081	\$367,565	\$247,841	
Gross Income per SqFt	\$12.18	\$12.46	\$11.90	
Estimated Expense	\$48,838	\$201,710	\$126,399	
Expense SqFt	\$6.46	\$6.84	\$6.07	
Net Operating Income	\$43,243	\$165,855	\$121,442	
Full Market Value	\$270,000	\$1,045,000	\$752,000	
Market Value per SqFt	\$35.71	\$35.42	\$36.11	
Distance from Cooperative in miles		1.05	1.15	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02421-0013	2-02607-0011	2-02426-0062	2-02365-0020
Address	270 EAST 162 STREET	3318 3 AVENUE	382 EAST 168 STREET	885 BROOK AVENUE
Neighborhood	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	15	11	16
Year Built	1931	1910	1929	1925
Gross SqFt	10,675	7,125	10,965	15,560
Estimated Gross Income	\$112,515	\$80,840	\$115,562	\$117,820
Gross Income per SqFt	\$10.54	\$11.35	\$10.54	\$7.57
Estimated Expense	\$69,708	\$43,825	\$71,648	\$83,892
Expense SqFt	\$6.53	\$6.15	\$6.53	\$5.39
Net Operating Income	\$42,807	\$37,015	\$43,914	\$33,928
Full Market Value	\$233,000	\$225,000	\$259,000	\$196,000
Market Value per SqFt	\$21.83	\$31.58	\$23.62	\$12.60
Distance from Cooperative in miles		0.50	0.53	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02422-0030	2-02842-0029	2-02434-0040	2-02376-0032
Address	943 TELLER AVENUE	25 ELLIOT PLACE	1109 FINDLAY AVENUE	415 EAST 154 STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	43	11	27
Year Built	1920	1925	1921	1912
Gross SqFt	33,055	32,190	10,490	17,785
Estimated Gross Income	\$331,211	\$322,443	\$108,946	\$174,723
Gross Income per SqFt	\$10.02	\$10.02	\$10.39	\$9.82
Estimated Expense	\$185,439	\$180,568	\$61,010	\$111,304
Expense SqFt	\$5.61	\$5.61	\$5.82	\$6.26
Net Operating Income	\$145,772	\$141,875	\$47,936	\$63,419
Full Market Value	\$842,000	\$634,000	\$270,000	\$366,000
Market Value per SqFt	\$25.47	\$19.70	\$25.74	\$20.58
Distance from Cooperative in miles		0.89	0.34	0.48

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02430-0035	2-02450-0038	2-02427-0044	2-02782-0050
Address	1187 CLAY AVENUE	1271 MORRIS AVENUE	1241 WEBSTER AVENUE	1345 TELLER AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	16	16	26
Year Built	1913	1916	1929	1910
Gross SqFt	11,500	12,115	7,420	18,950
Estimated Gross Income	\$110,400	\$116,349	\$75,576	\$160,064
Gross Income per SqFt	\$9.60	\$9.60	\$10.19	\$8.45
Estimated Expense	\$61,870	\$65,155	\$43,834	\$104,042
Expense SqFt	\$5.38	\$5.38	\$5.91	\$5.49
Net Operating Income	\$48,530	\$51,194	\$31,742	\$56,022
Full Market Value	\$274,000	\$289,000	\$126,000	\$314,000
Market Value per SqFt	\$23.83	\$23.85	\$16.98	\$16.57
Distance from Cooperative in miles		0.22	0.14	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02443-9080	2-02460-0001	2-03142-0200	2-02621-0001
Address	780 CONCOURSE VILLAGE WES	900 GRAND CONCOURSE	1937 WEBSTER AVENUE	3250 3 AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	FORDHAM	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	936	301	99	187
Year Built	1963	1923	1972	1982
Gross SqFt	862,500	276,550	199,500	181,500
Estimated Gross Income	\$11,428,125	\$4,408,846	\$2,644,246	\$2,332,193
Gross Income per SqFt	\$13.25	\$15.94	\$13.25	\$12.85
Estimated Expense	\$5,632,125	\$2,511,749	\$1,301,987	\$1,348,788
Expense SqFt	\$6.53	\$9.08	\$6.53	\$7.43
Net Operating Income	\$5,796,000	\$1,897,097	\$1,342,259	\$983,405
Full Market Value	\$37,329,000	\$12,957,000	\$8,645,000	\$6,265,000
Market Value per SqFt	\$43.28	\$46.85	\$43.33	\$34.52
Distance from Cooperative in miles		0.34	2.18	0.82

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02447-0001	2-02529-0063	2-02506-0104	2-02504-0075
Address	1010 SHERMAN AVENUE	1261 MERRIAM AVENUE	1275 EDWARD L GRANT HIGHW	990 ANDERSON AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	67	78	65	77
Year Built	1958	1930	1927	1957
Gross SqFt	80,009	72,727	62,911	70,994
Estimated Gross Income	\$823,293	\$754,257	\$647,595	\$677,582
Gross Income per SqFt	\$10.29	\$10.37	\$10.29	\$9.54
Estimated Expense	\$535,260	\$432,540	\$420,937	\$403,071
Expense SqFt	\$6.69	\$5.95	\$6.69	\$5.68
Net Operating Income	\$288,033	\$321,717	\$226,658	\$274,511
Full Market Value	\$1,678,000	\$1,881,000	\$1,320,000	\$1,545,000
Market Value per SqFt	\$20.97	\$25.86	\$20.98	\$21.76
Distance from Cooperative in miles		0.81	0.67	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02452-0029	2-02607-0062	2-02926-0008	2-02371-0001
Address	1113 GRANT AVENUE	590 EAST 166 STREET	530 ST PAUL'S PLACE	1088 WASHINGTON AVENUE
Neighborhood	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	70	64	45	24
Year Built	1926	1926	1910	1918
Gross SqFt	57,080	60,275	32,258	21,816
Estimated Gross Income	\$521,140	\$491,319	\$310,491	\$199,087
Gross Income per SqFt	\$9.13	\$8.15	\$9.63	\$9.13
Estimated Expense	\$291,679	\$284,965	\$186,415	\$111,489
Expense SqFt	\$5.11	\$4.73	\$5.78	\$5.11
Net Operating Income	\$229,461	\$206,354	\$124,076	\$87,598
Full Market Value	\$1,123,000	\$1,043,000	\$702,000	\$486,000
Market Value per SqFt	\$19.67	\$17.30	\$21.76	\$22.28
Distance from Cooperative in miles		0.63	0.79	0.52

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02453-0068	2-02840-0038	2-02529-0025	2-02965-0051
Address	1275 GRANT AVENUE	15 CLARKE PLACE EAST	1285 MERRIAM AVENUE	1490 BOSTON ROAD
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	CROTONA PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	81	102	85	99
Year Built	2008	2005	2005	2005
Gross SqFt	93,570	115,000	74,448	94,061
Estimated Gross Income	\$1,041,434	\$1,280,043	\$722,279	\$1,141,939
Gross Income per SqFt	\$11.13	\$11.13	\$9.70	\$12.14
Estimated Expense	\$509,957	\$627,221	\$445,189	\$530,630
Expense SqFt	\$5.45	\$5.45	\$5.98	\$5.64
Net Operating Income	\$531,477	\$652,822	\$277,090	\$611,309
Full Market Value	\$3,203,000	\$3,780,000	\$1,616,000	\$3,813,000
Market Value per SqFt	\$34.23	\$32.87	\$21.71	\$40.54
Distance from Cooperative in miles		0.30	0.68	1.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02456-0030	2-02511-0074	2-02904-0039	2-02800-0001
Address	201 EAST 165 STREET	951 WOODYCREST AVENUE	1585 WASHINGTON AVENUE	203 EAST 175 STREET
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	BATHGATE	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	31	28	18	33
Year Built	1918	1929	1931	1919
Gross SqFt	19,955	29,500	15,884	27,500
Estimated Gross Income	\$247,841	\$367,565	\$197,202	\$330,122
Gross Income per SqFt	\$12.42	\$12.46	\$12.42	\$12.00
Estimated Expense	\$143,476	\$201,710	\$114,200	\$168,362
Expense SqFt	\$7.19	\$6.84	\$7.19	\$6.12
Net Operating Income	\$104,365	\$165,855	\$83,002	\$161,760
Full Market Value	\$656,000	\$1,045,000	\$522,000	\$1,004,000
Market Value per SqFt	\$32.87	\$35.42	\$32.86	\$36.51
Distance from Cooperative in miles		0.60	1.02	1.28

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02458-0090	2-02504-0126	2-02880-0153	2-02518-0001
Address	800 GRAND CONCOURSE	1005 JEROME AVENUE	1750 SEDGWICK AVENUE	105 WEST 168 STREET
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	260	211	227	303
Year Built	1954	1931	1974	1930
Gross SqFt	252,105	205,008	272,370	335,500
Estimated Gross Income	\$2,798,366	\$1,503,575	\$3,022,632	\$4,055,900
Gross Income per SqFt	\$11.10	\$7.33	\$11.10	\$12.09
Estimated Expense	\$1,747,088	\$977,324	\$1,887,681	\$1,768,176
Expense SqFt	\$6.93	\$4.77	\$6.93	\$5.27
Net Operating Income	\$1,051,278	\$526,251	\$1,134,951	\$2,287,724
Full Market Value	\$6,326,000	\$2,867,000	\$6,833,000	\$9,837,000
Market Value per SqFt	\$25.09	\$13.98	\$25.09	\$29.32
Distance from Cooperative in miles		0.56	1.86	1.02

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02459-0030	2-02482-0053	2-02477-0007	2-02504-0075
Address	860 GRAND CONCOURSE	705 GERARD AVENUE	1014 GERARD AVENUE	990 ANDERSON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	72	60	77
Year Built	1941	1931	1929	1957
Gross SqFt	115,140	68,495	61,200	70,994
Estimated Gross Income	\$1,098,436	\$764,365	\$562,918	\$677,582
Gross Income per SqFt	\$9.54	\$11.16	\$9.20	\$9.54
Estimated Expense	\$653,995	\$344,622	\$319,181	\$403,071
Expense SqFt	\$5.68	\$5.03	\$5.22	\$5.68
Net Operating Income	\$444,441	\$419,743	\$243,737	\$274,511
Full Market Value	\$2,237,000	\$2,533,000	\$1,348,000	\$1,545,000
Market Value per SqFt	\$19.43	\$36.98	\$22.03	\$21.76
Distance from Cooperative in miles		0.29	0.32	0.47

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02461-0045	2-02461-0130	2-02477-0007	2-02504-0126
Address	940 GRAND CONCOURSE	1011 SHERIDAN AVENUE	1014 GERARD AVENUE	1005 JEROME AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	115	60	211
Year Built	1929	1929	1929	1931
Gross SqFt	145,728	150,948	61,200	205,008
Estimated Gross Income	\$1,192,055	\$1,235,369	\$562,918	\$1,503,575
Gross Income per SqFt	\$8.18	\$8.18	\$9.20	\$7.33
Estimated Expense	\$775,273	\$802,990	\$319,181	\$977,324
Expense SqFt	\$5.32	\$5.32	\$5.22	\$4.77
Net Operating Income	\$416,782	\$432,379	\$243,737	\$526,251
Full Market Value	\$2,427,000	\$2,293,000	\$1,348,000	\$2,867,000
Market Value per SqFt	\$16.65	\$15.19	\$22.03	\$13.98
Distance from Cooperative in miles		0.08	0.17	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02461-0083	2-02513-0001	2-02708-0046	
Address	185 EAST 163 STREET	103 EAST 165 STREET	783 BECK STREET	
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	42	54	46	
Year Built	1927	1925	1931	
Gross SqFt	45,483	58,000	49,980	
Estimated Gross Income	\$481,210	\$632,194	\$513,025	
Gross Income per SqFt	\$10.58	\$10.90	\$10.26	
Estimated Expense	\$324,749	\$410,734	\$359,118	
Expense SqFt	\$7.14	\$7.08	\$7.19	
Net Operating Income	\$156,461	\$221,460	\$153,907	
Full Market Value	\$923,000	\$1,323,000	\$895,000	
Market Value per SqFt	\$20.29	\$22.81	\$17.91	
Distance from Cooperative in miles		0.52	1.41	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02461-0094	2-02518-0001	2-02610-0012	2-02526-0090
Address	1020 GRAND CONCOURSE	105 WEST 168 STREET	530 EAST 169 STREET	1131 OGDEN AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	466	303	322	404
Year Built	1963	1930	1965	1947
Gross SqFt	428,360	335,500	285,056	475,438
Estimated Gross Income	\$5,153,171	\$4,055,900	\$3,428,120	\$5,279,844
Gross Income per SqFt	\$12.03	\$12.09	\$12.03	\$11.11
Estimated Expense	\$2,870,012	\$1,768,176	\$1,910,507	\$3,009,055
Expense SqFt	\$6.70	\$5.27	\$6.70	\$6.33
Net Operating Income	\$2,283,159	\$2,287,724	\$1,517,613	\$2,270,789
Full Market Value	\$14,190,000	\$9,837,000	\$9,432,000	\$13,670,000
Market Value per SqFt	\$33.13	\$29.32	\$33.09	\$28.75
Distance from Cooperative in miles		0.67	0.83	0.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02462-0033	2-02477-0007	2-02808-0062	2-02476-0091
Address	1100 GRAND CONCOURSE	1014 GERARD AVENUE	165 EAST 179 STREET	901 WALTON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MOUNT HOPE/MOUNT EDEN	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	74	60	83	66
Year Built	1928	1929	1939	1927
Gross SqFt	107,841	61,200	93,400	105,356
Estimated Gross Income	\$885,375	\$562,918	\$766,370	\$762,949
Gross Income per SqFt	\$8.21	\$9.20	\$8.21	\$7.24
Estimated Expense	\$574,793	\$319,181	\$498,141	\$473,028
Expense SqFt	\$5.33	\$5.22	\$5.33	\$4.49
Net Operating Income	\$310,582	\$243,737	\$268,229	\$289,921
Full Market Value	\$1,554,000	\$1,348,000	\$1,461,000	\$1,580,000
Market Value per SqFt	\$14.41	\$22.03	\$15.64	\$15.00
Distance from Cooperative in miles		0.21	1.51	0.34

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02464-0023	2-02504-0126	2-02476-0091	2-02461-0130
Address	1235 GRAND CONCOURSE	1005 JEROME AVENUE	901 WALTON AVENUE	1011 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	131	211	66	115
Year Built	1929	1931	1927	1929
Gross SqFt	181,700	205,008	105,356	150,948
Estimated Gross Income	\$1,331,861	\$1,503,575	\$762,949	\$1,235,369
Gross Income per SqFt	\$7.33	\$7.33	\$7.24	\$8.18
Estimated Expense	\$866,709	\$977,324	\$473,028	\$802,990
Expense SqFt	\$4.77	\$4.77	\$4.49	\$5.32
Net Operating Income	\$465,152	\$526,251	\$289,921	\$432,379
Full Market Value	\$2,390,000	\$2,867,000	\$1,580,000	\$2,293,000
Market Value per SqFt	\$13.15	\$13.98	\$15.00	\$15.19
Distance from Cooperative in miles		0.55	0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02471-0036	2-02482-0053	2-02529-0063	2-02510-0063
Address	1015 GRAND CONCOURSE	705 GERARD AVENUE	1261 MERRIAM AVENUE	1172 ANDERSON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	72	78	48
Year Built	1941	1931	1930	1925
Gross SqFt	75,000	68,495	72,727	45,190
Estimated Gross Income	\$777,750	\$764,365	\$754,257	\$468,067
Gross Income per SqFt	\$10.37	\$11.16	\$10.37	\$10.36
Estimated Expense	\$446,250	\$344,622	\$432,540	\$262,118
Expense SqFt	\$5.95	\$5.03	\$5.95	\$5.80
Net Operating Income	\$331,500	\$419,743	\$321,717	\$205,949
Full Market Value	\$1,670,000	\$2,533,000	\$1,881,000	\$1,203,000
Market Value per SqFt	\$22.27	\$36.98	\$25.86	\$26.62
Distance from Cooperative in miles		0.51	0.65	0.42

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02471-0050	2-02477-0007	2-02808-0062	2-02476-0091
Address	1001 GRAND CONCOURSE	1014 GERARD AVENUE	165 EAST 179 STREET	901 WALTON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MOUNT HOPE/MOUNT EDEN	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	81	60	83	66
Year Built	1941	1929	1939	1927
Gross SqFt	92,417	61,200	93,400	105,356
Estimated Gross Income	\$758,744	\$562,918	\$766,370	\$762,949
Gross Income per SqFt	\$8.21	\$9.20	\$8.21	\$7.24
Estimated Expense	\$492,583	\$319,181	\$498,141	\$473,028
Expense SqFt	\$5.33	\$5.22	\$5.33	\$4.49
Net Operating Income	\$266,161	\$243,737	\$268,229	\$289,921
Full Market Value	\$1,215,000	\$1,348,000	\$1,461,000	\$1,580,000
Market Value per SqFt	\$13.15	\$22.03	\$15.64	\$15.00
Distance from Cooperative in miles		0.05	1.69	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02472-0011	2-02477-0007	2-02456-0140	2-02476-0091
Address	1075 GRAND CONCOURSE	1014 GERARD AVENUE	1150 GRAND CONCOURSE	901 WALTON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	109	60	118	66
Year Built	1928	1929	1937	1927
Gross SqFt	118,218	61,200	130,500	105,356
Estimated Gross Income	\$972,934	\$562,918	\$1,073,382	\$762,949
Gross Income per SqFt	\$8.23	\$9.20	\$8.23	\$7.24
Estimated Expense	\$628,920	\$319,181	\$694,064	\$473,028
Expense SqFt	\$5.32	\$5.22	\$5.32	\$4.49
Net Operating Income	\$344,014	\$243,737	\$379,318	\$289,921
Full Market Value	\$1,826,000	\$1,348,000	\$2,067,000	\$1,580,000
Market Value per SqFt	\$15.45	\$22.03	\$15.84	\$15.00
Distance from Cooperative in miles		0.10	0.20	0.24

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02473-0067	2-02504-0075	2-02461-0001	2-02458-0072
Address	660 WALTON AVENUE	990 ANDERSON AVENUE	910 GRAND CONCOURSE	760 GRAND CONCOURSE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	83	77	95	96
Year Built	1936	1957	1937	1927
Gross SqFt	119,500	70,994	129,555	126,760
Estimated Gross Income	\$1,132,860	\$677,582	\$1,228,704	\$1,172,036
Gross Income per SqFt	\$9.48	\$9.54	\$9.48	\$9.25
Estimated Expense	\$722,975	\$403,071	\$783,342	\$703,222
Expense SqFt	\$6.05	\$5.68	\$6.05	\$5.55
Net Operating Income	\$409,885	\$274,511	\$445,362	\$468,814
Full Market Value	\$1,419,000	\$1,545,000	\$2,499,000	\$2,062,000
Market Value per SqFt	\$11.87	\$21.76	\$19.29	\$16.27
Distance from Cooperative in miles		0.55	0.39	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02474-0001	2-02473-0033	2-02461-0001	2-02458-0072
Address	811 WALTON AVENUE	751 WALTON AVENUE	910 GRAND CONCOURSE	760 GRAND CONCOURSE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	150	107	95	96
Year Built	1927	1927	1937	1927
Gross SqFt	150,640	141,508	129,555	126,760
Estimated Gross Income	\$1,428,067	\$1,434,650	\$1,228,704	\$1,172,036
Gross Income per SqFt	\$9.48	\$10.14	\$9.48	\$9.25
Estimated Expense	\$911,372	\$860,790	\$783,342	\$703,222
Expense SqFt	\$6.05	\$6.08	\$6.05	\$5.55
Net Operating Income	\$516,695	\$573,860	\$445,362	\$468,814
Full Market Value	\$2,631,000	\$3,168,000	\$2,499,000	\$2,062,000
Market Value per SqFt	\$17.47	\$22.39	\$19.29	\$16.27
Distance from Cooperative in miles		0.13	0.28	0.15

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02474-0010	2-02506-0104	2-02450-0029	2-02477-0007
Address	828 GERARD AVENUE	1275 EDWARD L GRANT HIGHW	256 EAST 169 STREET	1014 GERARD AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	54	65	20	60
Year Built	1924	1927	1917	1929
Gross SqFt	42,660	62,911	26,550	61,200
Estimated Gross Income	\$414,655	\$647,595	\$258,164	\$562,918
Gross Income per SqFt	\$9.72	\$10.29	\$9.72	\$9.20
Estimated Expense	\$247,428	\$420,937	\$154,119	\$319,181
Expense SqFt	\$5.80	\$6.69	\$5.80	\$5.22
Net Operating Income	\$167,227	\$226,658	\$104,045	\$243,737
Full Market Value	\$895,000	\$1,320,000	\$606,000	\$1,348,000
Market Value per SqFt	\$20.98	\$20.98	\$22.82	\$22.03
Distance from Cooperative in miles		0.89	0.86	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02474-0015	2-02450-0029	2-02477-0007	2-02505-0040
Address	825 WALTON AVENUE	256 EAST 169 STREET	1014 GERARD AVENUE	1110 ANDERSON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	20	60	44
Year Built	1924	1917	1929	1928
Gross SqFt	44,304	26,550	61,200	51,500
Estimated Gross Income	\$407,597	\$258,164	\$562,918	\$346,917
Gross Income per SqFt	\$9.20	\$9.72	\$9.20	\$6.74
Estimated Expense	\$231,267	\$154,119	\$319,181	\$220,670
Expense SqFt	\$5.22	\$5.80	\$5.22	\$4.28
Net Operating Income	\$176,330	\$104,045	\$243,737	\$126,247
Full Market Value	\$931,000	\$606,000	\$1,348,000	\$735,000
Market Value per SqFt	\$21.01	\$22.82	\$22.03	\$14.27
Distance from Cooperative in miles		0.86	0.39	0.65

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02477-0015	2-02504-0075	2-02509-0006	2-02426-0004
Address	1040 GERARD AVENUE	990 ANDERSON AVENUE	1072 WOODYCREST AVENUE	1120 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	77	52	54
Year Built	1959	1957	1928	1920
Gross SqFt	45,786	70,994	42,652	46,400
Estimated Gross Income	\$519,213	\$677,582	\$483,528	\$713,378
Gross Income per SqFt	\$11.34	\$9.54	\$11.34	\$15.37
Estimated Expense	\$295,778	\$403,071	\$275,485	\$413,759
Expense SqFt	\$6.46	\$5.68	\$6.46	\$8.92
Net Operating Income	\$223,435	\$274,511	\$208,043	\$299,619
Full Market Value	\$1,210,000	\$1,545,000	\$1,246,000	\$1,585,000
Market Value per SqFt	\$26.43	\$21.76	\$29.21	\$34.16
Distance from Cooperative in miles		0.24	0.30	0.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02479-0001	2-02506-0104	2-02450-0001	2-02477-0007
Address	85 MC CLELLAN STREET	1275 EDWARD L GRANT HIGHW	1212 GRANT AVENUE	1014 GERARD AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	59	65	58	60
Year Built	1940	1927	1936	1929
Gross SqFt	56,400	62,911	67,700	61,200
Estimated Gross Income	\$580,356	\$647,595	\$780,580	\$562,918
Gross Income per SqFt	\$10.29	\$10.29	\$11.53	\$9.20
Estimated Expense	\$377,316	\$420,937	\$297,433	\$319,181
Expense SqFt	\$6.69	\$6.69	\$4.39	\$5.22
Net Operating Income	\$203,040	\$226,658	\$483,147	\$243,737
Full Market Value	\$1,109,000	\$1,320,000	\$1,984,000	\$1,348,000
Market Value per SqFt	\$19.66	\$20.98	\$29.31	\$22.03
Distance from Cooperative in miles		0.30	0.34	0.27

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02488-0036	2-02609-0037	2-02609-0039	2-02407-0025
Address	1175 GERARD AVENUE	1199 FULTON AVENUE	1195 FULTON AVENUE	399 EAST 160 STREET
Neighborhood	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	20	20	27
Year Built	1924	1911	1911	1914
Gross SqFt	51,000	19,255	19,255	20,838
Estimated Gross Income	\$519,180	\$196,079	\$196,079	\$208,147
Gross Income per SqFt	\$10.18	\$10.18	\$10.18	\$9.99
Estimated Expense	\$297,330	\$112,173	\$112,875	\$116,562
Expense SqFt	\$5.83	\$5.83	\$5.86	\$5.59
Net Operating Income	\$221,850	\$83,906	\$83,204	\$91,585
Full Market Value	\$1,286,000	\$487,000	\$482,000	\$527,000
Market Value per SqFt	\$25.22	\$25.29	\$25.03	\$25.29
Distance from Cooperative in miles		0.89	0.89	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02504-0036	2-02509-0036	2-02840-0038	2-02505-0019
Address	941 JEROME AVENUE	1116 WOODYCREST AVENUE	15 CLARKE PLACE EAST	1105 JEROME AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	103	102	79
Year Built	1927	1982	2005	1927
Gross SqFt	114,941	78,735	115,000	92,600
Estimated Gross Income	\$1,462,050	\$1,044,201	\$1,280,043	\$1,178,239
Gross Income per SqFt	\$12.72	\$13.26	\$11.13	\$12.72
Estimated Expense	\$721,829	\$553,455	\$627,221	\$581,148
Expense SqFt	\$6.28	\$7.03	\$5.45	\$6.28
Net Operating Income	\$740,221	\$490,746	\$652,822	\$597,091
Full Market Value	\$3,769,000	\$3,161,000	\$3,780,000	\$3,790,000
Market Value per SqFt	\$32.79	\$40.15	\$32.87	\$40.93
Distance from Cooperative in miles		0.26	0.64	0.16

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02508-0026	2-02513-0033	2-02874-0014	
Address	1045 ANDERSON AVENUE	101 EAST 165 STREET	1430 PLIMPTON AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	54	78	
Year Built	1931	1925	2003	
Gross SqFt	54,180	58,000	65,775	
Estimated Gross Income	\$660,996	\$709,291	\$799,923	
Gross Income per SqFt	\$12.20	\$12.23	\$12.16	
Estimated Expense	\$405,808	\$460,822	\$462,272	
Expense SqFt	\$7.49	\$7.95	\$7.03	
Net Operating Income	\$255,188	\$248,469	\$337,651	
Full Market Value	\$1,595,000	\$1,554,000	\$2,107,000	
Market Value per SqFt	\$29.44	\$26.79	\$32.03	
Distance from Cooperative in miles		0.11	0.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02508-0041	2-02511-0025	2-02504-0053	
Address	1015 ANDERSON AVENUE	934 OGDEN AVENUE	946 ANDERSON AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	22	15	16	
Year Built	1922	1907	1916	
Gross SqFt	23,802	12,920	13,560	
Estimated Gross Income	\$261,822	\$143,068	\$148,091	
Gross Income per SqFt	\$11.00	\$11.07	\$10.92	
Estimated Expense	\$154,951	\$86,586	\$85,528	
Expense SqFt	\$6.51	\$6.70	\$6.31	
Net Operating Income	\$106,871	\$56,482	\$62,563	
Full Market Value	\$641,000	\$340,000	\$374,000	
Market Value per SqFt	\$26.93	\$26.32	\$27.58	
Distance from Cooperative in miles		0.22	0.07	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02508-0043	2-02504-0053	2-02785-0013	2-02434-0040
Address	1001 ANDERSON AVENUE	946 ANDERSON AVENUE	1320 MORRIS AVENUE	1109 FINDLAY AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	16	26	11
Year Built	1922	1916	1923	1921
Gross SqFt	20,057	13,560	18,000	10,490
Estimated Gross Income	\$208,392	\$148,091	\$149,867	\$108,946
Gross Income per SqFt	\$10.39	\$10.92	\$8.33	\$10.39
Estimated Expense	\$116,732	\$85,528	\$90,169	\$61,010
Expense SqFt	\$5.82	\$6.31	\$5.01	\$5.82
Net Operating Income	\$91,660	\$62,563	\$59,698	\$47,936
Full Market Value	\$536,000	\$374,000	\$302,000	\$270,000
Market Value per SqFt	\$26.72	\$27.58	\$16.78	\$25.74
Distance from Cooperative in miles		0.07	0.85	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02510-0050	2-02509-0036	2-02840-0038	2-02841-0001
Address	1177 ANDERSON AVENUE	1116 WOODYCREST AVENUE	15 CLARKE PLACE EAST	15 MARCY PLACE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	116	103	102	148
Year Built	1929	1982	2005	1928
Gross SqFt	106,386	78,735	115,000	70,120
Estimated Gross Income	\$1,184,076	\$1,044,201	\$1,280,043	\$730,158
Gross Income per SqFt	\$11.13	\$13.26	\$11.13	\$10.41
Estimated Expense	\$579,804	\$553,455	\$627,221	\$408,888
Expense SqFt	\$5.45	\$7.03	\$5.45	\$5.83
Net Operating Income	\$604,272	\$490,746	\$652,822	\$321,270
Full Market Value	\$3,640,000	\$3,161,000	\$3,780,000	\$1,461,000
Market Value per SqFt	\$34.22	\$40.15	\$32.87	\$20.84
Distance from Cooperative in miles		0.12	0.34	0.38

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02510-0074	2-02406-0021	2-02513-0001	
Address	1201 SHAKESPEARE AVENUE	825 MELROSE AVENUE	103 EAST 165 STREET	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	61	80	54	
Year Built	1930	2003	1925	
Gross SqFt	57,230	66,000	58,000	
Estimated Gross Income	\$630,675	\$735,237	\$632,194	
Gross Income per SqFt	\$11.02	\$11.14	\$10.90	
Estimated Expense	\$358,832	\$360,266	\$410,734	
Expense SqFt	\$6.27	\$5.46	\$7.08	
Net Operating Income	\$271,843	\$374,971	\$221,460	
Full Market Value	\$1,631,000	\$2,261,000	\$1,323,000	
Market Value per SqFt	\$28.50	\$34.26	\$22.81	
Distance from Cooperative in miles		0.99	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02511-0027	2-02504-0053	2-02511-0074	2-02371-0029
Address	100 WEST 162 STREET	946 ANDERSON AVENUE	951 WOODYCREST AVENUE	494 EAST 167 STREET
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	28	22
Year Built	1907	1916	1929	1907
Gross SqFt	13,425	13,560	29,500	15,045
Estimated Gross Income	\$146,601	\$148,091	\$367,565	\$154,888
Gross Income per SqFt	\$10.92	\$10.92	\$12.46	\$10.29
Estimated Expense	\$84,712	\$85,528	\$201,710	\$86,737
Expense SqFt	\$6.31	\$6.31	\$6.84	\$5.77
Net Operating Income	\$61,889	\$62,563	\$165,855	\$68,151
Full Market Value	\$370,000	\$374,000	\$1,045,000	\$323,000
Market Value per SqFt	\$27.56	\$27.58	\$35.42	\$21.47
Distance from Cooperative in miles		0.20	0.08	1.20

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02516-0026	2-02511-0025	2-02388-0029	2-02388-0030
Address	136 WEST 168 STREET	934 OGDEN AVENUE	3428 PARK AVENUE	3430 PARK AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	36	15	14	14
Year Built	1926	1907	1910	1910
Gross SqFt	30,800	12,920	5,732	5,732
Estimated Gross Income	\$337,876	\$143,068	\$62,876	\$62,876
Gross Income per SqFt	\$10.97	\$11.07	\$10.97	\$10.97
Estimated Expense	\$183,260	\$86,586	\$34,085	\$34,085
Expense SqFt	\$5.95	\$6.70	\$5.95	\$5.95
Net Operating Income	\$154,616	\$56,482	\$28,791	\$28,791
Full Market Value	\$926,000	\$340,000	\$165,000	\$165,000
Market Value per SqFt	\$30.06	\$26.32	\$28.79	\$28.79
Distance from Cooperative in miles		0.51	1.06	1.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02518-0028	2-02872-0252	2-02831-0032	2-02456-0051
Address	132 WEST 169 STREET	1604 JESUP AVENUE	1291 SHERIDAN AVENUE	210 EAST 166 STREET
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	25	29	41	36
Year Built	1931	1921	1925	1923
Gross SqFt	27,018	37,830	41,610	38,964
Estimated Gross Income	\$311,788	\$436,109	\$528,555	\$449,821
Gross Income per SqFt	\$11.54	\$11.53	\$12.70	\$11.54
Estimated Expense	\$183,993	\$264,783	\$258,992	\$265,212
Expense SqFt	\$6.81	\$7.00	\$6.22	\$6.81
Net Operating Income	\$127,795	\$171,326	\$269,563	\$184,609
Full Market Value	\$781,000	\$1,047,000	\$1,710,000	\$1,129,000
Market Value per SqFt	\$28.91	\$27.68	\$41.10	\$28.98
Distance from Cooperative in miles		0.60	0.56	0.67

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02521-0001	2-02800-0001	2-02504-0053	2-02878-0023
Address	127 WEST 170 STREET	203 EAST 175 STREET	946 ANDERSON AVENUE	1630 MONTGOMERY AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	33	16	39
Year Built	1925	1919	1916	1927
Gross SqFt	39,432	27,500	13,560	43,267
Estimated Gross Income	\$430,597	\$330,122	\$148,091	\$461,205
Gross Income per SqFt	\$10.92	\$12.00	\$10.92	\$10.66
Estimated Expense	\$248,816	\$168,362	\$85,528	\$262,887
Expense SqFt	\$6.31	\$6.12	\$6.31	\$6.08
Net Operating Income	\$181,781	\$161,760	\$62,563	\$198,318
Full Market Value	\$1,087,000	\$1,004,000	\$374,000	\$1,173,000
Market Value per SqFt	\$27.57	\$36.51	\$27.58	\$27.11
Distance from Cooperative in miles		0.95	0.69	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02522-0109	2-02434-0040	2-02427-0044	2-02842-0029
Address	1383 PLIMPTON AVENUE	1109 FINDLAY AVENUE	1241 WEBSTER AVENUE	25 ELLIOT PLACE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	26	11	16	43
Year Built	1922	1921	1929	1925
Gross SqFt	19,250	10,490	7,420	32,190
Estimated Gross Income	\$196,158	\$108,946	\$75,576	\$322,443
Gross Income per SqFt	\$10.19	\$10.39	\$10.19	\$10.02
Estimated Expense	\$113,768	\$61,010	\$43,834	\$180,568
Expense SqFt	\$5.91	\$5.82	\$5.91	\$5.61
Net Operating Income	\$82,390	\$47,936	\$31,742	\$141,875
Full Market Value	\$478,000	\$270,000	\$126,000	\$634,000
Market Value per SqFt	\$24.83	\$25.74	\$16.98	\$19.70
Distance from Cooperative in miles		0.93	0.97	0.39

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02523-0150	2-02453-0055	2-02513-0001	
Address	1015 SUMMIT AVENUE	1280 SHERIDAN AVENUE	103 EAST 165 STREET	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	38	57	54	
Year Built	1928	1925	1925	
Gross SqFt	36,900	65,130	58,000	
Estimated Gross Income	\$414,018	\$751,103	\$632,194	
Gross Income per SqFt	\$11.22	\$11.53	\$10.90	
Estimated Expense	\$249,813	\$420,844	\$410,734	
Expense SqFt	\$6.77	\$6.46	\$7.08	
Net Operating Income	\$164,205	\$330,259	\$221,460	
Full Market Value	\$667,000	\$2,018,000	\$1,323,000	
Market Value per SqFt	\$18.08	\$30.98	\$22.81	
Distance from Cooperative in miles		0.85	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02534-0008	2-02840-0038	2-02713-0002	
Address	1380 DR M L KING JR BOULE	15 CLARKE PLACE EAST	955 EAST 163 STREET	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	140	102	104	
Year Built	1967	2005	1982	
Gross SqFt	182,218	115,000	148,828	
Estimated Gross Income	\$2,022,620	\$1,280,043	\$1,648,175	
Gross Income per SqFt	\$11.10	\$11.13	\$11.07	
Estimated Expense	\$1,124,285	\$627,221	\$1,023,734	
Expense SqFt	\$6.17	\$5.45	\$6.88	
Net Operating Income	\$898,335	\$652,822	\$624,441	
Full Market Value	\$4,731,000	\$3,780,000	\$3,755,000	
Market Value per SqFt	\$25.96	\$32.87	\$25.23	
Distance from Cooperative in miles		0.48	2.10	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02534-0038	2-02504-0053	2-02434-0040	2-02427-0044
Address	185 WEST 170 STREET	946 ANDERSON AVENUE	1109 FINDLAY AVENUE	1241 WEBSTER AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	21	16	11	16
Year Built	1926	1916	1921	1929
Gross SqFt	18,750	13,560	10,490	7,420
Estimated Gross Income	\$194,813	\$148,091	\$108,946	\$75,576
Gross Income per SqFt	\$10.39	\$10.92	\$10.39	\$10.19
Estimated Expense	\$109,125	\$85,528	\$61,010	\$43,834
Expense SqFt	\$5.82	\$6.31	\$5.82	\$5.91
Net Operating Income	\$85,688	\$62,563	\$47,936	\$31,742
Full Market Value	\$501,000	\$374,000	\$270,000	\$126,000
Market Value per SqFt	\$26.72	\$27.58	\$25.74	\$16.98
Distance from Cooperative in miles		0.72	0.98	1.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02582-0061	2-02657-0009	2-02624-0071	2-02376-0032
Address	823 EAST 147 STREET	754 EAST 161 STREET	671 CAULDWELL AVENUE	415 EAST 154 STREET
Neighborhood	MOTT HAVEN/PORT MORRIS	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	29	21	27
Year Built	1920	1910	1900	1912
Gross SqFt	25,980	22,165	19,055	17,785
Estimated Gross Income	\$255,124	\$241,221	\$174,723	\$174,723
Gross Income per SqFt	\$9.82	\$10.88	\$9.17	\$9.82
Estimated Expense	\$162,635	\$143,371	\$98,544	\$111,304
Expense SqFt	\$6.26	\$6.47	\$5.17	\$6.26
Net Operating Income	\$92,489	\$97,850	\$76,179	\$63,419
Full Market Value	\$534,000	\$584,000	\$440,000	\$366,000
Market Value per SqFt	\$20.55	\$26.35	\$23.09	\$20.58
Distance from Cooperative in miles		0.63	0.44	0.73

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02603-0024	2-02684-0072	2-02620-0027	2-02603-0019
Address	590 SOUTHERN BOULEVARD	982 LEGGETT AVENUE	578 EAST 163 STREET	580 SOUTHERN BOULEVARD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	21	16	21
Year Built	1924	1916	1908	1909
Gross SqFt	26,742	16,950	15,894	18,040
Estimated Gross Income	\$247,364	\$193,276	\$146,979	\$162,169
Gross Income per SqFt	\$9.25	\$11.40	\$9.25	\$8.99
Estimated Expense	\$138,524	\$107,020	\$82,308	\$97,028
Expense SqFt	\$5.18	\$6.31	\$5.18	\$5.38
Net Operating Income	\$108,840	\$86,256	\$64,671	\$65,141
Full Market Value	\$629,000	\$525,000	\$363,000	\$365,000
Market Value per SqFt	\$23.52	\$30.97	\$22.84	\$20.23
Distance from Cooperative in miles		0.17	0.81	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02608-0019	2-02613-0032	2-02691-0089	2-02615-0012
Address	1109 FRANKLIN AVENUE	1125 BOSTON ROAD	1079 HALL PLACE	1254 FRANKLIN AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	25	20	28	20
Year Built	1917	1912	1907	1911
Gross SqFt	24,750	18,590	23,500	15,485
Estimated Gross Income	\$241,808	\$168,104	\$229,545	\$163,220
Gross Income per SqFt	\$9.77	\$9.04	\$9.77	\$10.54
Estimated Expense	\$141,075	\$97,500	\$134,064	\$97,121
Expense SqFt	\$5.70	\$5.24	\$5.70	\$6.27
Net Operating Income	\$100,733	\$70,604	\$95,481	\$66,099
Full Market Value	\$351,000	\$351,000	\$543,000	\$389,000
Market Value per SqFt	\$14.18	\$18.88	\$23.11	\$25.12
Distance from Cooperative in miles		0.10	0.49	0.32

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02608-0022	2-02830-0021	2-02937-0008	2-02662-0016
Address	1103 FRANKLIN AVENUE	1346 SHERIDAN AVENUE	670 EAST 170 STREET	762 EAST 168 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	35	12	17
Year Built	1917	1915	1931	1913
Gross SqFt	24,750	33,201	18,174	13,985
Estimated Gross Income	\$240,323	\$414,808	\$176,498	\$107,688
Gross Income per SqFt	\$9.71	\$12.49	\$9.71	\$7.70
Estimated Expense	\$117,810	\$180,365	\$86,484	\$62,459
Expense SqFt	\$4.76	\$5.43	\$4.76	\$4.47
Net Operating Income	\$122,513	\$234,443	\$90,014	\$45,229
Full Market Value	\$708,000	\$949,000	\$511,000	\$261,000
Market Value per SqFt	\$28.61	\$28.58	\$28.12	\$18.66
Distance from Cooperative in miles		0.73	0.62	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02609-0051	2-02842-0029	2-02757-0014	2-02929-0078
Address	1165 FULTON AVENUE	25 ELLIOT PLACE	1244 WESTCHESTER AVENUE	1639 FULTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	43	58	42
Year Built	1927	1925	1925	1927
Gross SqFt	36,560	32,190	43,565	42,435
Estimated Gross Income	\$343,664	\$322,443	\$409,539	\$298,372
Gross Income per SqFt	\$9.40	\$10.02	\$9.40	\$7.03
Estimated Expense	\$208,758	\$180,568	\$248,877	\$199,909
Expense SqFt	\$5.71	\$5.61	\$5.71	\$4.71
Net Operating Income	\$134,906	\$141,875	\$160,662	\$98,463
Full Market Value	\$780,000	\$634,000	\$901,000	\$552,000
Market Value per SqFt	\$21.33	\$19.70	\$20.68	\$13.01
Distance from Cooperative in miles		0.89	0.94	0.77

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02615-0055	2-02624-0071	2-02699-0048	2-02937-0058
Address	1225 BOSTON ROAD	671 CAULDWELL AVENUE	993 INTERVALE AVENUE	1439 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	25	21	25	20
Year Built	1905	1900	1925	1910
Gross SqFt	24,930	19,055	21,995	16,765
Estimated Gross Income	\$227,112	\$174,723	\$200,357	\$130,010
Gross Income per SqFt	\$9.11	\$9.17	\$9.11	\$7.75
Estimated Expense	\$113,432	\$98,544	\$100,179	\$68,925
Expense SqFt	\$4.55	\$5.17	\$4.55	\$4.11
Net Operating Income	\$113,680	\$76,179	\$100,178	\$61,085
Full Market Value	\$657,000	\$440,000	\$562,000	\$353,000
Market Value per SqFt	\$26.35	\$23.09	\$25.55	\$21.06
Distance from Cooperative in miles		0.98	0.58	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02627-0005	2-02620-0025	2-02620-0027	2-02620-0029
Address	902 EAGLE AVENUE	574 EAST 163 STREET	578 EAST 163 STREET	925 EAGLE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	16	16	17
Year Built	1914	1907	1908	1904
Gross SqFt	21,295	15,894	15,894	15,065
Estimated Gross Income	\$196,979	\$146,979	\$146,979	\$146,979
Gross Income per SqFt	\$9.25	\$9.25	\$9.25	\$9.76
Estimated Expense	\$110,308	\$97,504	\$82,308	\$100,010
Expense SqFt	\$5.18	\$6.13	\$5.18	\$6.64
Net Operating Income	\$86,671	\$49,475	\$64,671	\$46,969
Full Market Value	\$501,000	\$277,000	\$363,000	\$267,000
Market Value per SqFt	\$23.53	\$17.43	\$22.84	\$17.72
Distance from Cooperative in miles		0.06	0.06	0.06

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02627-0007	2-02381-0051	2-02669-0042	
Address	906 EAGLE AVENUE	462 EAST 160 STREET	991 UNION AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	25	31	21	
Year Built	1914	1910	1905	
Gross SqFt	21,295	17,520	20,855	
Estimated Gross Income	\$218,913	\$180,458	\$213,887	
Gross Income per SqFt	\$10.28	\$10.30	\$10.26	
Estimated Expense	\$132,455	\$101,056	\$139,027	
Expense SqFt	\$6.22	\$5.77	\$6.67	
Net Operating Income	\$86,458	\$79,402	\$74,860	
Full Market Value	\$504,000	\$463,000	\$436,000	
Market Value per SqFt	\$23.67	\$26.43	\$20.91	
Distance from Cooperative in miles		0.25	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02638-0001	2-03138-0001	2-02724-0005	
Address	872 TRINITY AVENUE	999 EAST 180 STREET	975 SIMPSON STREET	
Neighborhood	MORRISANIA/LONGWOOD	EAST TREMONT	MORRISANIA/LONGWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	320	237	236	
Year Built	1960	1974	1981	
Gross SqFt	292,000	276,135	320,721	
Estimated Gross Income	\$3,533,200	\$3,379,946	\$3,836,662	
Gross Income per SqFt	\$12.10	\$12.24	\$11.96	
Estimated Expense	\$2,023,560	\$1,677,720	\$2,493,830	
Expense SqFt	\$6.93	\$6.08	\$7.78	
Net Operating Income	\$1,509,640	\$1,702,226	\$1,342,832	
Full Market Value	\$9,403,000	\$10,648,000	\$8,330,000	
Market Value per SqFt	\$32.20	\$38.56	\$25.97	
Distance from Cooperative in miles		2.01	0.62	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02663-0004	2-02970-0034	2-02633-0020	
Address	1218 BOSTON ROAD	1359 LYMAN PLACE	656 EAST 166 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	13	20	15	
Year Built	1905	1910	1910	
Gross SqFt	14,516	17,085	13,520	
Estimated Gross Income	\$130,063	\$162,098	\$114,007	
Gross Income per SqFt	\$8.96	\$9.49	\$8.43	
Estimated Expense	\$74,322	\$81,189	\$74,105	
Expense SqFt	\$5.12	\$4.75	\$5.48	
Net Operating Income	\$55,741	\$80,909	\$39,902	
Full Market Value	\$322,000	\$454,000	\$200,000	
Market Value per SqFt	\$22.18	\$26.57	\$14.79	
Distance from Cooperative in miles		0.21	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02663-0011	2-02937-0058	2-02970-0047	2-02964-0021
Address	1230 BOSTON ROAD	1439 PROSPECT AVENUE	1360 LYMAN PLACE	1389 STEBBINS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	CROTONA PARK	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	22	17
Year Built	1909	1910	1912	1909
Gross SqFt	21,500	16,765	14,560	11,360
Estimated Gross Income	\$179,095	\$130,010	\$121,297	\$97,039
Gross Income per SqFt	\$8.33	\$7.75	\$8.33	\$8.54
Estimated Expense	\$86,000	\$68,925	\$58,223	\$42,697
Expense SqFt	\$4.00	\$4.11	\$4.00	\$3.76
Net Operating Income	\$93,095	\$61,085	\$63,074	\$54,342
Full Market Value	\$538,000	\$353,000	\$354,000	\$305,000
Market Value per SqFt	\$25.02	\$21.06	\$24.31	\$26.85
Distance from Cooperative in miles		0.33	0.25	0.38

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02683-0041	2-02707-0040	2-02292-0035	
Address	571 SOUTHERN BOULEVARD	744 BECK STREET	452 EAST 148 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	42	21	34	
Year Built	1907	1907	1888	
Gross SqFt	25,926	15,300	28,770	
Estimated Gross Income	\$317,075	\$181,148	\$363,139	
Gross Income per SqFt	\$12.23	\$11.84	\$12.62	
Estimated Expense	\$155,367	\$119,558	\$188,131	
Expense SqFt	\$5.99	\$7.81	\$6.54	
Net Operating Income	\$161,708	\$61,590	\$175,008	
Full Market Value	\$1,011,000	\$380,000	\$1,108,000	
Market Value per SqFt	\$39.00	\$24.84	\$38.51	
Distance from Cooperative in miles		0.34	0.73	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02683-0052	2-02624-0071	2-02704-0012	2-02699-0048
Address	547 SOUTHERN BOULEVARD	671 CAULDWELL AVENUE	994 INTERVALE AVENUE	993 INTERVALE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	19	21	21	25
Year Built	1906	1900	1907	1925
Gross SqFt	16,875	19,055	20,370	21,995
Estimated Gross Income	\$153,731	\$174,723	\$144,161	\$200,357
Gross Income per SqFt	\$9.11	\$9.17	\$7.08	\$9.11
Estimated Expense	\$76,781	\$98,544	\$91,827	\$100,179
Expense SqFt	\$4.55	\$5.17	\$4.51	\$4.55
Net Operating Income	\$76,950	\$76,179	\$52,334	\$100,178
Full Market Value	\$445,000	\$440,000	\$293,000	\$562,000
Market Value per SqFt	\$26.37	\$23.09	\$14.38	\$25.55
Distance from Cooperative in miles		0.47	0.78	0.74

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02683-0100	2-02708-0001	2-02603-0208	2-02284-0062
Address	1021 AVENUE ST JOHN	941 LEGGETT AVENUE	1047 AVENUE ST JOHN	281 BROOK AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	79	58	42	85
Year Built	1925	1910	1928	1904
Gross SqFt	61,878	41,750	39,520	62,060
Estimated Gross Income	\$479,555	\$312,370	\$306,474	\$423,978
Gross Income per SqFt	\$7.75	\$7.48	\$7.75	\$6.83
Estimated Expense	\$233,280	\$207,367	\$148,801	\$245,907
Expense SqFt	\$3.77	\$4.97	\$3.77	\$3.96
Net Operating Income	\$246,275	\$105,003	\$157,673	\$178,071
Full Market Value	\$1,331,000	\$999,000	\$884,000	\$1,029,000
Market Value per SqFt	\$21.51	\$23.93	\$22.37	\$16.58
Distance from Cooperative in miles		0.15	0.07	1.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02684-0074	2-02684-0072	2-02365-0026	
Address	986 LEGGETT AVENUE	982 LEGGETT AVENUE	873 BROOK AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	21	20	
Year Built	1916	1916	1920	
Gross SqFt	16,950	16,950	15,750	
Estimated Gross Income	\$191,196	\$193,276	\$175,550	
Gross Income per SqFt	\$11.28	\$11.40	\$11.15	
Estimated Expense	\$115,769	\$107,020	\$115,804	
Expense SqFt	\$6.83	\$6.31	\$7.35	
Net Operating Income	\$75,427	\$86,256	\$59,746	
Full Market Value	\$457,000	\$525,000	\$360,000	
Market Value per SqFt	\$26.96	\$30.97	\$22.86	
Distance from Cooperative in miles		0.00	0.78	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02688-0035	2-02968-0029	2-02266-0020	
Address	853 MACY PLACE	1272 UNION AVENUE	550 EAST 139 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	
Total Units	63	26	11	
Year Built	2009	1915	1931	
Gross SqFt	75,119	17,626	11,405	
Estimated Gross Income	\$1,352,142	\$276,422	\$176,429	
Gross Income per SqFt	\$18.00	\$15.68	\$15.47	
Estimated Expense	\$736,166	\$153,302	\$82,922	
Expense SqFt	\$9.80	\$8.70	\$7.27	
Net Operating Income	\$615,976	\$123,120	\$93,507	
Full Market Value	\$4,178,000	\$837,000	\$633,000	
Market Value per SqFt	\$55.62	\$47.49	\$55.50	
Distance from Cooperative in miles				

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02691-0117	2-02728-0016	2-02669-0042	
Address	883 EAST 165 STREET	1166 SIMPSON STREET	991 UNION AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	38	30	21	
Year Built	1907	1911	1905	
Gross SqFt	29,664	22,695	20,855	
Estimated Gross Income	\$338,466	\$284,975	\$213,887	
Gross Income per SqFt	\$11.41	\$12.56	\$10.26	
Estimated Expense	\$196,969	\$150,085	\$139,027	
Expense SqFt	\$6.64	\$6.61	\$6.67	
Net Operating Income	\$141,497	\$134,890	\$74,860	
Full Market Value	\$861,000	\$852,000	\$436,000	
Market Value per SqFt	\$29.03	\$37.54	\$20.91	
Distance from Cooperative in miles		0.34	0.24	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02698-0063	2-02609-0035	2-02657-0009	
Address	941 ROGERS PLACE	1203 FULTON AVENUE	754 EAST 161 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	29	29	
Year Built	1925	1911	1910	
Gross SqFt	16,950	20,825	22,165	
Estimated Gross Income	\$193,061	\$247,841	\$241,221	
Gross Income per SqFt	\$11.39	\$11.90	\$10.88	
Estimated Expense	\$106,277	\$126,399	\$143,371	
Expense SqFt	\$6.27	\$6.07	\$6.47	
Net Operating Income	\$86,784	\$121,442	\$97,850	
Full Market Value	\$528,000	\$752,000	\$584,000	
Market Value per SqFt	\$31.15	\$36.11	\$26.35	
Distance from Cooperative in miles		0.64	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02700-0053	2-02758-0008	2-02751-0036	2-02762-0164
Address	1061 INTERVALE AVENUE	1142 LONGFELLOW AVENUE	1117 WESTCHESTER AVENUE	837 LONGFELLOW AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	HUNTS POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	26	32	25
Year Built	1925	1915	1910	1922
Gross SqFt	20,825	21,780	31,519	23,760
Estimated Gross Income	\$205,335	\$222,216	\$310,916	\$232,763
Gross Income per SqFt	\$9.86	\$10.20	\$9.86	\$9.80
Estimated Expense	\$98,086	\$116,562	\$148,534	\$147,170
Expense SqFt	\$4.71	\$5.35	\$4.71	\$6.19
Net Operating Income	\$107,249	\$105,654	\$162,382	\$85,593
Full Market Value	\$613,000	\$586,000	\$928,000	\$488,000
Market Value per SqFt	\$29.44	\$26.91	\$29.44	\$20.54
Distance from Cooperative in miles		0.56	0.40	0.75

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02711-0021	2-02662-0016	2-02577-0058	2-02577-0056
Address	921 TIFFANY STREET	762 EAST 168 STREET	455 WALES AVENUE	461 WALES AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	17	16	16
Year Built	1989	1913	2007	2008
Gross SqFt	14,000	13,985	16,250	16,250
Estimated Gross Income	\$160,160	\$107,688	\$196,730	\$185,960
Gross Income per SqFt	\$11.44	\$7.70	\$12.11	\$11.44
Estimated Expense	\$76,860	\$62,459	\$98,365	\$89,261
Expense SqFt	\$5.49	\$4.47	\$6.05	\$5.49
Net Operating Income	\$83,300	\$45,229	\$98,365	\$96,699
Full Market Value	\$446,000	\$261,000	\$581,000	\$589,000
Market Value per SqFt	\$31.86	\$18.66	\$35.75	\$36.25
Distance from Cooperative in miles		0.66	0.92	0.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02717-0048	2-02751-0012	2-02712-0040	
Address	1049 FOX STREET	1106 WEST FARMS ROAD	901 FOX STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	42	42	25	
Year Built	1915	1910	1913	
Gross SqFt	42,000	36,855	32,994	
Estimated Gross Income	\$539,320	\$282,063	\$387,453	
Gross Income per SqFt	\$12.84	\$7.65	\$11.74	
Estimated Expense	\$306,496	\$174,896	\$192,605	
Expense SqFt	\$7.30	\$4.75	\$5.84	
Net Operating Income	\$232,824	\$107,167	\$194,848	
Full Market Value	\$1,483,000	\$584,000	\$1,200,000	
Market Value per SqFt	\$35.31	\$15.85	\$36.37	
Distance from Cooperative in miles		0.24	0.36	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02717-0070	2-02909-0012	2-02968-0028	2-02904-0039
Address	1020 TIFFANY STREET	440 EAST TREMONT AVENUE	801 FREEMAN STREET	1585 WASHINGTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	BATHGATE	MORRISANIA/LONGWOOD	BATHGATE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	11	12	18
Year Built	1931	1931	1931	1931
Gross SqFt	10,055	12,863	11,335	15,884
Estimated Gross Income	\$128,402	\$171,605	\$144,785	\$197,202
Gross Income per SqFt	\$12.77	\$13.34	\$12.77	\$12.42
Estimated Expense	\$68,273	\$84,596	\$76,965	\$114,200
Expense SqFt	\$6.79	\$6.58	\$6.79	\$7.19
Net Operating Income	\$60,129	\$87,009	\$67,820	\$83,002
Full Market Value	\$382,000	\$562,000	\$431,000	\$522,000
Market Value per SqFt	\$37.99	\$43.69	\$38.02	\$32.86
Distance from Cooperative in miles		1.50	0.41	1.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02720-0041	2-02720-0069	2-02609-0035	
Address	1025 LEGGETT AVENUE	788 FOX STREET	1203 FULTON AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	57	52	29	
Year Built	1924	1922	1911	
Gross SqFt	41,010	40,400	20,825	
Estimated Gross Income	\$531,490	\$566,179	\$247,841	
Gross Income per SqFt	\$12.96	\$14.01	\$11.90	
Estimated Expense	\$268,205	\$283,122	\$126,399	
Expense SqFt	\$6.54	\$7.01	\$6.07	
Net Operating Income	\$263,285	\$283,057	\$121,442	
Full Market Value	\$1,682,000	\$1,858,000	\$752,000	
Market Value per SqFt	\$41.01	\$45.99	\$36.11	
Distance from Cooperative in miles		0.12	1.13	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02721-0020	2-02707-0040	2-02684-0072	2-02763-0275
Address	829 SOUTHERN BOULEVARD	744 BECK STREET	982 LEGGETT AVENUE	770 BRYANT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	HUNTS POINT
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	21	21	46
Year Built	1925	1907	1916	1920
Gross SqFt	31,335	15,300	16,950	34,150
Estimated Gross Income	\$357,219	\$181,148	\$193,276	\$371,807
Gross Income per SqFt	\$11.40	\$11.84	\$11.40	\$10.89
Estimated Expense	\$197,724	\$119,558	\$107,020	\$234,731
Expense SqFt	\$6.31	\$7.81	\$6.31	\$6.87
Net Operating Income	\$159,495	\$61,590	\$86,256	\$137,076
Full Market Value	\$971,000	\$380,000	\$525,000	\$818,000
Market Value per SqFt	\$30.99	\$24.84	\$30.97	\$23.95
Distance from Cooperative in miles		0.12	0.32	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02721-0042	2-02662-0016	2-02577-0058	2-02577-0056
Address	1019 LONGWOOD AVENUE	762 EAST 168 STREET	455 WALES AVENUE	461 WALES AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	17	16	16
Year Built	1931	1913	2007	2008
Gross SqFt	18,300	13,985	16,250	16,250
Estimated Gross Income	\$209,352	\$107,688	\$196,730	\$185,960
Gross Income per SqFt	\$11.44	\$7.70	\$12.11	\$11.44
Estimated Expense	\$100,467	\$62,459	\$98,365	\$89,261
Expense SqFt	\$5.49	\$4.47	\$6.05	\$5.49
Net Operating Income	\$108,885	\$45,229	\$98,365	\$96,699
Full Market Value	\$596,000	\$261,000	\$581,000	\$589,000
Market Value per SqFt	\$32.57	\$18.66	\$35.75	\$36.25
Distance from Cooperative in miles		0.83	0.78	0.78

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02721-0043	2-02707-0040	2-02684-0072	2-02669-0042
Address	1015 LONGWOOD AVENUE	744 BECK STREET	982 LEGGETT AVENUE	991 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	21	21	21
Year Built	1931	1907	1916	1905
Gross SqFt	20,580	15,300	16,950	20,855
Estimated Gross Income	\$234,612	\$181,148	\$193,276	\$213,887
Gross Income per SqFt	\$11.40	\$11.84	\$11.40	\$10.26
Estimated Expense	\$129,860	\$119,558	\$107,020	\$139,027
Expense SqFt	\$6.31	\$7.81	\$6.31	\$6.67
Net Operating Income	\$104,752	\$61,590	\$86,256	\$74,860
Full Market Value	\$637,000	\$380,000	\$525,000	\$436,000
Market Value per SqFt	\$30.95	\$24.84	\$30.97	\$20.91
Distance from Cooperative in miles		0.12	0.32	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02722-0001	2-02744-0063	2-02707-0040	
Address	854 INTERVALE AVENUE	1131 WEST FARMS ROAD	744 BECK STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	18	29	21	
Year Built	1931	1914	1907	
Gross SqFt	10,220	22,195	15,300	
Estimated Gross Income	\$146,861	\$374,907	\$181,148	
Gross Income per SqFt	\$14.37	\$16.89	\$11.84	
Estimated Expense	\$84,213	\$192,288	\$119,558	
Expense SqFt	\$8.24	\$8.66	\$7.81	
Net Operating Income	\$62,648	\$182,619	\$61,590	
Full Market Value	\$415,000	\$1,267,000	\$380,000	
Market Value per SqFt	\$40.61	\$57.08	\$24.84	
Distance from Cooperative in miles		0.61	0.21	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02723-0028	2-02723-0025	2-02699-0048	2-02704-0012
Address	906 SIMPSON STREET	934 BARRETTO STREET	993 INTERVALE AVENUE	994 INTERVALE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	31	21	25	21
Year Built	1925	1925	1925	1907
Gross SqFt	34,875	20,750	21,995	20,370
Estimated Gross Income	\$308,644	\$158,694	\$200,357	\$144,161
Gross Income per SqFt	\$8.85	\$7.65	\$9.11	\$7.08
Estimated Expense	\$154,148	\$103,151	\$100,179	\$91,827
Expense SqFt	\$4.42	\$4.97	\$4.55	\$4.51
Net Operating Income	\$154,496	\$55,543	\$100,178	\$52,334
Full Market Value	\$893,000	\$311,000	\$562,000	\$293,000
Market Value per SqFt	\$25.61	\$14.99	\$25.55	\$14.38
Distance from Cooperative in miles		0.00	0.29	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02723-0029	2-02723-0025	2-02699-0048	2-02704-0012
Address	914 SIMPSON STREET	934 BARRETTO STREET	993 INTERVALE AVENUE	994 INTERVALE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	31	21	25	21
Year Built	1925	1925	1925	1907
Gross SqFt	34,875	20,750	21,995	20,370
Estimated Gross Income	\$308,644	\$158,694	\$200,357	\$144,161
Gross Income per SqFt	\$8.85	\$7.65	\$9.11	\$7.08
Estimated Expense	\$154,148	\$103,151	\$100,179	\$91,827
Expense SqFt	\$4.42	\$4.97	\$4.55	\$4.51
Net Operating Income	\$154,496	\$55,543	\$100,178	\$52,334
Full Market Value	\$893,000	\$311,000	\$562,000	\$293,000
Market Value per SqFt	\$25.61	\$14.99	\$25.55	\$14.38
Distance from Cooperative in miles		0.00	0.29	0.27

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02727-0039	2-02970-0047	2-02937-0058	2-02723-0025
Address	1111 SOUTHERN BOULEVARD	1360 LYMAN PLACE	1439 PROSPECT AVENUE	934 BARRETTO STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	22	20	21
Year Built	1925	1912	1910	1925
Gross SqFt	21,917	14,560	16,765	20,750
Estimated Gross Income	\$169,857	\$121,297	\$130,010	\$158,694
Gross Income per SqFt	\$7.75	\$8.33	\$7.75	\$7.65
Estimated Expense	\$90,079	\$58,223	\$68,925	\$103,151
Expense SqFt	\$4.11	\$4.00	\$4.11	\$4.97
Net Operating Income	\$79,778	\$63,074	\$61,085	\$55,543
Full Market Value	\$461,000	\$354,000	\$353,000	\$311,000
Market Value per SqFt	\$21.03	\$24.31	\$21.06	\$14.99
Distance from Cooperative in miles		0.34	0.63	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02732-0021	2-02723-0025	2-02699-0048	2-02708-0001
Address	850 SOUTHERN BOULEVARD	934 BARRETTO STREET	993 INTERVALE AVENUE	941 LEGGETT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	58	21	25	58
Year Built	1923	1925	1925	1910
Gross SqFt	41,874	20,750	21,995	41,750
Estimated Gross Income	\$370,585	\$158,694	\$200,357	\$312,370
Gross Income per SqFt	\$8.85	\$7.65	\$9.11	\$7.48
Estimated Expense	\$185,083	\$103,151	\$100,179	\$207,367
Expense SqFt	\$4.42	\$4.97	\$4.55	\$4.97
Net Operating Income	\$185,502	\$55,543	\$100,178	\$105,003
Full Market Value	\$1,072,000	\$311,000	\$562,000	\$999,000
Market Value per SqFt	\$25.60	\$14.99	\$25.55	\$23.93
Distance from Cooperative in miles		0.24	0.42	0.28

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02740-0071	2-02657-0009	2-02609-0035	
Address	874 MANIDA STREET	754 EAST 161 STREET	1203 FULTON AVENUE	
Neighborhood	HUNTS POINT	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	19	29	29	
Year Built	1910	1910	1911	
Gross SqFt	14,880	22,165	20,825	
Estimated Gross Income	\$169,483	\$241,221	\$247,841	
Gross Income per SqFt	\$11.39	\$10.88	\$11.90	
Estimated Expense	\$93,298	\$143,371	\$126,399	
Expense SqFt	\$6.27	\$6.47	\$6.07	
Net Operating Income	\$76,185	\$97,850	\$121,442	
Full Market Value	\$463,000	\$584,000	\$752,000	
Market Value per SqFt	\$31.12	\$26.35	\$36.11	
Distance from Cooperative in miles		0.81	1.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02744-0060	2-02970-0047	2-02996-0018	
Address	1116 HOE AVENUE	1360 LYMAN PLACE	1562 VYSE AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	22	21	
Year Built	1914	1912	1931	
Gross SqFt	21,025	14,560	18,593	
Estimated Gross Income	\$191,748	\$121,297	\$184,095	
Gross Income per SqFt	\$9.12	\$8.33	\$9.90	
Estimated Expense	\$115,007	\$58,223	\$128,849	
Expense SqFt	\$5.47	\$4.00	\$6.93	
Net Operating Income	\$76,741	\$63,074	\$55,246	
Full Market Value	\$443,000	\$354,000	\$316,000	
Market Value per SqFt	\$21.07	\$24.31	\$17.00	
Distance from Cooperative in miles		0.36	0.57	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02746-0021	2-02762-0040	2-02762-0018	2-02752-0005
Address	946 HOE AVENUE	860 HUNTS POINT AVENUE	1220 GILBERT PLACE	991 EAST 167 STREET
Neighborhood	MORRISANIA/LONGWOOD	HUNTS POINT	HUNTS POINT	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	16	29
Year Built	1913	1920	1910	1910
Gross SqFt	17,550	19,270	12,250	26,480
Estimated Gross Income	\$156,722	\$172,088	\$123,348	\$200,000
Gross Income per SqFt	\$8.93	\$8.93	\$10.07	\$7.55
Estimated Expense	\$94,770	\$104,036	\$66,608	\$130,000
Expense SqFt	\$5.40	\$5.40	\$5.44	\$4.91
Net Operating Income	\$61,952	\$68,052	\$56,740	\$70,000
Full Market Value	\$358,000	\$360,000	\$327,000	\$392,000
Market Value per SqFt	\$20.40	\$18.68	\$26.69	\$14.80
Distance from Cooperative in miles		0.28	0.35	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02746-0023	2-02964-0021	2-02970-0047	2-02723-0025
Address	950 HOE AVENUE	1389 STEBBINS AVENUE	1360 LYMAN PLACE	934 BARRETTO STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	17	22	21
Year Built	1913	1909	1912	1925
Gross SqFt	17,550	11,360	14,560	20,750
Estimated Gross Income	\$146,192	\$97,039	\$121,297	\$158,694
Gross Income per SqFt	\$8.33	\$8.54	\$8.33	\$7.65
Estimated Expense	\$84,791	\$42,697	\$58,223	\$103,151
Expense SqFt	\$4.83	\$3.76	\$4.00	\$4.97
Net Operating Income	\$61,401	\$54,342	\$63,074	\$55,543
Full Market Value	\$355,000	\$305,000	\$354,000	\$311,000
Market Value per SqFt	\$20.23	\$26.85	\$24.31	\$14.99
Distance from Cooperative in miles		0.76	0.60	0.21

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02751-0008	2-02964-0021	2-02970-0047	2-02937-0058
Address	1096 WEST FARMS ROAD	1389 STEBBINS AVENUE	1360 LYMAN PLACE	1439 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	17	22	20
Year Built	1910	1909	1912	1910
Gross SqFt	14,575	11,360	14,560	16,765
Estimated Gross Income	\$121,410	\$97,039	\$121,297	\$130,010
Gross Income per SqFt	\$8.33	\$8.54	\$8.33	\$7.75
Estimated Expense	\$70,418	\$42,697	\$58,223	\$68,925
Expense SqFt	\$4.83	\$3.76	\$4.00	\$4.11
Net Operating Income	\$50,992	\$54,342	\$63,074	\$61,085
Full Market Value	\$295,000	\$305,000	\$354,000	\$353,000
Market Value per SqFt	\$20.24	\$26.85	\$24.31	\$21.06
Distance from Cooperative in miles		0.51	0.40	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02763-0227	2-02552-0061	2-02272-0022	2-02713-0002
Address	750 FAILE STREET	587 EAST 139 STREET	443 ST ANNS AVENUE	955 EAST 163 STREET
Neighborhood	HUNTS POINT	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	111	90	84	104
Year Built	1965	1905	1976	1982
Gross SqFt	108,306	91,314	111,168	148,828
Estimated Gross Income	\$1,275,845	\$1,129,144	\$1,309,853	\$1,648,175
Gross Income per SqFt	\$11.78	\$12.37	\$11.78	\$11.07
Estimated Expense	\$741,896	\$594,155	\$760,970	\$1,023,734
Expense SqFt	\$6.85	\$6.51	\$6.85	\$6.88
Net Operating Income	\$533,949	\$534,989	\$548,883	\$624,441
Full Market Value	\$3,292,000	\$3,360,000	\$3,384,000	\$3,755,000
Market Value per SqFt	\$30.40	\$36.80	\$30.44	\$25.23
Distance from Cooperative in miles		1.63	1.51	0.64

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02765-0140	2-02699-0048	2-02723-0025	
Address	1230 SPOFFORD AVENUE	993 INTERVALE AVENUE	934 BARRETTO STREET	
Neighborhood	HUNTS POINT	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	68	25	21	
Year Built	1928	1925	1925	
Gross SqFt	56,400	21,995	20,750	
Estimated Gross Income	\$506,472	\$200,357	\$158,694	
Gross Income per SqFt	\$8.98	\$9.11	\$7.65	
Estimated Expense	\$253,236	\$100,179	\$103,151	
Expense SqFt	\$4.49	\$4.55	\$4.97	
Net Operating Income	\$253,236	\$100,178	\$55,543	
Full Market Value	\$1,258,000	\$562,000	\$311,000	
Market Value per SqFt	\$22.30	\$25.55	\$14.99	
Distance from Cooperative in miles		0.80	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02765-0146	2-02723-0025	2-02757-0014	2-02763-0331
Address	645 BARRETTO STREET	934 BARRETTO STREET	1244 WESTCHESTER AVENUE	760 BRYANT AVENUE
Neighborhood	HUNTS POINT	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	HUNTS POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	21	58	54
Year Built	1927	1925	1925	1915
Gross SqFt	38,720	20,750	43,565	41,976
Estimated Gross Income	\$342,672	\$158,694	\$409,539	\$364,797
Gross Income per SqFt	\$8.85	\$7.65	\$9.40	\$8.69
Estimated Expense	\$171,142	\$103,151	\$248,877	\$229,822
Expense SqFt	\$4.42	\$4.97	\$5.71	\$5.48
Net Operating Income	\$171,530	\$55,543	\$160,662	\$134,975
Full Market Value	\$991,000	\$311,000	\$901,000	\$757,000
Market Value per SqFt	\$25.59	\$14.99	\$20.68	\$18.03
Distance from Cooperative in miles		0.53	0.90	0.29

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02791-0054	2-02801-0031	2-02826-0048	2-02816-0001
Address	1685 TOPPING AVENUE	1882 GRAND CONCOURSE	112 HENWOOD PLACE	1294 GRANT AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	43	44	35	43
Year Built	1931	1914	2010	1923
Gross SqFt	33,000	41,250	29,434	34,857
Estimated Gross Income	\$498,960	\$623,507	\$282,537	\$556,373
Gross Income per SqFt	\$15.12	\$15.12	\$9.60	\$15.96
Estimated Expense	\$280,500	\$350,677	\$163,871	\$238,460
Expense SqFt	\$8.50	\$8.50	\$5.57	\$6.84
Net Operating Income	\$218,460	\$272,830	\$118,666	\$317,913
Full Market Value	\$1,469,000	\$1,835,000	\$692,000	\$2,172,000
Market Value per SqFt	\$44.52	\$44.48	\$23.51	\$62.31
Distance from Cooperative in miles		0.27	0.27	0.61

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02794-0062	2-02863-0009	2-02877-0453	
Address	221 EAST 173 STREET	1996 DAVIDSON AVENUE	1800 POPHAM AVENUE	
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	26	16	33	
Year Built	1939	1925	1921	
Gross SqFt	32,150	12,250	28,800	
Estimated Gross Income	\$501,862	\$198,346	\$432,689	
Gross Income per SqFt	\$15.61	\$16.19	\$15.02	
Estimated Expense	\$280,348	\$99,016	\$269,402	
Expense SqFt	\$8.72	\$8.08	\$9.35	
Net Operating Income	\$221,514	\$99,330	\$163,287	
Full Market Value	\$1,504,000	\$681,000	\$1,096,000	
Market Value per SqFt	\$46.78	\$55.59	\$38.06	
Distance from Cooperative in miles		0.60	0.67	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02799-0022	2-02863-0009	2-02877-0458	2-02877-0543
Address	1776 TOPPING AVENUE	1996 DAVIDSON AVENUE	1759 MONTGOMERY AVENUE	1785 POPHAM AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	16	21	25
Year Built	1931	1925	1921	1925
Gross SqFt	21,080	12,250	21,250	22,620
Estimated Gross Income	\$293,223	\$198,346	\$275,346	\$314,682
Gross Income per SqFt	\$13.91	\$16.19	\$12.96	\$13.91
Estimated Expense	\$182,553	\$99,016	\$171,438	\$195,931
Expense SqFt	\$8.66	\$8.08	\$8.07	\$8.66
Net Operating Income	\$110,670	\$99,330	\$103,908	\$118,751
Full Market Value	\$725,000	\$681,000	\$664,000	\$778,000
Market Value per SqFt	\$34.39	\$55.59	\$31.25	\$34.39
Distance from Cooperative in miles		0.52	0.78	0.84

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02802-0005	2-02800-0001	2-02948-0047	2-02945-0023
Address	1854 MONROE AVENUE	203 EAST 175 STREET	1785 CROTONA PARK NORTH	1842 ARTHUR AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	CROTONA PARK	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	33	30	20
Year Built	1915	1919	1931	1914
Gross SqFt	22,500	27,500	21,365	13,545
Estimated Gross Income	\$266,625	\$330,122	\$253,159	\$129,837
Gross Income per SqFt	\$11.85	\$12.00	\$11.85	\$9.59
Estimated Expense	\$153,000	\$168,362	\$145,255	\$62,647
Expense SqFt	\$6.80	\$6.12	\$6.80	\$4.63
Net Operating Income	\$113,625	\$161,760	\$107,904	\$67,190
Full Market Value	\$702,000	\$1,004,000	\$667,000	\$292,000
Market Value per SqFt	\$31.20	\$36.51	\$31.22	\$21.56
Distance from Cooperative in miles		0.11	0.78	0.62

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02805-0016	2-02805-0045	2-02801-0018	2-02870-0050
Address	1855 GRAND CONCOURSE	124 EAST 177 STREET	1855 MONROE AVENUE	1985 DAVIDSON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	44	42	36	45
Year Built	1936	1939	1936	1924
Gross SqFt	45,000	39,360	37,000	50,251
Estimated Gross Income	\$566,100	\$417,793	\$465,445	\$754,251
Gross Income per SqFt	\$12.58	\$10.61	\$12.58	\$15.01
Estimated Expense	\$301,050	\$233,964	\$247,551	\$414,838
Expense SqFt	\$6.69	\$5.94	\$6.69	\$8.26
Net Operating Income	\$265,050	\$183,829	\$217,894	\$339,413
Full Market Value	\$1,676,000	\$1,085,000	\$1,377,000	\$1,984,000
Market Value per SqFt	\$37.24	\$27.57	\$37.22	\$39.48
Distance from Cooperative in miles		0.06	0.07	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02809-0022	2-02879-0075	2-02831-0032	2-02879-0149
Address	240 ECHO PLACE	1820 PHELAN PLACE	1291 SHERIDAN AVENUE	1840 SEDGWICK AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	42	43	41	46
Year Built	1931	1927	1925	1928
Gross SqFt	45,700	42,372	41,610	40,150
Estimated Gross Income	\$580,390	\$550,694	\$528,555	\$432,689
Gross Income per SqFt	\$12.70	\$13.00	\$12.70	\$10.78
Estimated Expense	\$284,391	\$342,876	\$258,992	\$269,402
Expense SqFt	\$6.22	\$8.09	\$6.22	\$6.71
Net Operating Income	\$295,999	\$207,818	\$269,563	\$163,287
Full Market Value	\$1,878,000	\$1,329,000	\$1,710,000	\$971,000
Market Value per SqFt	\$41.09	\$31.37	\$41.10	\$24.18
Distance from Cooperative in miles		0.65	1.03	0.70

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02810-0026	2-02878-0190	2-02453-0055	2-02878-0169
Address	250 EAST 178 STREET	1760 ANDREWS AVENUE SOUTH	1280 SHERIDAN AVENUE	1705 ANDREWS AVENUE SOUTH
Neighborhood	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	67	57	66
Year Built	1936	1927	1925	1928
Gross SqFt	70,000	65,994	65,130	77,000
Estimated Gross Income	\$807,100	\$887,818	\$751,103	\$795,056
Gross Income per SqFt	\$11.53	\$13.45	\$11.53	\$10.33
Estimated Expense	\$452,200	\$439,667	\$420,844	\$516,786
Expense SqFt	\$6.46	\$6.66	\$6.46	\$6.71
Net Operating Income	\$354,900	\$448,151	\$330,259	\$278,270
Full Market Value	\$2,169,000	\$2,901,000	\$2,018,000	\$2,152,000
Market Value per SqFt	\$30.99	\$43.96	\$30.98	\$27.95
Distance from Cooperative in miles		0.68	1.19	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02821-0052	2-02932-0004	2-02457-0001	2-03156-0027
Address	1561 SHERIDAN AVENUE	595 EAST 170 STREET	1212 GRAND CONCOURSE	2055 ANTHONY AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	CROTONA PARK	MELROSE/CONCOURSE	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	68	83	70	78
Year Built	1928	1931	1937	1920
Gross SqFt	74,462	78,300	65,832	74,580
Estimated Gross Income	\$834,719	\$877,508	\$850,106	\$798,775
Gross Income per SqFt	\$11.21	\$11.21	\$12.91	\$10.71
Estimated Expense	\$396,138	\$416,578	\$433,554	\$447,314
Expense SqFt	\$5.32	\$5.32	\$6.59	\$6.00
Net Operating Income	\$438,581	\$460,930	\$416,552	\$351,461
Full Market Value	\$2,650,000	\$2,069,000	\$2,657,000	\$2,084,000
Market Value per SqFt	\$35.59	\$26.42	\$40.36	\$27.94
Distance from Cooperative in miles		0.74	0.53	0.90

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02826-0011	2-02948-0047	2-02842-0029	2-03198-0050
Address	1770 WALTON AVENUE	1785 CROTONA PARK NORTH	25 ELLIOT PLACE	2324 DAVIDSON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	CROTONA PARK	MELROSE/CONCOURSE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	30	43	17
Year Built	1925	1931	1925	1911
Gross SqFt	29,600	21,365	32,190	16,560
Estimated Gross Income	\$296,592	\$253,159	\$322,443	\$147,260
Gross Income per SqFt	\$10.02	\$11.85	\$10.02	\$8.89
Estimated Expense	\$166,056	\$145,255	\$180,568	\$91,811
Expense SqFt	\$5.61	\$6.80	\$5.61	\$5.54
Net Operating Income	\$130,536	\$107,904	\$141,875	\$55,449
Full Market Value	\$754,000	\$667,000	\$634,000	\$311,000
Market Value per SqFt	\$25.47	\$31.22	\$19.70	\$18.78
Distance from Cooperative in miles		0.98	0.70	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02826-0024	2-02829-0006	2-02850-0047	2-02807-0016
Address	110 EAST 176 STREET	1982 WALTON AVENUE	54 EAST 176 STREET	1995 CRESTON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	37	53	41
Year Built	1924	1923	1924	1920
Gross SqFt	28,100	26,845	37,090	37,000
Estimated Gross Income	\$255,335	\$285,587	\$401,986	\$403,483
Gross Income per SqFt	\$9.09	\$10.64	\$10.84	\$10.90
Estimated Expense	\$142,988	\$190,186	\$265,311	\$266,299
Expense SqFt	\$5.09	\$7.08	\$7.15	\$7.20
Net Operating Income	\$112,347	\$95,401	\$136,675	\$137,184
Full Market Value	\$630,000	\$564,000	\$814,000	\$819,000
Market Value per SqFt	\$22.42	\$21.01	\$21.95	\$22.14
Distance from Cooperative in miles		0.28	0.06	0.27

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02849-0028	2-02830-0021	2-02833-0028	2-03186-0027
Address	1723 TOWNSEND AVENUE	1346 SHERIDAN AVENUE	1411 GRAND CONCOURSE	2205 WALTON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MELROSE/CONCOURSE	MOUNT HOPE/MOUNT EDEN	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	35	26	31
Year Built	1926	1915	1916	1925
Gross SqFt	24,900	33,201	33,060	29,242
Estimated Gross Income	\$280,125	\$414,808	\$371,991	\$318,250
Gross Income per SqFt	\$11.25	\$12.49	\$11.25	\$10.88
Estimated Expense	\$148,653	\$180,365	\$197,225	\$203,213
Expense SqFt	\$5.97	\$5.43	\$5.97	\$6.95
Net Operating Income	\$131,472	\$234,443	\$174,766	\$115,037
Full Market Value	\$796,000	\$949,000	\$861,000	\$687,000
Market Value per SqFt	\$31.97	\$28.58	\$26.04	\$23.49
Distance from Cooperative in miles		0.69	0.52	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02850-0040	2-02800-0001	2-02850-0047	
Address	1770 TOWNSEND AVENUE	203 EAST 175 STREET	54 EAST 176 STREET	
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	57	33	53	
Year Built	1925	1919	1924	
Gross SqFt	44,440	27,500	37,090	
Estimated Gross Income	\$507,505	\$330,122	\$401,986	
Gross Income per SqFt	\$11.42	\$12.00	\$10.84	
Estimated Expense	\$295,082	\$168,362	\$265,311	
Expense SqFt	\$6.64	\$6.12	\$7.15	
Net Operating Income	\$212,423	\$161,760	\$136,675	
Full Market Value	\$1,294,000	\$1,004,000	\$814,000	
Market Value per SqFt	\$29.12	\$36.51	\$21.95	
Distance from Cooperative in miles		0.20	0.00	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02861-0114	2-02878-0156	2-02872-0252	2-02878-0169
Address	1770 DAVIDSON AVENUE	1725 ANDREWS AVENUE SOUTH	1604 JESUP AVENUE	1705 ANDREWS AVENUE SOUTH
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	65	84	29	66
Year Built	1927	1930	1921	1928
Gross SqFt	81,502	78,576	37,830	77,000
Estimated Gross Income	\$939,718	\$1,062,051	\$436,109	\$795,056
Gross Income per SqFt	\$11.53	\$13.52	\$11.53	\$10.33
Estimated Expense	\$570,514	\$661,262	\$264,783	\$516,786
Expense SqFt	\$7.00	\$8.42	\$7.00	\$6.71
Net Operating Income	\$369,204	\$400,789	\$171,326	\$278,270
Full Market Value	\$2,256,000	\$2,599,000	\$1,047,000	\$2,152,000
Market Value per SqFt	\$27.68	\$33.08	\$27.68	\$27.95
Distance from Cooperative in miles		0.33	0.40	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02861-0119	2-02879-0149	2-02861-0123	2-02872-0252
Address	1780 DAVIDSON AVENUE	1840 SEDGWICK AVENUE	1800 DAVIDSON AVENUE	1604 JESUP AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	42	46	67	29
Year Built	1928	1928	1927	1921
Gross SqFt	42,450	40,150	63,966	37,830
Estimated Gross Income	\$457,611	\$432,689	\$621,032	\$436,109
Gross Income per SqFt	\$10.78	\$10.78	\$9.71	\$11.53
Estimated Expense	\$284,840	\$269,402	\$348,189	\$264,783
Expense SqFt	\$6.71	\$6.71	\$5.44	\$7.00
Net Operating Income	\$172,771	\$163,287	\$272,843	\$171,326
Full Market Value	\$1,027,000	\$971,000	\$787,000	\$1,047,000
Market Value per SqFt	\$24.19	\$24.18	\$12.30	\$27.68
Distance from Cooperative in miles		0.39	0.00	0.40

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02867-0047	2-02878-0170	2-02878-0169	2-02878-0190
Address	1711 DAVIDSON AVENUE	1710 ANDREWS AVENUE SOUTH	1705 ANDREWS AVENUE SOUTH	1760 ANDREWS AVENUE SOUTH
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	82	66	67
Year Built	1928	1927	1928	1927
Gross SqFt	98,700	96,722	77,000	65,994
Estimated Gross Income	\$1,194,270	\$1,170,706	\$795,056	\$887,818
Gross Income per SqFt	\$12.10	\$12.10	\$10.33	\$13.45
Estimated Expense	\$691,887	\$678,060	\$516,786	\$439,667
Expense SqFt	\$7.01	\$7.01	\$6.71	\$6.66
Net Operating Income	\$502,383	\$492,646	\$278,270	\$448,151
Full Market Value	\$3,129,000	\$3,068,000	\$2,152,000	\$2,901,000
Market Value per SqFt	\$31.70	\$31.72	\$27.95	\$43.96
Distance from Cooperative in miles		0.24	0.29	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02876-0131	2-02866-0034	2-02866-0030	2-02874-0014
Address	1713 NELSON AVENUE	1674 MACOMBS ROAD	1664 MACOMBS ROAD	1430 PLIMPTON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	65	53	78
Year Built	1927	1926	1927	2003
Gross SqFt	58,350	72,000	81,000	65,775
Estimated Gross Income	\$709,536	\$939,189	\$776,787	\$799,923
Gross Income per SqFt	\$12.16	\$13.04	\$9.59	\$12.16
Estimated Expense	\$468,294	\$510,755	\$459,096	\$462,272
Expense SqFt	\$8.03	\$7.09	\$5.67	\$7.03
Net Operating Income	\$241,242	\$428,434	\$317,691	\$337,651
Full Market Value	\$1,505,000	\$2,743,000	\$1,850,000	\$2,107,000
Market Value per SqFt	\$25.79	\$38.10	\$22.84	\$32.03
Distance from Cooperative in miles		0.12	0.12	0.45

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02931-0098	2-02456-0051	2-02872-0252	2-02623-0060
Address	605 EAST 169 STREET	210 EAST 166 STREET	1604 JESUP AVENUE	611 EAST 149 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	35	36	29	40
Year Built	1931	1923	1921	1923
Gross SqFt	41,580	38,964	37,830	50,254
Estimated Gross Income	\$479,833	\$449,821	\$436,109	\$591,366
Gross Income per SqFt	\$11.54	\$11.54	\$11.53	\$11.77
Estimated Expense	\$283,160	\$265,212	\$264,783	\$289,769
Expense SqFt	\$6.81	\$6.81	\$7.00	\$5.77
Net Operating Income	\$196,673	\$184,609	\$171,326	\$301,597
Full Market Value	\$1,202,000	\$1,129,000	\$1,047,000	\$1,859,000
Market Value per SqFt	\$28.91	\$28.98	\$27.68	\$36.99
Distance from Cooperative in miles		0.88	1.20	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02933-0029	2-02453-0055	2-02990-0001	
Address	1372 FRANKLIN AVENUE	1280 SHERIDAN AVENUE	1660 HOE AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	CROTONA PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	48	57	54	
Year Built	1931	1925	1926	
Gross SqFt	48,852	65,130	52,000	
Estimated Gross Income	\$512,000	\$751,103	\$685,351	
Gross Income per SqFt	\$10.48	\$11.53	\$13.18	
Estimated Expense	\$320,000	\$420,844	\$452,332	
Expense SqFt	\$6.55	\$6.46	\$8.70	
Net Operating Income	\$192,000	\$330,259	\$233,019	
Full Market Value	\$1,386,000	\$2,018,000	\$1,498,000	
Market Value per SqFt	\$28.37	\$30.98	\$28.81	
Distance from Cooperative in miles		0.76	0.75	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02935-0001	2-02380-0048	2-02692-0074	2-02438-0080
Address	625 JEFFERSON PLACE	464 EAST 159 STREET	865 EAST 167 STREET	1115 COLLEGE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	30	55	44
Year Built	1906	1925	1928	1929
Gross SqFt	17,100	25,182	40,800	42,732
Estimated Gross Income	\$172,197	\$256,376	\$410,787	\$425,813
Gross Income per SqFt	\$10.07	\$10.18	\$10.07	\$9.96
Estimated Expense	\$96,444	\$148,698	\$230,041	\$250,740
Expense SqFt	\$5.64	\$5.90	\$5.64	\$5.87
Net Operating Income	\$75,753	\$107,678	\$180,746	\$175,073
Full Market Value	\$437,000	\$624,000	\$1,043,000	\$1,004,000
Market Value per SqFt	\$25.56	\$24.78	\$25.56	\$23.50
Distance from Cooperative in miles		1.05	0.47	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02961-0015	2-02968-0028	2-02904-0039	2-02609-0035
Address	757 EAST 169 STREET	801 FREEMAN STREET	1585 WASHINGTON AVENUE	1203 FULTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	BATHGATE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	32	12	18	29
Year Built	1926	1931	1931	1911
Gross SqFt	26,347	11,335	15,884	20,825
Estimated Gross Income	\$327,230	\$144,785	\$197,202	\$247,841
Gross Income per SqFt	\$12.42	\$12.77	\$12.42	\$11.90
Estimated Expense	\$189,435	\$76,965	\$114,200	\$126,399
Expense SqFt	\$7.19	\$6.79	\$7.19	\$6.07
Net Operating Income	\$137,795	\$67,820	\$83,002	\$121,442
Full Market Value	\$867,000	\$431,000	\$522,000	\$752,000
Market Value per SqFt	\$32.91	\$38.02	\$32.86	\$36.11
Distance from Cooperative in miles		0.08	0.63	0.33

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02967-0006	2-02990-0001	2-02997-0001	
Address	1574 BOSTON ROAD	1660 HOE AVENUE	1662 VYSE AVENUE	
Neighborhood	CROTONA PARK	CROTONA PARK	CROTONA PARK	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	54	54	37	
Year Built	1929	1926	1924	
Gross SqFt	50,000	52,000	44,436	
Estimated Gross Income	\$646,500	\$685,351	\$562,796	
Gross Income per SqFt	\$12.93	\$13.18	\$12.67	
Estimated Expense	\$398,500	\$452,332	\$321,289	
Expense SqFt	\$7.97	\$8.70	\$7.23	
Net Operating Income	\$248,000	\$233,019	\$241,507	
Full Market Value	\$1,584,000	\$1,498,000	\$1,531,000	
Market Value per SqFt	\$31.68	\$28.81	\$34.45	
Distance from Cooperative in miles		0.24	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02985-0023	2-03129-0029	2-03152-0003	
Address	1922 CROTONA PARKWAY	2131 VYSE AVENUE	2380 RYER AVENUE	
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	17	20	36	
Year Built	1911	1931	1925	
Gross SqFt	27,691	26,700	29,500	
Estimated Gross Income	\$309,862	\$300,600	\$327,781	
Gross Income per SqFt	\$11.19	\$11.26	\$11.11	
Estimated Expense	\$191,622	\$176,367	\$213,072	
Expense SqFt	\$6.92	\$6.61	\$7.22	
Net Operating Income	\$118,240	\$124,233	\$114,709	
Full Market Value	\$714,000	\$752,000	\$691,000	
Market Value per SqFt	\$25.78	\$28.16	\$23.42	
Distance from Cooperative in miles		0.34	1.39	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02992-0073	2-03077-0045	2-02389-0049	2-02956-0014
Address	1883 VYSE AVENUE	2481 HUGHES AVENUE	1165 WASHINGTON AVENUE	784 EAST TREMONT AVENUE
Neighborhood	EAST TREMONT	BELMONT	MORRISANIA/LONGWOOD	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	12	12	23
Year Built	1993	2007	2007	1931
Gross SqFt	15,840	12,000	12,460	22,000
Estimated Gross Income	\$236,808	\$185,743	\$186,242	\$272,575
Gross Income per SqFt	\$14.95	\$15.48	\$14.95	\$12.39
Estimated Expense	\$116,036	\$91,366	\$91,259	\$77,738
Expense SqFt	\$7.33	\$7.61	\$7.32	\$3.53
Net Operating Income	\$120,772	\$94,377	\$94,983	\$194,837
Full Market Value	\$809,000	\$639,000	\$636,000	\$1,225,000
Market Value per SqFt	\$51.07	\$53.25	\$51.04	\$55.68
Distance from Cooperative in miles		1.12	1.42	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02998-0145	2-02996-0018	2-02945-0026	2-02987-0010
Address	1003 EAST 174 STREET	1562 VYSE AVENUE	1844 ARTHUR AVENUE	1290 HOE AVENUE
Neighborhood	CROTONA PARK	CROTONA PARK	EAST TREMONT	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	21	20	32
Year Built	1923	1931	1914	1924
Gross SqFt	28,165	18,593	13,545	22,000
Estimated Gross Income	\$259,118	\$184,095	\$124,612	\$161,977
Gross Income per SqFt	\$9.20	\$9.90	\$9.20	\$7.36
Estimated Expense	\$150,288	\$128,849	\$69,429	\$96,815
Expense SqFt	\$5.34	\$6.93	\$5.13	\$4.40
Net Operating Income	\$108,830	\$55,246	\$55,183	\$65,162
Full Market Value	\$629,000	\$316,000	\$292,000	\$377,000
Market Value per SqFt	\$22.33	\$17.00	\$21.56	\$17.14
Distance from Cooperative in miles		0.28	0.64	0.54

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03010-0004	2-02997-0013	2-02990-0001	2-03061-0026
Address	1670 LONGFELLOW AVENUE	1690 VYSE AVENUE	1660 HOE AVENUE	2019 MONTEREY AVENUE
Neighborhood	CROTONA PARK	CROTONA PARK	CROTONA PARK	EAST TREMONT
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	60	37	54	54
Year Built	1928	1925	1926	1914
Gross SqFt	66,258	42,018	52,000	66,033
Estimated Gross Income	\$873,280	\$562,796	\$685,351	\$756,022
Gross Income per SqFt	\$13.18	\$13.39	\$13.18	\$11.45
Estimated Expense	\$576,445	\$321,289	\$452,332	\$435,489
Expense SqFt	\$8.70	\$7.65	\$8.70	\$6.60
Net Operating Income	\$296,835	\$241,507	\$233,019	\$320,533
Full Market Value	\$1,878,000	\$1,561,000	\$1,498,000	\$1,954,000
Market Value per SqFt	\$28.34	\$37.15	\$28.81	\$29.59
Distance from Cooperative in miles		0.10	0.15	1.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03016-0005	2-02945-0023	2-02945-0026	2-02970-0047
Address	1898 LONGFELLOW AVENUE	1842 ARTHUR AVENUE	1844 ARTHUR AVENUE	1360 LYMAN PLACE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	20	20	22
Year Built	1914	1914	1914	1912
Gross SqFt	19,250	13,545	13,545	14,560
Estimated Gross Income	\$177,100	\$129,837	\$124,612	\$121,297
Gross Income per SqFt	\$9.20	\$9.59	\$9.20	\$8.33
Estimated Expense	\$98,753	\$62,647	\$69,429	\$58,223
Expense SqFt	\$5.13	\$4.63	\$5.13	\$4.00
Net Operating Income	\$78,347	\$67,190	\$55,183	\$63,074
Full Market Value	\$453,000	\$292,000	\$292,000	\$354,000
Market Value per SqFt	\$23.53	\$21.56	\$21.56	\$24.31
Distance from Cooperative in miles		0.73	0.73	0.96

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03016-0007	2-02996-0018	2-02937-0058	2-02987-0010
Address	1900 LONGFELLOW AVENUE	1562 VYSE AVENUE	1439 PROSPECT AVENUE	1290 HOE AVENUE
Neighborhood	EAST TREMONT	CROTONA PARK	CROTONA PARK	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	21	20	32
Year Built	1931	1931	1910	1924
Gross SqFt	27,550	18,593	16,765	22,000
Estimated Gross Income	\$213,513	\$184,095	\$130,010	\$161,977
Gross Income per SqFt	\$7.75	\$9.90	\$7.75	\$7.36
Estimated Expense	\$123,838	\$128,849	\$68,925	\$96,815
Expense SqFt	\$4.50	\$6.93	\$4.11	\$4.40
Net Operating Income	\$89,675	\$55,246	\$61,085	\$65,162
Full Market Value	\$518,000	\$316,000	\$353,000	\$377,000
Market Value per SqFt	\$18.80	\$17.00	\$21.06	\$17.14
Distance from Cooperative in miles		0.41	0.86	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03030-0143	2-03055-0012	2-03172-0008	2-02945-0023
Address	2250 WEBSTER AVENUE	530 EAST 187 STREET	2314 MORRIS AVENUE	1842 ARTHUR AVENUE
Neighborhood	BATHGATE	BELMONT	FORDHAM	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	17	37	20
Year Built	1913	1910	1923	1914
Gross SqFt	16,120	12,320	27,375	13,545
Estimated Gross Income	\$216,814	\$167,150	\$368,156	\$129,837
Gross Income per SqFt	\$13.45	\$13.57	\$13.45	\$9.59
Estimated Expense	\$132,184	\$79,840	\$224,575	\$62,647
Expense SqFt	\$8.20	\$6.48	\$8.20	\$4.63
Net Operating Income	\$84,630	\$87,310	\$143,581	\$67,190
Full Market Value	\$548,000	\$567,000	\$929,000	\$292,000
Market Value per SqFt	\$34.00	\$46.02	\$33.94	\$21.56
Distance from Cooperative in miles		0.29	0.36	0.78

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03035-0048	2-02872-0252	2-03152-0003	
Address	463 EAST 178 STREET	1604 JESUP AVENUE	2380 RYER AVENUE	
Neighborhood	BATHGATE	HIGHBRIDGE/MORRIS HEIGHTS	FORDHAM	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	38	29	36	
Year Built	1935	1921	1925	
Gross SqFt	32,200	37,830	29,500	
Estimated Gross Income	\$364,504	\$436,109	\$327,781	
Gross Income per SqFt	\$11.32	\$11.53	\$11.11	
Estimated Expense	\$228,942	\$264,783	\$213,072	
Expense SqFt	\$7.11	\$7.00	\$7.22	
Net Operating Income	\$135,562	\$171,326	\$114,709	
Full Market Value	\$822,000	\$1,047,000	\$691,000	
Market Value per SqFt	\$25.53	\$27.68	\$23.42	
Distance from Cooperative in miles		1.08	0.71	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03038-0046	2-03055-0012	2-03197-0009	2-02945-0023
Address	4554 PARK AVENUE	530 EAST 187 STREET	2285 DAVIDSON AVENUE	1842 ARTHUR AVENUE
Neighborhood	BATHGATE	BELMONT	KINGSBRIDGE HTS/UNIV HTS	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	17	51	20
Year Built	1915	1910	1923	1914
Gross SqFt	33,663	12,320	46,285	13,545
Estimated Gross Income	\$349,085	\$167,150	\$479,843	\$129,837
Gross Income per SqFt	\$10.37	\$13.57	\$10.37	\$9.59
Estimated Expense	\$202,469	\$79,840	\$254,491	\$62,647
Expense SqFt	\$6.01	\$6.48	\$5.50	\$4.63
Net Operating Income	\$146,616	\$87,310	\$225,352	\$67,190
Full Market Value	\$1,070,000	\$567,000	\$1,318,000	\$292,000
Market Value per SqFt	\$31.79	\$46.02	\$28.48	\$21.56
Distance from Cooperative in miles		0.18	0.64	0.80

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03044-0027	2-03039-0005	2-02947-0005	2-03053-0072
Address	1993 BATHGATE AVENUE	4580 PARK AVENUE	1884 ARTHUR AVENUE	2330 WASHINGTON AVENUE
Neighborhood	BATHGATE	BATHGATE	EAST TREMONT	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	15	20
Year Built	1908	1909	1931	1910
Gross SqFt	15,175	12,075	19,751	19,000
Estimated Gross Income	\$185,439	\$177,866	\$203,013	\$232,105
Gross Income per SqFt	\$12.22	\$14.73	\$10.28	\$12.22
Estimated Expense	\$104,101	\$102,597	\$105,567	\$130,432
Expense SqFt	\$6.86	\$8.50	\$5.34	\$6.86
Net Operating Income	\$81,338	\$75,269	\$97,446	\$101,673
Full Market Value	\$509,000	\$502,000	\$568,000	\$636,000
Market Value per SqFt	\$33.54	\$41.57	\$28.76	\$33.47
Distance from Cooperative in miles		0.55	0.31	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03044-0040	2-03061-0026	2-03061-0022	2-03061-0036
Address	495 EAST 178 STREET	2019 MONTEREY AVENUE	2027 MONTEREY AVENUE	551 EAST 178 STREET
Neighborhood	BATHGATE	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	54	45	46
Year Built	1941	1914	1913	1926
Gross SqFt	55,137	66,033	44,066	60,000
Estimated Gross Income	\$631,319	\$756,022	\$560,017	\$664,718
Gross Income per SqFt	\$11.45	\$11.45	\$12.71	\$11.08
Estimated Expense	\$363,904	\$435,489	\$321,765	\$368,137
Expense SqFt	\$6.60	\$6.60	\$7.30	\$6.14
Net Operating Income	\$267,415	\$320,533	\$238,252	\$296,581
Full Market Value	\$1,518,000	\$1,954,000	\$1,512,000	\$1,783,000
Market Value per SqFt	\$27.53	\$29.59	\$34.31	\$29.72
Distance from Cooperative in miles		0.09	0.09	0.14

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03045-0019	2-03061-0042	2-02800-0001	2-02945-0023
Address	2068 BATHGATE AVENUE	2018 MONTEREY AVENUE	203 EAST 175 STREET	1842 ARTHUR AVENUE
Neighborhood	BATHGATE	EAST TREMONT	MOUNT HOPE/MOUNT EDEN	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	71	33	20
Year Built	1911	1928	1919	1914
Gross SqFt	32,700	55,272	27,500	13,545
Estimated Gross Income	\$313,593	\$520,830	\$330,122	\$129,837
Gross Income per SqFt	\$9.59	\$9.42	\$12.00	\$9.59
Estimated Expense	\$181,884	\$328,302	\$168,362	\$62,647
Expense SqFt	\$5.56	\$5.94	\$6.12	\$4.63
Net Operating Income	\$131,709	\$192,528	\$161,760	\$67,190
Full Market Value	\$738,000	\$1,113,000	\$1,004,000	\$292,000
Market Value per SqFt	\$22.57	\$20.14	\$36.51	\$21.56
Distance from Cooperative in miles		0.15	0.65	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03047-0014	2-03114-0071	2-02948-0047	2-02800-0001
Address	490 EAST 181 STREET	2359 SOUTHERN BOULEVARD	1785 CROTONA PARK NORTH	203 EAST 175 STREET
Neighborhood	BATHGATE	BELMONT	CROTONA PARK	MOUNT HOPE/MOUNT EDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	30	33
Year Built	1927	1931	1931	1919
Gross SqFt	26,000	19,030	21,365	27,500
Estimated Gross Income	\$308,100	\$216,131	\$253,159	\$330,122
Gross Income per SqFt	\$11.85	\$11.36	\$11.85	\$12.00
Estimated Expense	\$176,800	\$132,618	\$145,255	\$168,362
Expense SqFt	\$6.80	\$6.97	\$6.80	\$6.12
Net Operating Income	\$131,300	\$83,513	\$107,904	\$161,760
Full Market Value	\$811,000	\$377,000	\$667,000	\$1,004,000
Market Value per SqFt	\$31.19	\$19.81	\$31.22	\$36.51
Distance from Cooperative in miles		0.65	0.71	0.69

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03061-0070	2-02945-0026	2-02945-0023	2-02948-0047
Address	565 EAST 178 STREET	1844 ARTHUR AVENUE	1842 ARTHUR AVENUE	1785 CROTONA PARK NORTH
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20	30
Year Built	1907	1914	1914	1931
Gross SqFt	16,100	13,545	13,545	21,365
Estimated Gross Income	\$154,399	\$124,612	\$129,837	\$253,159
Gross Income per SqFt	\$9.59	\$9.20	\$9.59	\$11.85
Estimated Expense	\$74,543	\$69,429	\$62,647	\$145,255
Expense SqFt	\$4.63	\$5.13	\$4.63	\$6.80
Net Operating Income	\$79,856	\$55,183	\$67,190	\$107,904
Full Market Value	\$461,000	\$292,000	\$292,000	\$667,000
Market Value per SqFt	\$28.63	\$21.56	\$21.56	\$31.22
Distance from Cooperative in miles		0.27	0.27	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03068-0006	2-03156-0003	2-03107-0004	
Address	1974 LA FONTAINE AVENUE	2060 GRAND CONCOURSE	1984 MAPES AVENUE	
Neighborhood	EAST TREMONT	FORDHAM	EAST TREMONT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	49	40	21	
Year Built	1925	1923	1931	
Gross SqFt	46,800	34,506	22,750	
Estimated Gross Income	\$618,696	\$455,162	\$301,244	
Gross Income per SqFt	\$13.22	\$13.19	\$13.24	
Estimated Expense	\$303,161	\$256,576	\$141,585	
Expense SqFt	\$6.48	\$7.44	\$6.22	
Net Operating Income	\$315,535	\$198,586	\$159,659	
Full Market Value	\$2,031,000	\$1,277,000	\$1,028,000	
Market Value per SqFt	\$43.40	\$37.01	\$45.19	
Distance from Cooperative in miles		0.61	0.40	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03069-0024	2-03128-0009	2-03128-0013	
Address	2089 ARTHUR AVENUE	924 EAST 181 STREET	934 EAST 181 STREET	
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	34	40	
Year Built	1925	1916	1931	
Gross SqFt	55,920	30,617	33,996	
Estimated Gross Income	\$682,783	\$494,474	\$606,164	
Gross Income per SqFt	\$12.21	\$16.15	\$17.83	
Estimated Expense	\$372,427	\$282,294	\$319,202	
Expense SqFt	\$6.66	\$9.22	\$9.39	
Net Operating Income	\$310,356	\$212,180	\$286,962	
Full Market Value	\$1,940,000	\$1,454,000	\$2,019,000	
Market Value per SqFt	\$34.69	\$47.49	\$59.39	
Distance from Cooperative in miles		0.68	0.68	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03069-0090	2-03317-0036	2-03158-0015	2-02863-0009
Address	2039 HUGHES AVENUE	2733 MORRIS AVENUE	2254 GRAND CONCOURSE	1996 DAVIDSON AVENUE
Neighborhood	EAST TREMONT	BEDFORD PARK/NORWOOD	FORDHAM	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	38	12	16
Year Built	1911	1922	1950	1925
Gross SqFt	13,200	30,450	13,470	12,250
Estimated Gross Income	\$147,180	\$339,510	\$101,095	\$198,346
Gross Income per SqFt	\$11.15	\$11.15	\$7.51	\$16.19
Estimated Expense	\$82,500	\$190,278	\$68,117	\$99,016
Expense SqFt	\$6.25	\$6.25	\$5.06	\$8.08
Net Operating Income	\$64,680	\$149,232	\$32,978	\$99,330
Full Market Value	\$390,000	\$900,000	\$180,000	\$681,000
Market Value per SqFt	\$29.55	\$29.56	\$13.36	\$55.59
Distance from Cooperative in miles		1.37	0.70	0.94

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03073-0041	2-02909-0012	2-03114-0071	
Address	2386 ARTHUR AVENUE	440 EAST TREMONT AVENUE	2359 SOUTHERN BOULEVARD	
Neighborhood	BELMONT	BATHGATE	BELMONT	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	15	11	20	
Year Built	1905	1931	1931	
Gross SqFt	10,776	12,863	19,030	
Estimated Gross Income	\$133,084	\$171,605	\$216,131	
Gross Income per SqFt	\$12.35	\$13.34	\$11.36	
Estimated Expense	\$73,061	\$84,596	\$132,618	
Expense SqFt	\$6.78	\$6.58	\$6.97	
Net Operating Income	\$60,023	\$87,009	\$83,513	
Full Market Value	\$294,000	\$562,000	\$377,000	
Market Value per SqFt	\$27.28	\$43.69	\$19.81	
Distance from Cooperative in miles		0.82	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03080-0004	2-03128-0009	2-03128-0013	
Address	2024 HUGHES AVENUE	924 EAST 181 STREET	934 EAST 181 STREET	
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	34	40	
Year Built	1912	1916	1931	
Gross SqFt	32,932	30,617	33,996	
Estimated Gross Income	\$559,515	\$494,474	\$606,164	
Gross Income per SqFt	\$16.99	\$16.15	\$17.83	
Estimated Expense	\$288,262	\$282,294	\$319,202	
Expense SqFt	\$8.75	\$9.22	\$9.39	
Net Operating Income	\$271,253	\$212,180	\$286,962	
Full Market Value	\$1,885,000	\$1,454,000	\$2,019,000	
Market Value per SqFt	\$57.24	\$47.49	\$59.39	
Distance from Cooperative in miles		0.56	0.56	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03080-0082	2-02945-0023	2-03114-0071	2-02948-0047
Address	2076 BELMONT AVENUE	1842 ARTHUR AVENUE	2359 SOUTHERN BOULEVARD	1785 CROTONA PARK NORTH
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20	30
Year Built	1925	1914	1931	1931
Gross SqFt	14,850	13,545	19,030	21,365
Estimated Gross Income	\$168,696	\$129,837	\$216,131	\$253,159
Gross Income per SqFt	\$11.36	\$9.59	\$11.36	\$11.85
Estimated Expense	\$103,505	\$62,647	\$132,618	\$145,255
Expense SqFt	\$6.97	\$4.63	\$6.97	\$6.80
Net Operating Income	\$65,191	\$67,190	\$83,513	\$107,904
Full Market Value	\$396,000	\$292,000	\$377,000	\$667,000
Market Value per SqFt	\$26.67	\$21.56	\$19.81	\$31.22
Distance from Cooperative in miles		0.35	0.50	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03081-0013	2-02945-0023	2-03114-0071	2-02948-0047
Address	2121 BELMONT AVENUE	1842 ARTHUR AVENUE	2359 SOUTHERN BOULEVARD	1785 CROTONA PARK NORTH
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	20	20	30
Year Built	1910	1914	1931	1931
Gross SqFt	17,000	13,545	19,030	21,365
Estimated Gross Income	\$193,120	\$129,837	\$216,131	\$253,159
Gross Income per SqFt	\$11.36	\$9.59	\$11.36	\$11.85
Estimated Expense	\$118,490	\$62,647	\$132,618	\$145,255
Expense SqFt	\$6.97	\$4.63	\$6.97	\$6.80
Net Operating Income	\$74,630	\$67,190	\$83,513	\$107,904
Full Market Value	\$454,000	\$292,000	\$377,000	\$667,000
Market Value per SqFt	\$26.71	\$21.56	\$19.81	\$31.22
Distance from Cooperative in miles		0.41	0.45	0.55

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03081-0042	2-03114-0071	2-02945-0023	2-02948-0047
Address	2114 BELMONT AVENUE	2359 SOUTHERN BOULEVARD	1842 ARTHUR AVENUE	1785 CROTONA PARK NORTH
Neighborhood	EAST TREMONT	BELMONT	EAST TREMONT	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20	30
Year Built	1927	1931	1914	1931
Gross SqFt	12,200	19,030	13,545	21,365
Estimated Gross Income	\$138,592	\$216,131	\$129,837	\$253,159
Gross Income per SqFt	\$11.36	\$11.36	\$9.59	\$11.85
Estimated Expense	\$85,034	\$132,618	\$62,647	\$145,255
Expense SqFt	\$6.97	\$6.97	\$4.63	\$6.80
Net Operating Income	\$53,558	\$83,513	\$67,190	\$107,904
Full Market Value	\$325,000	\$377,000	\$292,000	\$667,000
Market Value per SqFt	\$26.64	\$19.81	\$21.56	\$31.22
Distance from Cooperative in miles		0.43	0.41	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03083-0001	2-03138-0001	2-03113-0009	2-03140-0007
Address	661 EAST 181 STREET	999 EAST 180 STREET	769 GROTE STREET	2082 BOSTON ROAD
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	281	237	249	169
Year Built	1959	1974	1973	1974
Gross SqFt	272,000	276,135	207,850	200,529
Estimated Gross Income	\$3,302,080	\$3,379,946	\$2,522,779	\$2,429,336
Gross Income per SqFt	\$12.14	\$12.24	\$12.14	\$12.11
Estimated Expense	\$1,618,400	\$1,677,720	\$1,236,162	\$1,205,860
Expense SqFt	\$5.95	\$6.08	\$5.95	\$6.01
Net Operating Income	\$1,683,680	\$1,702,226	\$1,286,617	\$1,223,476
Full Market Value	\$10,500,000	\$10,648,000	\$7,978,000	\$7,624,000
Market Value per SqFt	\$38.60	\$38.56	\$38.38	\$38.02
Distance from Cooperative in miles		0.66	0.24	0.76

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03083-0045	2-03102-0047	2-03169-0051	2-02527-0168
Address	2167 CROTONA AVENUE	2339 PROSPECT AVENUE	2083 CRESTON AVENUE	180 WEST 167 STREET
Neighborhood	EAST TREMONT	BELMONT	FORDHAM	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	22	33	25	31
Year Built	1926	2005	1921	1928
Gross SqFt	21,000	33,912	23,705	29,970
Estimated Gross Income	\$195,720	\$331,734	\$221,027	\$258,021
Gross Income per SqFt	\$9.32	\$9.78	\$9.32	\$8.61
Estimated Expense	\$127,890	\$192,406	\$144,449	\$178,706
Expense SqFt	\$6.09	\$5.67	\$6.09	\$5.96
Net Operating Income	\$67,830	\$139,328	\$76,578	\$79,315
Full Market Value	\$374,000	\$813,000	\$426,000	\$432,000
Market Value per SqFt	\$17.81	\$23.97	\$17.97	\$14.41
Distance from Cooperative in miles		0.28	0.89	2.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03090-0049	2-03102-0029	2-03115-0013	
Address	684 EAST 189 STREET	724 EAST 187 STREET	2434 PROSPECT AVENUE	
Neighborhood	BELMONT	BELMONT	BELMONT	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	37	41	50	
Year Built	1928	1927	1925	
Gross SqFt	33,984	28,000	32,850	
Estimated Gross Income	\$480,534	\$433,383	\$420,066	
Gross Income per SqFt	\$14.14	\$15.48	\$12.79	
Estimated Expense	\$267,794	\$251,073	\$222,603	
Expense SqFt	\$7.88	\$8.97	\$6.78	
Net Operating Income	\$212,740	\$182,310	\$197,463	
Full Market Value	\$1,401,000	\$1,235,000	\$1,255,000	
Market Value per SqFt	\$41.23	\$44.11	\$38.20	
Distance from Cooperative in miles		0.21	0.12	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03092-0006	2-02945-0023	2-02945-0026	2-03114-0071
Address	1974 CROTONA AVENUE	1842 ARTHUR AVENUE	1844 ARTHUR AVENUE	2359 SOUTHERN BOULEVARD
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	20	20	20
Year Built	1927	1914	1914	1931
Gross SqFt	24,100	13,545	13,545	19,030
Estimated Gross Income	\$231,119	\$129,837	\$124,612	\$216,131
Gross Income per SqFt	\$9.59	\$9.59	\$9.20	\$11.36
Estimated Expense	\$134,049	\$62,647	\$69,429	\$132,618
Expense SqFt	\$5.56	\$4.63	\$5.13	\$6.97
Net Operating Income	\$97,070	\$67,190	\$55,183	\$83,513
Full Market Value	\$561,000	\$292,000	\$292,000	\$377,000
Market Value per SqFt	\$23.28	\$21.56	\$21.56	\$19.81
Distance from Cooperative in miles		0.21	0.21	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03095-0001	2-02945-0023	2-02948-0047	2-03114-0071
Address	705 EAST 179 STREET	1842 ARTHUR AVENUE	1785 CROTONA PARK NORTH	2359 SOUTHERN BOULEVARD
Neighborhood	EAST TREMONT	EAST TREMONT	CROTONA PARK	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	20	30	20
Year Built	1916	1914	1931	1931
Gross SqFt	30,000	13,545	21,365	19,030
Estimated Gross Income	\$340,800	\$129,837	\$253,159	\$216,131
Gross Income per SqFt	\$11.36	\$9.59	\$11.85	\$11.36
Estimated Expense	\$209,100	\$62,647	\$145,255	\$132,618
Expense SqFt	\$6.97	\$4.63	\$6.80	\$6.97
Net Operating Income	\$131,700	\$67,190	\$107,904	\$83,513
Full Market Value	\$800,000	\$292,000	\$667,000	\$377,000
Market Value per SqFt	\$26.67	\$21.56	\$31.22	\$19.81
Distance from Cooperative in miles		0.31	0.39	0.54

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03095-0007	2-03125-0009	2-03129-0029	
Address	700 OAKLAND PLACE	2120 HONEYWELL AVENUE	2131 VYSE AVENUE	
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	18	20	
Year Built	1931	1915	1931	
Gross SqFt	25,176	19,250	26,700	
Estimated Gross Income	\$312,938	\$261,781	\$300,600	
Gross Income per SqFt	\$12.43	\$13.60	\$11.26	
Estimated Expense	\$162,728	\$138,555	\$176,367	
Expense SqFt	\$6.46	\$7.20	\$6.61	
Net Operating Income	\$150,210	\$123,226	\$124,233	
Full Market Value	\$945,000	\$801,000	\$752,000	
Market Value per SqFt	\$37.54	\$41.61	\$28.16	
Distance from Cooperative in miles		0.40	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03097-0053	2-02945-0023	2-03114-0071	2-02948-0047
Address	2141 PROSPECT AVENUE	1842 ARTHUR AVENUE	2359 SOUTHERN BOULEVARD	1785 CROTONA PARK NORTH
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20	30
Year Built	1910	1914	1931	1931
Gross SqFt	10,560	13,545	19,030	21,365
Estimated Gross Income	\$119,962	\$129,837	\$216,131	\$253,159
Gross Income per SqFt	\$11.36	\$9.59	\$11.36	\$11.85
Estimated Expense	\$63,580	\$62,647	\$132,618	\$145,255
Expense SqFt	\$6.02	\$4.63	\$6.97	\$6.80
Net Operating Income	\$56,382	\$67,190	\$83,513	\$107,904
Full Market Value	\$343,000	\$292,000	\$377,000	\$667,000
Market Value per SqFt	\$32.48	\$21.56	\$19.81	\$31.22
Distance from Cooperative in miles		0.52	0.33	0.60

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03098-0050	2-03111-0065	2-03114-0071	2-03125-0030
Address	2131 CLINTON AVENUE	2159 SOUTHERN BOULEVARD	2359 SOUTHERN BOULEVARD	2133 DALY AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	46	20	32
Year Built	1927	1924	1931	1931
Gross SqFt	29,600	46,000	19,030	30,500
Estimated Gross Income	\$336,256	\$455,313	\$216,131	\$356,450
Gross Income per SqFt	\$11.36	\$9.90	\$11.36	\$11.69
Estimated Expense	\$206,312	\$273,882	\$132,618	\$181,790
Expense SqFt	\$6.97	\$5.95	\$6.97	\$5.96
Net Operating Income	\$129,944	\$181,431	\$83,513	\$174,660
Full Market Value	\$790,000	\$1,039,000	\$377,000	\$1,073,000
Market Value per SqFt	\$26.69	\$22.59	\$19.81	\$35.18
Distance from Cooperative in miles		0.19	0.33	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03100-0018	2-03122-0016	2-03125-0030	2-03053-0072
Address	765 GARDEN STREET	916 EAST 179 STREET	2133 DALY AVENUE	2330 WASHINGTON AVENUE
Neighborhood	BELMONT	EAST TREMONT	EAST TREMONT	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	32	20
Year Built	1931	1931	1931	1910
Gross SqFt	17,600	16,208	30,500	19,000
Estimated Gross Income	\$205,744	\$113,429	\$356,450	\$232,105
Gross Income per SqFt	\$11.69	\$7.00	\$11.69	\$12.22
Estimated Expense	\$118,303	\$74,120	\$181,790	\$130,432
Expense SqFt	\$6.72	\$4.57	\$5.96	\$6.86
Net Operating Income	\$87,441	\$39,309	\$174,660	\$101,673
Full Market Value	\$469,000	\$220,000	\$1,073,000	\$636,000
Market Value per SqFt	\$26.65	\$13.57	\$35.18	\$33.47
Distance from Cooperative in miles		0.46	0.30	0.60

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03105-0005	2-03055-0012	2-03172-0008	2-03219-0216
Address	2420 BEAUMONT AVENUE	530 EAST 187 STREET	2314 MORRIS AVENUE	117 FATHER ZEISER PLACE
Neighborhood	BELMONT	BELMONT	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	37	27
Year Built	1912	1910	1923	1916
Gross SqFt	11,580	12,320	27,375	22,000
Estimated Gross Income	\$155,751	\$167,150	\$368,156	\$274,527
Gross Income per SqFt	\$13.45	\$13.57	\$13.45	\$12.48
Estimated Expense	\$85,663	\$79,840	\$224,575	\$147,455
Expense SqFt	\$7.40	\$6.48	\$8.20	\$6.70
Net Operating Income	\$70,088	\$87,310	\$143,581	\$127,072
Full Market Value	\$454,000	\$567,000	\$929,000	\$782,000
Market Value per SqFt	\$39.21	\$46.02	\$33.94	\$35.55
Distance from Cooperative in miles		0.34	0.94	1.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03106-0044	2-02982-0027	2-02889-0001	
Address	1961 MAPES AVENUE	932 EAST 173 STREET	1680 CLAY AVENUE	
Neighborhood	EAST TREMONT	CROTONA PARK	MOUNT HOPE/MOUNT EDEN	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	24	20	22	
Year Built	1910	1912	1912	
Gross SqFt	23,550	18,888	21,055	
Estimated Gross Income	\$253,634	\$210,286	\$219,092	
Gross Income per SqFt	\$10.77	\$11.13	\$10.41	
Estimated Expense	\$141,300	\$112,941	\$126,511	
Expense SqFt	\$6.00	\$5.98	\$6.01	
Net Operating Income	\$112,334	\$97,345	\$92,581	
Full Market Value	\$667,000	\$451,000	\$542,000	
Market Value per SqFt	\$28.32	\$23.88	\$25.74	
Distance from Cooperative in miles		0.67	0.86	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03107-0006	2-02948-0047	2-03114-0071	
Address	810 EAST 178 STREET	1785 CROTONA PARK NORTH	2359 SOUTHERN BOULEVARD	
Neighborhood	EAST TREMONT	CROTONA PARK	BELMONT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	30	20	
Year Built	1911	1931	1931	
Gross SqFt	18,450	21,365	19,030	
Estimated Gross Income	\$214,205	\$253,159	\$216,131	
Gross Income per SqFt	\$11.61	\$11.85	\$11.36	
Estimated Expense	\$127,121	\$145,255	\$132,618	
Expense SqFt	\$6.89	\$6.80	\$6.97	
Net Operating Income	\$87,084	\$107,904	\$83,513	
Full Market Value	\$534,000	\$667,000	\$377,000	
Market Value per SqFt	\$28.94	\$31.22	\$19.81	
Distance from Cooperative in miles		0.32	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03110-0089	2-03114-0073	2-03099-0006	2-03099-0036
Address	785 EAST 181 STREET	787 EAST 185 STREET	743 EAST 182 STREET	730 GARDEN STREET
Neighborhood	EAST TREMONT	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	26	20	21
Year Built	1913	1931	1913	1913
Gross SqFt	19,523	18,000	19,750	20,000
Estimated Gross Income	\$217,096	\$215,734	\$219,624	\$222,004
Gross Income per SqFt	\$11.12	\$11.99	\$11.12	\$11.10
Estimated Expense	\$139,785	\$122,242	\$141,366	\$141,337
Expense SqFt	\$7.16	\$6.79	\$7.16	\$7.07
Net Operating Income	\$77,311	\$93,492	\$78,258	\$80,667
Full Market Value	\$466,000	\$580,000	\$471,000	\$455,000
Market Value per SqFt	\$23.87	\$32.22	\$23.85	\$22.75
Distance from Cooperative in miles		0.34	0.13	0.13

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03111-0004	2-02945-0023	2-02948-0047	2-03114-0071
Address	2120 MAPES AVENUE	1842 ARTHUR AVENUE	1785 CROTONA PARK NORTH	2359 SOUTHERN BOULEVARD
Neighborhood	EAST TREMONT	EAST TREMONT	CROTONA PARK	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	20	30	20
Year Built	1914	1914	1931	1931
Gross SqFt	27,495	13,545	21,365	19,030
Estimated Gross Income	\$312,343	\$129,837	\$253,159	\$216,131
Gross Income per SqFt	\$11.36	\$9.59	\$11.85	\$11.36
Estimated Expense	\$191,640	\$62,647	\$145,255	\$132,618
Expense SqFt	\$6.97	\$4.63	\$6.80	\$6.97
Net Operating Income	\$120,703	\$67,190	\$107,904	\$83,513
Full Market Value	\$733,000	\$292,000	\$667,000	\$377,000
Market Value per SqFt	\$26.66	\$21.56	\$31.22	\$19.81
Distance from Cooperative in miles		0.50	0.52	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03112-0003	2-03114-0071	2-03111-0065	
Address	803 EAST 182 STREET	2359 SOUTHERN BOULEVARD	2159 SOUTHERN BOULEVARD	
Neighborhood	BELMONT	BELMONT	EAST TREMONT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	44	20	46	
Year Built	1931	1931	1924	
Gross SqFt	35,715	19,030	46,000	
Estimated Gross Income	\$379,650	\$216,131	\$455,313	
Gross Income per SqFt	\$10.63	\$11.36	\$9.90	
Estimated Expense	\$230,719	\$132,618	\$273,882	
Expense SqFt	\$6.46	\$6.97	\$5.95	
Net Operating Income	\$148,931	\$83,513	\$181,431	
Full Market Value	\$880,000	\$377,000	\$1,039,000	
Market Value per SqFt	\$24.64	\$19.81	\$22.59	
Distance from Cooperative in miles		0.27	0.10	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03117-0010	2-02948-0047	2-02996-0018	2-03114-0071
Address	851 EAST TREMONT AVENUE	1785 CROTONA PARK NORTH	1562 VYSE AVENUE	2359 SOUTHERN BOULEVARD
Neighborhood	EAST TREMONT	CROTONA PARK	CROTONA PARK	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	30	21	20
Year Built	1931	1931	1931	1931
Gross SqFt	21,150	21,365	18,593	19,030
Estimated Gross Income	\$240,264	\$253,159	\$184,095	\$216,131
Gross Income per SqFt	\$11.36	\$11.85	\$9.90	\$11.36
Estimated Expense	\$147,416	\$145,255	\$128,849	\$132,618
Expense SqFt	\$6.97	\$6.80	\$6.93	\$6.97
Net Operating Income	\$92,848	\$107,904	\$55,246	\$83,513
Full Market Value	\$530,000	\$667,000	\$316,000	\$377,000
Market Value per SqFt	\$25.06	\$31.22	\$17.00	\$19.81
Distance from Cooperative in miles		0.35	0.64	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03117-0023	2-03209-0009	2-03197-0009	
Address	855 EAST 178 STREET	54 EVELYN PLACE	2285 DAVIDSON AVENUE	
Neighborhood	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	107	65	51	
Year Built	1931	1925	1923	
Gross SqFt	90,600	53,430	46,285	
Estimated Gross Income	\$909,574	\$492,293	\$479,843	
Gross Income per SqFt	\$10.04	\$9.21	\$10.37	
Estimated Expense	\$527,553	\$286,950	\$254,491	
Expense SqFt	\$5.82	\$5.37	\$5.50	
Net Operating Income	\$382,021	\$205,343	\$225,352	
Full Market Value	\$2,201,000	\$1,151,000	\$1,318,000	
Market Value per SqFt	\$24.29	\$21.54	\$28.48	
Distance from Cooperative in miles		1.49	1.44	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03126-0028	2-02428-0017	2-02389-0049	
Address	940 EAST 178 STREET	1076 TELLER AVENUE	1165 WASHINGTON AVENUE	
Neighborhood	EAST TREMONT	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	20	12	
Year Built	1992	1928	2007	
Gross SqFt	17,820	15,485	12,460	
Estimated Gross Income	\$266,409	\$231,538	\$186,242	
Gross Income per SqFt	\$14.95	\$14.95	\$14.95	
Estimated Expense	\$146,480	\$141,238	\$91,259	
Expense SqFt	\$8.22	\$9.12	\$7.32	
Net Operating Income	\$119,929	\$90,300	\$94,983	
Full Market Value	\$804,000	\$605,000	\$636,000	
Market Value per SqFt	\$45.12	\$39.07	\$51.04	
Distance from Cooperative in miles		1.81	1.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03127-0001	2-02947-0007	2-02999-0016	
Address	2000 DALY AVENUE	1888 ARTHUR AVENUE	1434 BRYANT AVENUE	
Neighborhood	EAST TREMONT	EAST TREMONT	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	50	20	21	
Year Built	1926	1913	1931	
Gross SqFt	42,455	19,800	22,000	
Estimated Gross Income	\$316,290	\$159,870	\$150,293	
Gross Income per SqFt	\$7.45	\$8.07	\$6.83	
Estimated Expense	\$194,444	\$91,708	\$99,764	
Expense SqFt	\$4.58	\$4.63	\$4.53	
Net Operating Income	\$121,846	\$68,162	\$50,529	
Full Market Value	\$585,000	\$280,000	\$283,000	
Market Value per SqFt	\$13.78	\$14.14	\$12.86	
Distance from Cooperative in miles		0.58	0.89	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03130-0007	2-03117-0008	2-03105-0004	
Address	1962 VYSE AVENUE	855 EAST TREMONT AVENUE	2418 BEAUMONT AVENUE	
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	24	26	16	
Year Built	1992	1931	1912	
Gross SqFt	23,760	20,200	11,733	
Estimated Gross Income	\$374,695	\$354,927	\$163,805	
Gross Income per SqFt	\$15.77	\$17.57	\$13.96	
Estimated Expense	\$184,615	\$163,609	\$87,208	
Expense SqFt	\$7.77	\$8.10	\$7.43	
Net Operating Income	\$190,080	\$191,318	\$76,597	
Full Market Value	\$1,294,000	\$1,341,000	\$502,000	
Market Value per SqFt	\$54.46	\$66.39	\$42.79	
Distance from Cooperative in miles		0.31	0.98	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03144-0018	2-03172-0008	2-02800-0001	2-03198-0050
Address	2122 VALENTINE AVENUE	2314 MORRIS AVENUE	203 EAST 175 STREET	2324 DAVIDSON AVENUE
Neighborhood	FORDHAM	FORDHAM	MOUNT HOPE/MOUNT EDEN	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	37	33	17
Year Built	1926	1923	1919	1911
Gross SqFt	19,715	27,375	27,500	16,560
Estimated Gross Income	\$236,580	\$368,156	\$330,122	\$147,260
Gross Income per SqFt	\$12.00	\$13.45	\$12.00	\$8.89
Estimated Expense	\$120,656	\$224,575	\$168,362	\$91,811
Expense SqFt	\$6.12	\$8.20	\$6.12	\$5.54
Net Operating Income	\$115,924	\$143,581	\$161,760	\$55,449
Full Market Value	\$720,000	\$929,000	\$1,004,000	\$311,000
Market Value per SqFt	\$36.52	\$33.94	\$36.51	\$18.78
Distance from Cooperative in miles		0.38	0.57	0.54

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03145-0026	2-02909-0012	2-03145-0032	
Address	2279 TIEBOUT AVENUE	440 EAST TREMONT AVENUE	2259 TIEBOUT AVENUE	
Neighborhood	FORDHAM	BATHGATE	FORDHAM	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	11	16	
Year Built	1925	1931	1925	
Gross SqFt	10,032	12,863	9,108	
Estimated Gross Income	\$130,115	\$171,605	\$114,771	
Gross Income per SqFt	\$12.97	\$13.34	\$12.60	
Estimated Expense	\$70,324	\$84,596	\$67,715	
Expense SqFt	\$7.01	\$6.58	\$7.43	
Net Operating Income	\$59,791	\$87,009	\$47,056	
Full Market Value	\$382,000	\$562,000	\$298,000	
Market Value per SqFt	\$38.08	\$43.69	\$32.72	
Distance from Cooperative in miles		0.65	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03149-0061	2-02877-0543	2-02879-0075	
Address	2025 VALENTINE AVENUE	1785 POPHAM AVENUE	1820 PHELAN PLACE	
Neighborhood	FORDHAM	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	36	25	43	
Year Built	1940	1925	1927	
Gross SqFt	37,350	22,620	42,372	
Estimated Gross Income	\$502,731	\$314,682	\$550,694	
Gross Income per SqFt	\$13.46	\$13.91	\$13.00	
Estimated Expense	\$276,502	\$195,931	\$342,876	
Expense SqFt	\$7.40	\$8.66	\$8.09	
Net Operating Income	\$226,229	\$118,751	\$207,818	
Full Market Value	\$1,465,000	\$778,000	\$1,329,000	
Market Value per SqFt	\$39.22	\$34.39	\$31.37	
Distance from Cooperative in miles		0.99	0.80	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03149-0096	2-02800-0001	2-03219-0216	
Address	268 EAST 181 STREET	203 EAST 175 STREET	117 FATHER ZEISER PLACE	
Neighborhood	FORDHAM	MOUNT HOPE/MOUNT EDEN	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	30	33	27	
Year Built	1913	1919	1916	
Gross SqFt	22,202	27,500	22,000	
Estimated Gross Income	\$271,752	\$330,122	\$274,527	
Gross Income per SqFt	\$12.24	\$12.00	\$12.48	
Estimated Expense	\$142,315	\$168,362	\$147,455	
Expense SqFt	\$6.41	\$6.12	\$6.70	
Net Operating Income	\$129,437	\$161,760	\$127,072	
Full Market Value	\$779,000	\$1,004,000	\$782,000	
Market Value per SqFt	\$35.09	\$36.51	\$35.55	
Distance from Cooperative in miles		0.55	0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03151-0028	2-03157-0011	2-03040-0010	2-03183-0037
Address	254 EAST 184 STREET	2172 ANTHONY AVENUE	452 EAST 187 STREET	2356 WALTON AVENUE
Neighborhood	FORDHAM	FORDHAM	BATHGATE	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	22	27	34
Year Built	1916	1916	1926	1921
Gross SqFt	20,955	17,710	22,000	26,515
Estimated Gross Income	\$261,728	\$232,087	\$274,728	\$310,292
Gross Income per SqFt	\$12.49	\$13.10	\$12.49	\$11.70
Estimated Expense	\$159,048	\$124,093	\$167,022	\$190,077
Expense SqFt	\$7.59	\$7.01	\$7.59	\$7.17
Net Operating Income	\$102,680	\$107,994	\$107,706	\$120,215
Full Market Value	\$647,000	\$670,000	\$422,000	\$739,000
Market Value per SqFt	\$30.88	\$37.83	\$19.18	\$27.87
Distance from Cooperative in miles		0.23	0.31	0.20

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03165-0022	2-03172-0008	2-03219-0216	2-03055-0012
Address	2414 CRESTON AVENUE	2314 MORRIS AVENUE	117 FATHER ZEISER PLACE	530 EAST 187 STREET
Neighborhood	FORDHAM	FORDHAM	KINGSBRIDGE HTS/UNIV HTS	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	37	27	17
Year Built	1914	1923	1916	1910
Gross SqFt	23,250	27,375	22,000	12,320
Estimated Gross Income	\$312,713	\$368,156	\$274,527	\$167,150
Gross Income per SqFt	\$13.45	\$13.45	\$12.48	\$13.57
Estimated Expense	\$190,650	\$224,575	\$147,455	\$79,840
Expense SqFt	\$8.20	\$8.20	\$6.70	\$6.48
Net Operating Income	\$122,063	\$143,581	\$127,072	\$87,310
Full Market Value	\$790,000	\$929,000	\$782,000	\$567,000
Market Value per SqFt	\$33.98	\$33.94	\$35.55	\$46.02
Distance from Cooperative in miles		0.17	0.46	0.56

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03173-0001	2-03152-0003	2-02863-0009	2-02879-0149
Address	2386 MORRIS AVENUE	2380 RYER AVENUE	1996 DAVIDSON AVENUE	1840 SEDGWICK AVENUE
Neighborhood	FORDHAM	FORDHAM	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	33	36	16	46
Year Built	1928	1925	1925	1928
Gross SqFt	30,886	29,500	12,250	40,150
Estimated Gross Income	\$343,143	\$327,781	\$198,346	\$432,689
Gross Income per SqFt	\$11.11	\$11.11	\$16.19	\$10.78
Estimated Expense	\$199,023	\$213,072	\$99,016	\$269,402
Expense SqFt	\$6.44	\$7.22	\$8.08	\$6.71
Net Operating Income	\$144,120	\$114,709	\$99,330	\$163,287
Full Market Value	\$868,000	\$691,000	\$681,000	\$971,000
Market Value per SqFt	\$28.10	\$23.42	\$55.59	\$24.18
Distance from Cooperative in miles		0.15	0.72	1.02

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03173-0013	2-03288-0010	2-03031-0021	
Address	2420 MORRIS AVENUE	315 EAST 196 STREET	2348 WEBSTER AVENUE	
Neighborhood	FORDHAM	BEDFORD PARK/NORWOOD	BATHGATE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	74	59	64	
Year Built	1955	1941	2005	
Gross SqFt	75,010	67,757	70,808	
Estimated Gross Income	\$738,098	\$691,329	\$670,777	
Gross Income per SqFt	\$9.84	\$10.20	\$9.47	
Estimated Expense	\$438,058	\$442,451	\$363,952	
Expense SqFt	\$5.84	\$6.53	\$5.14	
Net Operating Income	\$300,040	\$248,878	\$306,825	
Full Market Value	\$1,747,000	\$1,285,000	\$1,670,000	
Market Value per SqFt	\$23.29	\$18.96	\$23.58	
Distance from Cooperative in miles		0.65	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03175-0010	2-03234-0049	2-02870-0045	
Address	55 EAST 190 STREET	2285 SEDGWICK AVENUE	1995 DAVIDSON AVENUE	
Neighborhood	FORDHAM	KINGSBRIDGE HTS/UNIV HTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	54	54	45	
Year Built	1942	1927	1924	
Gross SqFt	55,440	58,212	50,251	
Estimated Gross Income	\$665,834	\$588,200	\$699,580	
Gross Income per SqFt	\$12.01	\$10.10	\$13.92	
Estimated Expense	\$351,490	\$341,156	\$342,794	
Expense SqFt	\$6.34	\$5.86	\$6.82	
Net Operating Income	\$314,344	\$247,044	\$356,786	
Full Market Value	\$1,952,000	\$1,438,000	\$1,984,000	
Market Value per SqFt	\$35.21	\$24.70	\$39.48	
Distance from Cooperative in miles		0.65	0.92	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03179-0052	2-02867-0058	2-03182-0050	
Address	2075 WALTON AVENUE	1691 DAVIDSON AVENUE	2249 MORRIS AVENUE	
Neighborhood	FORDHAM	HIGHBRIDGE/MORRIS HEIGHTS	FORDHAM	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	31	49	
Year Built	1927	1931	1927	
Gross SqFt	53,898	21,699	53,928	
Estimated Gross Income	\$484,004	\$187,246	\$502,838	
Gross Income per SqFt	\$8.98	\$8.63	\$9.32	
Estimated Expense	\$308,297	\$133,026	\$286,618	
Expense SqFt	\$5.72	\$6.13	\$5.31	
Net Operating Income	\$175,707	\$54,220	\$216,220	
Full Market Value	\$961,000	\$316,000	\$1,204,000	
Market Value per SqFt	\$17.83	\$14.56	\$22.33	
Distance from Cooperative in miles		0.66	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03180-0013	2-03186-0027	2-02868-0123	2-03225-0126
Address	2163 MORRIS AVENUE	2205 WALTON AVENUE	1970 DR M L KING JR BOULE	2321 ANDREWS AVENUE NORTH
Neighborhood	FORDHAM	FORDHAM	HIGHBRIDGE/MORRIS HEIGHTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	31	11	27
Year Built	1917	1925	1914	1922
Gross SqFt	18,710	29,242	17,100	23,636
Estimated Gross Income	\$216,849	\$318,250	\$216,602	\$273,840
Gross Income per SqFt	\$11.59	\$10.88	\$12.67	\$11.59
Estimated Expense	\$133,964	\$203,213	\$115,550	\$169,287
Expense SqFt	\$7.16	\$6.95	\$6.76	\$7.16
Net Operating Income	\$82,885	\$115,037	\$101,052	\$104,553
Full Market Value	\$508,000	\$687,000	\$634,000	\$640,000
Market Value per SqFt	\$27.15	\$23.49	\$37.08	\$27.08
Distance from Cooperative in miles		0.08	0.47	0.49

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03199-0062	2-03146-0063	2-03172-0008	
Address	2400 DAVIDSON AVENUE	2321 TIEBOUT AVENUE	2314 MORRIS AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	FORDHAM	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	52	52	37	
Year Built	1923	1917	1923	
Gross SqFt	40,000	36,000	27,375	
Estimated Gross Income	\$515,200	\$442,838	\$368,156	
Gross Income per SqFt	\$12.88	\$12.30	\$13.45	
Estimated Expense	\$303,968	\$278,399	\$224,575	
Expense SqFt	\$7.60	\$7.73	\$8.20	
Net Operating Income	\$211,232	\$164,439	\$143,581	
Full Market Value	\$1,347,000	\$1,030,000	\$929,000	
Market Value per SqFt	\$33.68	\$28.61	\$33.94	
Distance from Cooperative in miles		0.39	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03199-0066	2-03146-0063	2-03172-0008	
Address	2410 DAVIDSON AVENUE	2321 TIEBOUT AVENUE	2314 MORRIS AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	FORDHAM	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	51	52	37	
Year Built	1923	1917	1923	
Gross SqFt	40,000	36,000	27,375	
Estimated Gross Income	\$515,200	\$442,838	\$368,156	
Gross Income per SqFt	\$12.88	\$12.30	\$13.45	
Estimated Expense	\$303,968	\$278,399	\$224,575	
Expense SqFt	\$7.60	\$7.73	\$8.20	
Net Operating Income	\$211,232	\$164,439	\$143,581	
Full Market Value	\$1,347,000	\$1,030,000	\$929,000	
Market Value per SqFt	\$33.68	\$28.61	\$33.94	
Distance from Cooperative in miles		0.39	0.23	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03201-0003	2-02805-0045	2-03157-0001	
Address	2506 DAVIDSON AVENUE	124 EAST 177 STREET	2160 ANTHONY AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	MOUNT HOPE/MOUNT EDEN	FORDHAM	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	42	42	42	
Year Built	1941	1939	1927	
Gross SqFt	37,000	39,360	47,820	
Estimated Gross Income	\$376,290	\$417,793	\$465,000	
Gross Income per SqFt	\$10.17	\$10.61	\$9.72	
Estimated Expense	\$207,200	\$233,964	\$251,100	
Expense SqFt	\$5.60	\$5.94	\$5.25	
Net Operating Income	\$169,090	\$183,829	\$213,900	
Full Market Value	\$985,000	\$1,085,000	\$1,201,000	
Market Value per SqFt	\$26.62	\$27.57	\$25.12	
Distance from Cooperative in miles		1.15	0.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03209-0045	2-02929-0074	2-02879-0075	2-03152-0003
Address	2333 GRAND AVENUE	1691 FULTON AVENUE	1820 PHELAN PLACE	2380 RYER AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	BATHGATE	HIGHBRIDGE/MORRIS HEIGHTS	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	56	43	36
Year Built	1926	1926	1927	1925
Gross SqFt	40,428	50,760	42,372	29,500
Estimated Gross Income	\$525,564	\$760,412	\$550,694	\$327,781
Gross Income per SqFt	\$13.00	\$14.98	\$13.00	\$11.11
Estimated Expense	\$283,805	\$439,910	\$342,876	\$213,072
Expense SqFt	\$7.02	\$8.67	\$8.09	\$7.22
Net Operating Income	\$241,759	\$320,502	\$207,818	\$114,709
Full Market Value	\$1,546,000	\$2,149,000	\$1,329,000	\$691,000
Market Value per SqFt	\$38.24	\$42.34	\$31.37	\$23.42
Distance from Cooperative in miles		1.46	0.79	0.40

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03212-0092	2-03181-0022	2-03053-0072	2-03195-0016
Address	55 WEST 184 STREET	62 EAST 182 STREET	2330 WASHINGTON AVENUE	38 GRAND AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	BATHGATE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	24	20	43
Year Built	1926	1921	1910	1924
Gross SqFt	22,500	23,556	19,000	48,175
Estimated Gross Income	\$266,175	\$278,660	\$232,105	\$465,433
Gross Income per SqFt	\$11.83	\$11.83	\$12.22	\$9.66
Estimated Expense	\$158,625	\$166,147	\$130,432	\$260,642
Expense SqFt	\$7.05	\$7.05	\$6.86	\$5.41
Net Operating Income	\$107,550	\$112,513	\$101,673	\$204,791
Full Market Value	\$664,000	\$695,000	\$636,000	\$1,160,000
Market Value per SqFt	\$29.51	\$29.50	\$33.47	\$24.08
Distance from Cooperative in miles		0.34	0.78	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03218-0074	2-02801-0018	2-03249-0202	
Address	2265 DR M L KING JR BOULE	1855 MONROE AVENUE	2800 SEDGWICK AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	MOUNT HOPE/MOUNT EDEN	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	36	53	
Year Built	1936	1936	1927	
Gross SqFt	46,440	37,000	53,500	
Estimated Gross Income	\$502,481	\$465,445	\$484,766	
Gross Income per SqFt	\$10.82	\$12.58	\$9.06	
Estimated Expense	\$274,460	\$247,551	\$274,315	
Expense SqFt	\$5.91	\$6.69	\$5.13	
Net Operating Income	\$228,021	\$217,894	\$210,451	
Full Market Value	\$1,358,000	\$1,377,000	\$1,067,000	
Market Value per SqFt	\$29.24	\$37.22	\$19.94	
Distance from Cooperative in miles		0.90	0.75	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03219-0201	2-02876-0095	2-03198-0050	
Address	2471 UNIVERSITY AVENUE	1658 DR M L KING JR BOULE	2324 DAVIDSON AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	HIGHBRIDGE/MORRIS HEIGHTS	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	21	17	
Year Built	1915	1915	1911	
Gross SqFt	21,750	20,400	16,560	
Estimated Gross Income	\$175,958	\$148,718	\$147,260	
Gross Income per SqFt	\$8.09	\$7.29	\$8.89	
Estimated Expense	\$103,530	\$81,236	\$91,811	
Expense SqFt	\$4.76	\$3.98	\$5.54	
Net Operating Income	\$72,428	\$67,482	\$55,449	
Full Market Value	\$406,000	\$298,000	\$311,000	
Market Value per SqFt	\$18.67	\$14.61	\$18.78	
Distance from Cooperative in miles		1.42	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03225-0022	2-02800-0001	2-03197-0009	
Address	2295 ANDREWS AVENUE NORTH	203 EAST 175 STREET	2285 DAVIDSON AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	MOUNT HOPE/MOUNT EDEN	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	36	33	51	
Year Built	1922	1919	1923	
Gross SqFt	41,107	27,500	46,285	
Estimated Gross Income	\$459,987	\$330,122	\$479,843	
Gross Income per SqFt	\$11.19	\$12.00	\$10.37	
Estimated Expense	\$238,832	\$168,362	\$254,491	
Expense SqFt	\$5.81	\$6.12	\$5.50	
Net Operating Income	\$221,155	\$161,760	\$225,352	
Full Market Value	\$1,336,000	\$1,004,000	\$1,318,000	
Market Value per SqFt	\$32.50	\$36.51	\$28.48	
Distance from Cooperative in miles		0.98	0.27	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03226-0053	2-02526-0090	2-03668-0001	
Address	4 FORDHAM HILL OVAL	1131 OGDEN AVENUE	920 THIERIOT AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	HIGHBRIDGE/MORRIS HEIGHTS	SOUNDVIEW	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	1,153	404	459	
Year Built	1950	1947	1965	
Gross SqFt	1,230,965	475,438	490,000	
Estimated Gross Income	\$13,306,732	\$5,279,844	\$5,147,620	
Gross Income per SqFt	\$10.81	\$11.11	\$10.51	
Estimated Expense	\$7,116,440	\$3,009,055	\$2,883,146	
Expense SqFt	\$5.78	\$6.33	\$5.88	
Net Operating Income	\$6,190,292	\$2,270,789	\$2,264,474	
Full Market Value	\$36,849,000	\$13,670,000	\$13,318,000	
Market Value per SqFt	\$29.94	\$28.75	\$27.18	
Distance from Cooperative in miles		2.37	3.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03237-0067	2-03115-9021	2-03115-0005	2-03114-9052
Address	2630 KINGSBRIDGE TERRACE	2481 SOUTHERN BOULEVARD	2405 SOUTHERN BOULEVARD	2364 PROSPECT AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	BELMONT	BELMONT	BELMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	185	311	142	160
Year Built	1955	1975	1970	1974
Gross SqFt	200,000	249,600	125,075	116,569
Estimated Gross Income	\$2,412,000	\$3,100,215	\$1,272,881	\$1,405,997
Gross Income per SqFt	\$12.06	\$12.42	\$10.18	\$12.06
Estimated Expense	\$1,258,000	\$1,668,279	\$738,271	\$733,653
Expense SqFt	\$6.29	\$6.68	\$5.90	\$6.29
Net Operating Income	\$1,154,000	\$1,431,936	\$534,610	\$672,344
Full Market Value	\$7,179,000	\$9,006,000	\$3,113,000	\$4,183,000
Market Value per SqFt	\$35.90	\$36.08	\$24.89	\$35.88
Distance from Cooperative in miles		1.60	1.60	1.67

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03237-0145	2-03237-0140	2-03296-0050	2-03239-0031
Address	2545 SEDGWICK AVENUE	2559 SEDGWICK AVENUE	2869 BAINBRIDGE AVENUE	2682 BAILEY AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	BEDFORD PARK/NORWOOD	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	56	72	55
Year Built	1964	1949	1955	1960
Gross SqFt	71,640	59,362	71,000	67,175
Estimated Gross Income	\$786,607	\$705,047	\$779,835	\$719,160
Gross Income per SqFt	\$10.98	\$11.88	\$10.98	\$10.71
Estimated Expense	\$457,063	\$374,758	\$453,047	\$411,340
Expense SqFt	\$6.38	\$6.31	\$6.38	\$6.12
Net Operating Income	\$329,544	\$330,289	\$326,788	\$307,820
Full Market Value	\$1,974,000	\$2,043,000	\$1,958,000	\$1,825,000
Market Value per SqFt	\$27.55	\$34.42	\$27.58	\$27.17
Distance from Cooperative in miles		0.00	1.03	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03246-0056	2-03248-0150	2-03296-0050	2-03295-0070
Address	3850 SEDGWICK AVENUE	2710 SEDGWICK AVENUE	2869 BAINBRIDGE AVENUE	2771 BAINBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	102	72	60
Year Built	1955	1924	1955	1949
Gross SqFt	141,055	107,195	71,000	73,500
Estimated Gross Income	\$1,548,784	\$1,360,540	\$779,835	\$579,889
Gross Income per SqFt	\$10.98	\$12.69	\$10.98	\$7.89
Estimated Expense	\$899,931	\$693,875	\$453,047	\$376,928
Expense SqFt	\$6.38	\$6.47	\$6.38	\$5.13
Net Operating Income	\$648,853	\$666,665	\$326,788	\$202,961
Full Market Value	\$3,887,000	\$3,248,000	\$1,958,000	\$1,106,000
Market Value per SqFt	\$27.56	\$30.30	\$27.58	\$15.05
Distance from Cooperative in miles		0.66	0.64	0.70

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03250-0040	2-03319-0064	2-03274-0027	2-03256-0064
Address	2835 WEBB AVENUE	5 MINERVA PLACE	2995 BOTANICAL SQUARE	2834 HEATH AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BRONX PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	73	78	100	65
Year Built	1959	1928	1927	1927
Gross SqFt	83,000	82,500	89,700	68,448
Estimated Gross Income	\$869,840	\$865,060	\$940,124	\$698,934
Gross Income per SqFt	\$10.48	\$10.49	\$10.48	\$10.21
Estimated Expense	\$487,210	\$348,902	\$526,469	\$391,403
Expense SqFt	\$5.87	\$4.23	\$5.87	\$5.72
Net Operating Income	\$382,630	\$516,158	\$413,655	\$307,531
Full Market Value	\$2,099,000	\$2,420,000	\$1,960,000	\$1,430,000
Market Value per SqFt	\$25.29	\$29.33	\$21.85	\$20.89
Distance from Cooperative in miles		0.61	1.09	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03251-0420	2-03142-0001	2-03132-0001	
Address	3400 PAUL AVENUE	2010 VALENTINE AVENUE	989 EAST 179 STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	EAST TREMONT	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	352	354	328	
Year Built	1967	1973	1974	
Gross SqFt	381,213	375,225	402,290	
Estimated Gross Income	\$4,547,871	\$4,520,807	\$4,753,049	
Gross Income per SqFt	\$11.93	\$12.05	\$11.81	
Estimated Expense	\$2,527,442	\$2,536,109	\$2,611,621	
Expense SqFt	\$6.63	\$6.76	\$6.49	
Net Operating Income	\$2,020,429	\$1,984,698	\$2,141,428	
Full Market Value	\$12,518,000	\$12,343,000	\$13,216,000	
Market Value per SqFt	\$32.84	\$32.89	\$32.85	
Distance from Cooperative in miles		1.98	2.49	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0052	2-03024-0069	2-03279-0025	
Address	3965 SEDGWICK AVENUE	2347 WEBSTER AVENUE	2828 DECATUR AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	318	121	70	
Year Built	1968	1972	1993	
Gross SqFt	425,070	143,000	85,000	
Estimated Gross Income	\$4,395,224	\$1,719,915	\$734,913	
Gross Income per SqFt	\$10.34	\$12.03	\$8.65	
Estimated Expense	\$2,839,468	\$1,106,426	\$477,693	
Expense SqFt	\$6.68	\$7.74	\$5.62	
Net Operating Income	\$1,555,756	\$613,489	\$257,220	
Full Market Value	\$9,083,000	\$3,813,000	\$1,500,000	
Market Value per SqFt	\$21.37	\$26.66	\$17.65	
Distance from Cooperative in miles		1.78	1.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0117	2-03024-0069	2-03142-0200	2-03240-0044
Address	3960 SEDGWICK AVENUE	2347 WEBSTER AVENUE	1937 WEBSTER AVENUE	170 WEST KINGSBRIDGE ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	140	121	99	91
Year Built	1950	1972	1972	1973
Gross SqFt	186,000	143,000	199,500	98,000
Estimated Gross Income	\$2,237,580	\$1,719,915	\$2,644,246	\$819,291
Gross Income per SqFt	\$12.03	\$12.03	\$13.25	\$8.36
Estimated Expense	\$1,439,640	\$1,106,426	\$1,301,987	\$475,189
Expense SqFt	\$7.74	\$7.74	\$6.53	\$4.85
Net Operating Income	\$797,940	\$613,489	\$1,342,259	\$344,102
Full Market Value	\$4,959,000	\$3,813,000	\$8,645,000	\$2,004,000
Market Value per SqFt	\$26.66	\$26.66	\$43.33	\$20.45
Distance from Cooperative in miles		1.77	2.44	1.16

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0135	2-03197-0009	2-03279-0034	
Address	4016 HILLMAN AVENUE	2285 DAVIDSON AVENUE	396 EAST 199 STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	BEDFORD PARK/NORWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	30	51	21	
Year Built	1947	1923	1927	
Gross SqFt	31,150	46,285	26,400	
Estimated Gross Income	\$317,107	\$479,843	\$263,706	
Gross Income per SqFt	\$10.18	\$10.37	\$9.99	
Estimated Expense	\$172,571	\$254,491	\$147,314	
Expense SqFt	\$5.54	\$5.50	\$5.58	
Net Operating Income	\$144,536	\$225,352	\$116,392	
Full Market Value	\$838,000	\$1,318,000	\$669,000	
Market Value per SqFt	\$26.90	\$28.48	\$25.34	
Distance from Cooperative in miles		1.84	1.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0143	2-03216-0052	2-03209-0009	2-03197-0009
Address	74 VAN CORTLANDT PARK SOU	2001 DR M L KING JR BOULE	54 EVELYN PLACE	2285 DAVIDSON AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	55	78	65	51
Year Built	1928	1923	1925	1923
Gross SqFt	76,320	68,430	53,430	46,285
Estimated Gross Income	\$702,907	\$588,459	\$492,293	\$479,843
Gross Income per SqFt	\$9.21	\$8.60	\$9.21	\$10.37
Estimated Expense	\$409,838	\$410,820	\$286,950	\$254,491
Expense SqFt	\$5.37	\$6.00	\$5.37	\$5.50
Net Operating Income	\$293,069	\$177,639	\$205,343	\$225,352
Full Market Value	\$1,694,000	\$1,027,000	\$1,151,000	\$1,318,000
Market Value per SqFt	\$22.20	\$15.01	\$21.54	\$28.48
Distance from Cooperative in miles		2.22	1.84	1.84

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0209	2-03140-0007	2-03024-0069	
Address	80 GOUVERNEUR AVENUE	2082 BOSTON ROAD	2347 WEBSTER AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	EAST TREMONT	FORDHAM	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	207	169	121	
Year Built	1930	1974	1972	
Gross SqFt	197,406	200,529	143,000	
Estimated Gross Income	\$2,382,690	\$2,429,336	\$1,719,915	
Gross Income per SqFt	\$12.07	\$12.11	\$12.03	
Estimated Expense	\$1,358,153	\$1,205,860	\$1,106,426	
Expense SqFt	\$6.88	\$6.01	\$7.74	
Net Operating Income	\$1,024,537	\$1,223,476	\$613,489	
Full Market Value	\$6,375,000	\$7,624,000	\$3,813,000	
Market Value per SqFt	\$32.29	\$38.02	\$26.66	
Distance from Cooperative in miles		2.96	1.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0237	2-03219-0216	2-03197-0009	
Address	3989 HILLMAN AVENUE	117 FATHER ZEISER PLACE	2285 DAVIDSON AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	48	27	51	
Year Built	1941	1916	1923	
Gross SqFt	30,552	22,000	46,285	
Estimated Gross Income	\$349,209	\$274,527	\$479,843	
Gross Income per SqFt	\$11.43	\$12.48	\$10.37	
Estimated Expense	\$186,367	\$147,455	\$254,491	
Expense SqFt	\$6.10	\$6.70	\$5.50	
Net Operating Income	\$162,842	\$127,072	\$225,352	
Full Market Value	\$992,000	\$782,000	\$1,318,000	
Market Value per SqFt	\$32.47	\$35.55	\$28.48	
Distance from Cooperative in miles		1.48	1.83	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0268	2-03246-0080	2-03323-0032	2-03328-0147
Address	91 VAN CORTLANDT AVENUE E	3890 SEDGWICK AVENUE	19 VAN CORTLANDT AVENUE	3530 DEKALB AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	57	43	49
Year Built	1963	1959	1932	1936
Gross SqFt	55,800	57,800	49,657	49,400
Estimated Gross Income	\$579,204	\$599,713	\$478,959	\$531,803
Gross Income per SqFt	\$10.38	\$10.38	\$9.65	\$10.77
Estimated Expense	\$324,198	\$335,839	\$210,018	\$287,347
Expense SqFt	\$5.81	\$5.81	\$4.23	\$5.82
Net Operating Income	\$255,006	\$263,874	\$268,941	\$244,456
Full Market Value	\$1,492,000	\$1,543,000	\$1,079,000	\$1,452,000
Market Value per SqFt	\$26.74	\$26.70	\$21.73	\$29.39
Distance from Cooperative in miles		0.13	0.51	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0276	2-03024-0069	2-03240-0044	
Address	3980 ORLOFF AVENUE	2347 WEBSTER AVENUE	170 WEST KINGSBRIDGE ROAD	
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	151	121	91	
Year Built	1950	1972	1973	
Gross SqFt	155,477	143,000	98,000	
Estimated Gross Income	\$1,585,865	\$1,719,915	\$819,291	
Gross Income per SqFt	\$10.20	\$12.03	\$8.36	
Estimated Expense	\$979,505	\$1,106,426	\$475,189	
Expense SqFt	\$6.30	\$7.74	\$4.85	
Net Operating Income	\$606,360	\$613,489	\$344,102	
Full Market Value	\$3,530,000	\$3,813,000	\$2,004,000	
Market Value per SqFt	\$22.70	\$26.66	\$20.45	
Distance from Cooperative in miles		1.78	1.12	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0287	2-03322-0057	2-03024-0069	2-03240-0044
Address	92 VAN CORTLANDT PARK SOU	3121 VILLA AVENUE	2347 WEBSTER AVENUE	170 WEST KINGSBRIDGE ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	145	111	121	91
Year Built	1949	2006	1972	1973
Gross SqFt	150,500	106,586	143,000	98,000
Estimated Gross Income	\$1,810,515	\$1,307,994	\$1,719,915	\$819,291
Gross Income per SqFt	\$12.03	\$12.27	\$12.03	\$8.36
Estimated Expense	\$1,164,870	\$667,077	\$1,106,426	\$475,189
Expense SqFt	\$7.74	\$6.26	\$7.74	\$4.85
Net Operating Income	\$645,645	\$640,917	\$613,489	\$344,102
Full Market Value	\$4,013,000	\$4,013,000	\$3,813,000	\$2,004,000
Market Value per SqFt	\$26.66	\$37.65	\$26.66	\$20.45
Distance from Cooperative in miles		0.62	1.78	1.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0340	2-03142-0001	2-03132-0001	2-03138-0001
Address	120 GALE PLACE	2010 VALENTINE AVENUE	989 EAST 179 STREET	999 EAST 180 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	282	354	328	237
Year Built	1949	1973	1974	1974
Gross SqFt	351,827	375,225	402,290	276,135
Estimated Gross Income	\$4,239,515	\$4,520,807	\$4,753,049	\$3,379,946
Gross Income per SqFt	\$12.05	\$12.05	\$11.81	\$12.24
Estimated Expense	\$2,378,351	\$2,536,109	\$2,611,621	\$1,677,720
Expense SqFt	\$6.76	\$6.76	\$6.49	\$6.08
Net Operating Income	\$1,861,164	\$1,984,698	\$2,141,428	\$1,702,226
Full Market Value	\$11,574,000	\$12,343,000	\$13,216,000	\$10,648,000
Market Value per SqFt	\$32.90	\$32.89	\$32.85	\$38.56
Distance from Cooperative in miles		2.34	2.97	2.93

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03252-0361	2-03279-0025	2-03329-0064	
Address	100 VAN CORTLANDT PARK SO	2828 DECATUR AVENUE	19 EAST 213 STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	115	70	67	
Year Built	1932	1993	1928	
Gross SqFt	120,000	85,000	60,300	
Estimated Gross Income	\$1,180,800	\$734,913	\$665,058	
Gross Income per SqFt	\$9.84	\$8.65	\$11.03	
Estimated Expense	\$681,600	\$477,693	\$345,830	
Expense SqFt	\$5.68	\$5.62	\$5.74	
Net Operating Income	\$499,200	\$257,220	\$319,228	
Full Market Value	\$2,907,000	\$1,500,000	\$1,916,000	
Market Value per SqFt	\$24.23	\$17.65	\$31.77	
Distance from Cooperative in miles		1.30	0.72	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03253-0221	2-03296-0050	2-03314-0062	
Address	3065 SEDGWICK AVENUE	2869 BAINBRIDGE AVENUE	2675 GRAND CONCOURSE	
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	73	72	48	
Year Built	1960	1955	1952	
Gross SqFt	75,390	71,000	38,388	
Estimated Gross Income	\$878,294	\$779,835	\$472,951	
Gross Income per SqFt	\$11.65	\$10.98	\$12.32	
Estimated Expense	\$496,066	\$453,047	\$260,246	
Expense SqFt	\$6.58	\$6.38	\$6.78	
Net Operating Income	\$382,228	\$326,788	\$212,705	
Full Market Value	\$2,346,000	\$1,958,000	\$1,334,000	
Market Value per SqFt	\$31.12	\$27.58	\$34.75	
Distance from Cooperative in miles		0.84	0.72	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03253-0255	2-03250-0102	2-03250-0092	
Address	2875 SEDGWICK AVENUE	117 WEST 197 STREET	2825 CLAFLIN AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	85	85	82	
Year Built	1927	1926	1927	
Gross SqFt	107,220	108,500	92,400	
Estimated Gross Income	\$1,060,406	\$1,086,568	\$901,707	
Gross Income per SqFt	\$9.89	\$10.01	\$9.76	
Estimated Expense	\$631,526	\$608,478	\$569,344	
Expense SqFt	\$5.89	\$5.61	\$6.16	
Net Operating Income	\$428,880	\$478,090	\$332,363	
Full Market Value	\$2,497,000	\$2,428,000	\$1,891,000	
Market Value per SqFt	\$23.29	\$22.38	\$20.47	
Distance from Cooperative in miles		0.18	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03255-0065	2-03248-0150	2-03246-0080	
Address	3355 SEDGWICK AVENUE	2710 SEDGWICK AVENUE	3890 SEDGWICK AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	135	102	57	
Year Built	1963	1924	1959	
Gross SqFt	117,045	107,195	57,800	
Estimated Gross Income	\$1,350,699	\$1,360,540	\$599,713	
Gross Income per SqFt	\$11.54	\$12.69	\$10.38	
Estimated Expense	\$718,656	\$693,875	\$335,839	
Expense SqFt	\$6.14	\$6.47	\$5.81	
Net Operating Income	\$632,043	\$666,665	\$263,874	
Full Market Value	\$3,678,000	\$3,248,000	\$1,543,000	
Market Value per SqFt	\$31.42	\$30.30	\$26.70	
Distance from Cooperative in miles		0.80	0.27	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03256-0156	2-02880-0017	2-03215-0014	
Address	2865 KINGSBRIDGE TERRACE	1520 SEDGWICK AVENUE	2620 UNIVERSITY AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	106	101	50	
Year Built	1965	1969	2004	
Gross SqFt	111,300	119,919	46,586	
Estimated Gross Income	\$1,239,882	\$1,450,305	\$474,545	
Gross Income per SqFt	\$11.14	\$12.09	\$10.19	
Estimated Expense	\$696,738	\$841,177	\$256,286	
Expense SqFt	\$6.26	\$7.01	\$5.50	
Net Operating Income	\$543,144	\$609,128	\$218,259	
Full Market Value	\$3,274,000	\$3,793,000	\$1,273,000	
Market Value per SqFt	\$29.42	\$31.63	\$27.33	
Distance from Cooperative in miles		2.14	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03258-0013	2-03248-0150	2-03343-0216	2-03256-0064
Address	3311 GILES PLACE	2710 SEDGWICK AVENUE	3400 TRYON AVENUE	2834 HEATH AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	102	85	65
Year Built	1962	1924	1926	1927
Gross SqFt	98,000	107,195	96,545	68,448
Estimated Gross Income	\$1,042,720	\$1,360,540	\$1,026,970	\$698,934
Gross Income per SqFt	\$10.64	\$12.69	\$10.64	\$10.21
Estimated Expense	\$502,740	\$693,875	\$495,162	\$391,403
Expense SqFt	\$5.13	\$6.47	\$5.13	\$5.72
Net Operating Income	\$539,980	\$666,665	\$531,808	\$307,531
Full Market Value	\$3,192,000	\$3,248,000	\$2,494,000	\$1,430,000
Market Value per SqFt	\$32.57	\$30.30	\$25.83	\$20.89
Distance from Cooperative in miles		0.84	1.17	0.62

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03258-0073	2-02880-0017	2-03279-0025	
Address	3400 FT INDEPENDENCE STRE	1520 SEDGWICK AVENUE	2828 DECATUR AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	171	101	70	
Year Built	1965	1969	1993	
Gross SqFt	232,808	119,919	85,000	
Estimated Gross Income	\$2,414,219	\$1,450,305	\$734,913	
Gross Income per SqFt	\$10.37	\$12.09	\$8.65	
Estimated Expense	\$1,471,347	\$841,177	\$477,693	
Expense SqFt	\$6.32	\$7.01	\$5.62	
Net Operating Income	\$942,872	\$609,128	\$257,220	
Full Market Value	\$5,513,000	\$3,793,000	\$1,500,000	
Market Value per SqFt	\$23.68	\$31.63	\$17.65	
Distance from Cooperative in miles		2.58	1.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03260-0005	2-05792-0430	2-03252-0310	
Address	2860 BAILEY AVENUE	530 WEST 236 STREET	3971 GOUVERNEUR AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	78	86	67	
Year Built	1955	1954	1928	
Gross SqFt	77,760	103,392	65,394	
Estimated Gross Income	\$1,064,534	\$1,485,010	\$850,571	
Gross Income per SqFt	\$13.69	\$14.36	\$13.01	
Estimated Expense	\$481,334	\$605,495	\$425,752	
Expense SqFt	\$6.19	\$5.86	\$6.51	
Net Operating Income	\$583,200	\$879,515	\$424,819	
Full Market Value	\$3,798,000	\$5,818,000	\$2,238,000	
Market Value per SqFt	\$48.84	\$56.27	\$34.22	
Distance from Cooperative in miles		0.76	0.87	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03263-0067	2-03322-0057	2-03279-0025	
Address	3915 ORLOFF AVENUE	3121 VILLA AVENUE	2828 DECATUR AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	104	111	70	
Year Built	1957	2006	1993	
Gross SqFt	115,000	106,586	85,000	
Estimated Gross Income	\$1,202,900	\$1,307,994	\$734,913	
Gross Income per SqFt	\$10.46	\$12.27	\$8.65	
Estimated Expense	\$683,100	\$667,077	\$477,693	
Expense SqFt	\$5.94	\$6.26	\$5.62	
Net Operating Income	\$519,800	\$640,917	\$257,220	
Full Market Value	\$3,051,000	\$4,013,000	\$1,500,000	
Market Value per SqFt	\$26.53	\$37.65	\$17.65	
Distance from Cooperative in miles		0.71	1.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03263-0085	2-03113-0009	2-03138-0001	
Address	3900 BAILEY AVENUE	769 GROTE STREET	999 EAST 180 STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	BELMONT	EAST TREMONT	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	188	249	237	
Year Built	1963	1973	1974	
Gross SqFt	247,530	207,850	276,135	
Estimated Gross Income	\$3,017,391	\$2,522,779	\$3,379,946	
Gross Income per SqFt	\$12.19	\$12.14	\$12.24	
Estimated Expense	\$1,490,131	\$1,236,162	\$1,677,720	
Expense SqFt	\$6.02	\$5.95	\$6.08	
Net Operating Income	\$1,527,260	\$1,286,617	\$1,702,226	
Full Market Value	\$9,540,000	\$7,978,000	\$10,648,000	
Market Value per SqFt	\$38.54	\$38.38	\$38.56	
Distance from Cooperative in miles		2.39	2.94	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03263-0225	2-03246-0080	2-03252-0310	2-03296-0050
Address	75 WEST 238 STREET	3890 SEDGWICK AVENUE	3971 GOUVERNEUR AVENUE	2869 BAINBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	57	67	72
Year Built	1960	1959	1928	1955
Gross SqFt	77,000	57,800	65,394	71,000
Estimated Gross Income	\$845,460	\$599,713	\$850,571	\$779,835
Gross Income per SqFt	\$10.98	\$10.38	\$13.01	\$10.98
Estimated Expense	\$491,260	\$335,839	\$425,752	\$453,047
Expense SqFt	\$6.38	\$5.81	\$6.51	\$6.38
Net Operating Income	\$354,200	\$263,874	\$424,819	\$326,788
Full Market Value	\$2,122,000	\$1,543,000	\$2,238,000	\$1,958,000
Market Value per SqFt	\$27.56	\$26.70	\$34.22	\$27.58
Distance from Cooperative in miles		0.07	0.18	1.01

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03263-0235	2-03322-0057	2-03240-0044	2-03215-0014
Address	3840 CANNON PLACE	3121 VILLA AVENUE	170 WEST KINGSBRIDGE ROAD	2620 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	171	111	91	50
Year Built	1958	2006	1973	2004
Gross SqFt	170,350	106,586	98,000	46,586
Estimated Gross Income	\$1,735,867	\$1,307,994	\$819,291	\$474,545
Gross Income per SqFt	\$10.19	\$12.27	\$8.36	\$10.19
Estimated Expense	\$936,925	\$667,077	\$475,189	\$256,286
Expense SqFt	\$5.50	\$6.26	\$4.85	\$5.50
Net Operating Income	\$798,942	\$640,917	\$344,102	\$218,259
Full Market Value	\$4,652,000	\$4,013,000	\$2,004,000	\$1,273,000
Market Value per SqFt	\$27.31	\$37.65	\$20.45	\$27.33
Distance from Cooperative in miles		0.63	0.96	1.11

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03267-0056	2-03262-0097	2-03318-0158	2-03246-0080
Address	3123 BAILEY AVENUE	3489 FT INDEPENDENCE STRE	2725 CRESTON AVENUE	3890 SEDGWICK AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	53	52	30	57
Year Built	1964	1963	1965	1959
Gross SqFt	43,645	49,290	22,842	57,800
Estimated Gross Income	\$547,308	\$634,581	\$286,427	\$599,713
Gross Income per SqFt	\$12.54	\$12.87	\$12.54	\$10.38
Estimated Expense	\$279,328	\$389,559	\$146,078	\$335,839
Expense SqFt	\$6.40	\$7.90	\$6.40	\$5.81
Net Operating Income	\$267,980	\$245,022	\$140,349	\$263,874
Full Market Value	\$1,692,000	\$1,561,000	\$742,000	\$1,543,000
Market Value per SqFt	\$38.77	\$31.67	\$32.48	\$26.70
Distance from Cooperative in miles		0.29	0.78	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03267-0060	2-03256-0064	2-03252-0310	
Address	3119 BAILEY AVENUE	2834 HEATH AVENUE	3971 GOUVERNEUR AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	65	67	
Year Built	1961	1927	1928	
Gross SqFt	65,000	68,448	65,394	
Estimated Gross Income	\$754,650	\$698,934	\$850,571	
Gross Income per SqFt	\$11.61	\$10.21	\$13.01	
Estimated Expense	\$371,800	\$391,403	\$425,752	
Expense SqFt	\$5.72	\$5.72	\$6.51	
Net Operating Income	\$382,850	\$307,531	\$424,819	
Full Market Value	\$2,154,000	\$1,430,000	\$2,238,000	
Market Value per SqFt	\$33.14	\$20.89	\$34.22	
Distance from Cooperative in miles		0.45	0.65	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03271-0210	2-03246-0080	2-03252-0310	2-03296-0050
Address	180 VAN CORTLANDT PARK SO	3890 SEDGWICK AVENUE	3971 GOUVERNEUR AVENUE	2869 BAINBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	57	67	72
Year Built	1956	1959	1928	1955
Gross SqFt	78,864	57,800	65,394	71,000
Estimated Gross Income	\$865,927	\$599,713	\$850,571	\$779,835
Gross Income per SqFt	\$10.98	\$10.38	\$13.01	\$10.98
Estimated Expense	\$503,152	\$335,839	\$425,752	\$453,047
Expense SqFt	\$6.38	\$5.81	\$6.51	\$6.38
Net Operating Income	\$362,775	\$263,874	\$424,819	\$326,788
Full Market Value	\$2,173,000	\$1,543,000	\$2,238,000	\$1,958,000
Market Value per SqFt	\$27.55	\$26.70	\$34.22	\$27.58
Distance from Cooperative in miles		0.38	0.42	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03277-0002	2-03287-0062	2-03279-0013	
Address	389 EAST 194 STREET	310 EAST 196 STREET	392 OLIVER PLACE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	28	32	
Year Built	1910	1927	1926	
Gross SqFt	13,475	23,000	23,850	
Estimated Gross Income	\$150,112	\$236,839	\$285,412	
Gross Income per SqFt	\$11.14	\$10.30	\$11.97	
Estimated Expense	\$81,928	\$132,630	\$152,425	
Expense SqFt	\$6.08	\$5.77	\$6.39	
Net Operating Income	\$68,184	\$104,209	\$132,987	
Full Market Value	\$411,000	\$482,000	\$825,000	
Market Value per SqFt	\$30.50	\$20.96	\$34.59	
Distance from Cooperative in miles		0.13	0.25	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03277-0023	2-03055-0012	2-03219-0216	2-03172-0008
Address	2676 DECATUR AVENUE	530 EAST 187 STREET	117 FATHER ZEISER PLACE	2314 MORRIS AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BELMONT	KINGSBRIDGE HTS/UNIV HTS	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	17	27	37
Year Built	1908	1910	1916	1923
Gross SqFt	18,000	12,320	22,000	27,375
Estimated Gross Income	\$242,100	\$167,150	\$274,527	\$368,156
Gross Income per SqFt	\$13.45	\$13.57	\$12.48	\$13.45
Estimated Expense	\$147,600	\$79,840	\$147,455	\$224,575
Expense SqFt	\$8.20	\$6.48	\$6.70	\$8.20
Net Operating Income	\$94,500	\$87,310	\$127,072	\$143,581
Full Market Value	\$612,000	\$567,000	\$782,000	\$929,000
Market Value per SqFt	\$34.00	\$46.02	\$35.55	\$33.94
Distance from Cooperative in miles		0.55	0.84	0.71

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03279-0016	2-03309-0061	2-03345-0011	2-03323-0032
Address	398 OLIVER PLACE	200 EAST MOSHOLU PARKWAY	3136 PERRY AVENUE	19 VAN CORTLANDT AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	42	48	43
Year Built	1938	1936	1928	1932
Gross SqFt	42,975	45,810	50,000	49,657
Estimated Gross Income	\$414,709	\$433,869	\$502,246	\$478,959
Gross Income per SqFt	\$9.65	\$9.47	\$10.04	\$9.65
Estimated Expense	\$181,784	\$242,967	\$281,258	\$210,018
Expense SqFt	\$4.23	\$5.30	\$5.63	\$4.23
Net Operating Income	\$232,925	\$190,902	\$220,988	\$268,941
Full Market Value	\$1,356,000	\$1,071,000	\$1,273,000	\$1,079,000
Market Value per SqFt	\$31.55	\$23.38	\$25.46	\$21.73
Distance from Cooperative in miles		0.49	0.62	0.82

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03280-0013	2-03354-0005	2-03328-0147	
Address	2962 DECATUR AVENUE	3200 DECATUR AVENUE	3530 DEKALB AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	74	42	49	
Year Built	1940	1936	1936	
Gross SqFt	43,195	49,000	49,400	
Estimated Gross Income	\$485,944	\$574,922	\$531,803	
Gross Income per SqFt	\$11.25	\$11.73	\$10.77	
Estimated Expense	\$254,851	\$293,210	\$287,347	
Expense SqFt	\$5.90	\$5.98	\$5.82	
Net Operating Income	\$231,093	\$281,712	\$244,456	
Full Market Value	\$1,399,000	\$1,682,000	\$1,452,000	
Market Value per SqFt	\$32.39	\$34.33	\$29.39	
Distance from Cooperative in miles		0.57	1.02	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03281-0001	2-03314-0062	2-03296-0050	
Address	325 EAST 201 STREET	2675 GRAND CONCOURSE	2869 BAINBRIDGE AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	73	48	72	
Year Built	1950	1952	1955	
Gross SqFt	96,250	38,388	71,000	
Estimated Gross Income	\$1,121,313	\$472,951	\$779,835	
Gross Income per SqFt	\$11.65	\$12.32	\$10.98	
Estimated Expense	\$633,325	\$260,246	\$453,047	
Expense SqFt	\$6.58	\$6.78	\$6.38	
Net Operating Income	\$487,988	\$212,705	\$326,788	
Full Market Value	\$2,995,000	\$1,334,000	\$1,958,000	
Market Value per SqFt	\$31.12	\$34.75	\$27.58	
Distance from Cooperative in miles		0.65	0.27	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03281-0018	2-03328-0147	2-03345-0011	
Address	340 EAST MOSHOLU PARKWAY	3530 DEKALB AVENUE	3136 PERRY AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	56	49	48	
Year Built	1937	1936	1928	
Gross SqFt	48,628	49,400	50,000	
Estimated Gross Income	\$506,217	\$531,803	\$502,246	
Gross Income per SqFt	\$10.41	\$10.77	\$10.04	
Estimated Expense	\$278,638	\$287,347	\$281,258	
Expense SqFt	\$5.73	\$5.82	\$5.63	
Net Operating Income	\$227,579	\$244,456	\$220,988	
Full Market Value	\$1,333,000	\$1,452,000	\$1,273,000	
Market Value per SqFt	\$27.41	\$29.39	\$25.46	
Distance from Cooperative in miles		0.86	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03282-0007	2-03296-0050	2-03274-0027	2-03288-0010
Address	2640 MARION AVENUE	2869 BAINBRIDGE AVENUE	2995 BOTANICAL SQUARE	315 EAST 196 STREET
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BRONX PARK	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	72	72	100	59
Year Built	1961	1955	1927	1941
Gross SqFt	91,075	71,000	89,700	67,757
Estimated Gross Income	\$954,466	\$779,835	\$940,124	\$691,329
Gross Income per SqFt	\$10.48	\$10.98	\$10.48	\$10.20
Estimated Expense	\$534,610	\$453,047	\$526,469	\$442,451
Expense SqFt	\$5.87	\$6.38	\$5.87	\$6.53
Net Operating Income	\$419,856	\$326,788	\$413,655	\$248,878
Full Market Value	\$2,366,000	\$1,958,000	\$1,960,000	\$1,285,000
Market Value per SqFt	\$25.98	\$27.58	\$21.85	\$18.96
Distance from Cooperative in miles		0.36	0.47	0.15

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03282-0046	2-03279-0013	2-03183-0037	
Address	2665 DECATUR AVENUE	392 OLIVER PLACE	2356 WALTON AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	FORDHAM	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	26	32	34	
Year Built	1916	1926	1921	
Gross SqFt	24,000	23,850	26,515	
Estimated Gross Income	\$284,160	\$285,412	\$310,292	
Gross Income per SqFt	\$11.84	\$11.97	\$11.70	
Estimated Expense	\$162,720	\$152,425	\$190,077	
Expense SqFt	\$6.78	\$6.39	\$7.17	
Net Operating Income	\$121,440	\$132,987	\$120,215	
Full Market Value	\$750,000	\$825,000	\$739,000	
Market Value per SqFt	\$31.25	\$34.59	\$27.87	
Distance from Cooperative in miles		0.26	0.69	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03283-0013	2-03290-0042	2-03293-0106	2-03285-0019
Address	2716 MARION AVENUE	2805 POND PLACE	271 EAST KINGSBRIDGE ROAD	2976 MARION AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	FORDHAM	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	74	61	73	62
Year Built	1950	1954	1941	1950
Gross SqFt	88,400	66,660	76,479	67,930
Estimated Gross Income	\$939,692	\$708,662	\$782,588	\$797,559
Gross Income per SqFt	\$10.63	\$10.63	\$10.23	\$11.74
Estimated Expense	\$525,980	\$396,851	\$361,814	\$393,082
Expense SqFt	\$5.95	\$5.95	\$4.73	\$5.79
Net Operating Income	\$413,712	\$311,811	\$420,774	\$404,477
Full Market Value	\$2,345,000	\$1,843,000	\$1,978,000	\$2,491,000
Market Value per SqFt	\$26.53	\$27.65	\$25.86	\$36.67
Distance from Cooperative in miles		0.14	0.25	0.36

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03284-0048	2-03296-0050	2-03354-0005	
Address	2866 MARION AVENUE	2869 BAINBRIDGE AVENUE	3200 DECATUR AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	67	72	42	
Year Built	1956	1955	1936	
Gross SqFt	71,652	71,000	49,000	
Estimated Gross Income	\$813,967	\$779,835	\$574,922	
Gross Income per SqFt	\$11.36	\$10.98	\$11.73	
Estimated Expense	\$442,809	\$453,047	\$293,210	
Expense SqFt	\$6.18	\$6.38	\$5.98	
Net Operating Income	\$371,158	\$326,788	\$281,712	
Full Market Value	\$2,255,000	\$1,958,000	\$1,682,000	
Market Value per SqFt	\$31.47	\$27.58	\$34.33	
Distance from Cooperative in miles		0.17	0.66	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03285-0052	2-03292-0019	2-03309-0061	2-03323-0032
Address	2965 DECATUR AVENUE	2968 PERRY AVENUE	200 EAST MOSHOLU PARKWAY	19 VAN CORTLANDT AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	31	42	43
Year Built	1936	1931	1936	1932
Gross SqFt	39,550	34,320	45,810	49,657
Estimated Gross Income	\$374,539	\$301,033	\$433,869	\$478,959
Gross Income per SqFt	\$9.47	\$8.77	\$9.47	\$9.65
Estimated Expense	\$209,615	\$195,671	\$242,967	\$210,018
Expense SqFt	\$5.30	\$5.70	\$5.30	\$4.23
Net Operating Income	\$164,924	\$105,362	\$190,902	\$268,941
Full Market Value	\$945,000	\$613,000	\$1,071,000	\$1,079,000
Market Value per SqFt	\$23.89	\$17.86	\$23.38	\$21.73
Distance from Cooperative in miles		0.05	0.32	0.67

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03287-0100	2-03319-0064	2-03288-0010	
Address	2661 MARION AVENUE	5 MINERVA PLACE	315 EAST 196 STREET	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	73	78	59	
Year Built	1966	1928	1941	
Gross SqFt	81,730	82,500	67,757	
Estimated Gross Income	\$845,906	\$865,060	\$691,329	
Gross Income per SqFt	\$10.35	\$10.49	\$10.20	
Estimated Expense	\$439,707	\$348,902	\$442,451	
Expense SqFt	\$5.38	\$4.23	\$6.53	
Net Operating Income	\$406,199	\$516,158	\$248,878	
Full Market Value	\$2,168,000	\$2,420,000	\$1,285,000	
Market Value per SqFt	\$26.53	\$29.33	\$18.96	
Distance from Cooperative in miles		0.42	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03293-0052	2-03023-0100	2-03026-0007	2-03287-0062
Address	274 EAST 194 STREET	303 EAST 188 STREET	2474 MARION AVENUE	310 EAST 196 STREET
Neighborhood	FORDHAM	FORDHAM	FORDHAM	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	11	25	28
Year Built	1912	1913	1911	1927
Gross SqFt	18,500	13,490	25,025	23,000
Estimated Gross Income	\$190,550	\$145,814	\$225,000	\$236,839
Gross Income per SqFt	\$10.30	\$10.81	\$8.99	\$10.30
Estimated Expense	\$106,745	\$89,233	\$139,202	\$132,630
Expense SqFt	\$5.77	\$6.61	\$5.56	\$5.77
Net Operating Income	\$83,805	\$56,581	\$85,798	\$104,209
Full Market Value	\$489,000	\$337,000	\$481,000	\$482,000
Market Value per SqFt	\$26.43	\$24.98	\$19.22	\$20.96
Distance from Cooperative in miles		0.19	0.20	0.16

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03295-0033	2-03314-0062	2-03296-0050	
Address	2830 BRIGGS AVENUE	2675 GRAND CONCOURSE	2869 BAINBRIDGE AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	58	48	72	
Year Built	1955	1952	1955	
Gross SqFt	51,060	38,388	71,000	
Estimated Gross Income	\$594,849	\$472,951	\$779,835	
Gross Income per SqFt	\$11.65	\$12.32	\$10.98	
Estimated Expense	\$335,975	\$260,246	\$453,047	
Expense SqFt	\$6.58	\$6.78	\$6.38	
Net Operating Income	\$258,874	\$212,705	\$326,788	
Full Market Value	\$1,589,000	\$1,334,000	\$1,958,000	
Market Value per SqFt	\$31.12	\$34.75	\$27.58	
Distance from Cooperative in miles		0.29	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03299-0014	2-03252-0310	2-03354-0005	2-03328-0147
Address	306 MOSHOLU PARKWAY	3971 GOUVERNEUR AVENUE	3200 DECATUR AVENUE	3530 DEKALB AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	67	42	49
Year Built	1939	1928	1936	1936
Gross SqFt	65,070	65,394	49,000	49,400
Estimated Gross Income	\$763,271	\$850,571	\$574,922	\$531,803
Gross Income per SqFt	\$11.73	\$13.01	\$11.73	\$10.77
Estimated Expense	\$389,119	\$425,752	\$293,210	\$287,347
Expense SqFt	\$5.98	\$6.51	\$5.98	\$5.82
Net Operating Income	\$374,152	\$424,819	\$281,712	\$244,456
Full Market Value	\$2,302,000	\$2,238,000	\$1,682,000	\$1,452,000
Market Value per SqFt	\$35.38	\$34.22	\$34.33	\$29.39
Distance from Cooperative in miles		0.99	0.46	0.81

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03307-0001	2-03252-0310	2-03354-0005	
Address	3000 VALENTINE AVENUE	3971 GOUVERNEUR AVENUE	3200 DECATUR AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	57	67	42	
Year Built	1937	1928	1936	
Gross SqFt	55,800	65,394	49,000	
Estimated Gross Income	\$690,246	\$850,571	\$574,922	
Gross Income per SqFt	\$12.37	\$13.01	\$11.73	
Estimated Expense	\$348,750	\$425,752	\$293,210	
Expense SqFt	\$6.25	\$6.51	\$5.98	
Net Operating Income	\$341,496	\$424,819	\$281,712	
Full Market Value	\$2,146,000	\$2,238,000	\$1,682,000	
Market Value per SqFt	\$38.46	\$34.22	\$34.33	
Distance from Cooperative in miles		0.88	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03311-0001	2-03296-0050	2-03324-0011	
Address	3127 GRAND CONCOURSE	2869 BAINBRIDGE AVENUE	75 WEST MOSHOLU PARKWAY N	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	120	72	91	
Year Built	1956	1955	1932	
Gross SqFt	128,900	71,000	93,242	
Estimated Gross Income	\$1,465,593	\$779,835	\$1,095,222	
Gross Income per SqFt	\$11.37	\$10.98	\$11.75	
Estimated Expense	\$812,070	\$453,047	\$578,767	
Expense SqFt	\$6.30	\$6.38	\$6.21	
Net Operating Income	\$653,523	\$326,788	\$516,455	
Full Market Value	\$3,972,000	\$1,958,000	\$2,735,000	
Market Value per SqFt	\$30.81	\$27.58	\$29.33	
Distance from Cooperative in miles		0.40	0.51	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03311-0044	2-03318-0158	2-03324-0011	
Address	3201 GRAND CONCOURSE	2725 CRESTON AVENUE	75 WEST MOSHOLU PARKWAY N	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	78	30	91	
Year Built	1963	1965	1932	
Gross SqFt	93,000	22,842	93,242	
Estimated Gross Income	\$1,129,950	\$286,427	\$1,095,222	
Gross Income per SqFt	\$12.15	\$12.54	\$11.75	
Estimated Expense	\$586,830	\$146,078	\$578,767	
Expense SqFt	\$6.31	\$6.40	\$6.21	
Net Operating Income	\$543,120	\$140,349	\$516,455	
Full Market Value	\$3,388,000	\$742,000	\$2,735,000	
Market Value per SqFt	\$36.43	\$32.48	\$29.33	
Distance from Cooperative in miles		0.57	0.42	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03311-0138	2-03309-0061	2-03323-0032	
Address	190 EAST MOSHOLU PARKWAY	200 EAST MOSHOLU PARKWAY	19 VAN CORTLANDT AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	58	42	43	
Year Built	1939	1936	1932	
Gross SqFt	63,763	45,810	49,657	
Estimated Gross Income	\$609,574	\$433,869	\$478,959	
Gross Income per SqFt	\$9.56	\$9.47	\$9.65	
Estimated Expense	\$304,150	\$242,967	\$210,018	
Expense SqFt	\$4.77	\$5.30	\$4.23	
Net Operating Income	\$305,424	\$190,902	\$268,941	
Full Market Value	\$1,778,000	\$1,071,000	\$1,079,000	
Market Value per SqFt	\$27.88	\$23.38	\$21.73	
Distance from Cooperative in miles		0.09	0.27	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03313-0069	2-03246-0080	2-03296-0050	2-03319-0064
Address	3184 GRAND CONCOURSE	3890 SEDGWICK AVENUE	2869 BAINBRIDGE AVENUE	5 MINERVA PLACE
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	64	57	72	78
Year Built	1963	1959	1955	1928
Gross SqFt	80,811	57,800	71,000	82,500
Estimated Gross Income	\$847,707	\$599,713	\$779,835	\$865,060
Gross Income per SqFt	\$10.49	\$10.38	\$10.98	\$10.49
Estimated Expense	\$341,831	\$335,839	\$453,047	\$348,902
Expense SqFt	\$4.23	\$5.81	\$6.38	\$4.23
Net Operating Income	\$505,876	\$263,874	\$326,788	\$516,158
Full Market Value	\$2,973,000	\$1,543,000	\$1,958,000	\$2,420,000
Market Value per SqFt	\$36.79	\$26.70	\$27.58	\$29.33
Distance from Cooperative in miles		0.61	0.50	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03316-0050	2-03288-0010	2-03319-0064	
Address	2685 CRESTON AVENUE	315 EAST 196 STREET	5 MINERVA PLACE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	73	59	78	
Year Built	1940	1941	1928	
Gross SqFt	77,850	67,757	82,500	
Estimated Gross Income	\$805,748	\$691,329	\$865,060	
Gross Income per SqFt	\$10.35	\$10.20	\$10.49	
Estimated Expense	\$418,833	\$442,451	\$348,902	
Expense SqFt	\$5.38	\$6.53	\$4.23	
Net Operating Income	\$386,915	\$248,878	\$516,158	
Full Market Value	\$2,190,000	\$1,285,000	\$2,420,000	
Market Value per SqFt	\$28.13	\$18.96	\$29.33	
Distance from Cooperative in miles		0.32	0.37	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03322-0037	2-03317-0036	2-03324-0013	
Address	3175 VILLA AVENUE	2733 MORRIS AVENUE	66 WEST GUN HILL ROAD	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	38	48	
Year Built	1914	1922	1926	
Gross SqFt	34,820	30,450	51,450	
Estimated Gross Income	\$337,058	\$339,510	\$422,613	
Gross Income per SqFt	\$9.68	\$11.15	\$8.21	
Estimated Expense	\$171,314	\$190,278	\$184,416	
Expense SqFt	\$4.92	\$6.25	\$3.58	
Net Operating Income	\$165,744	\$149,232	\$238,197	
Full Market Value	\$965,000	\$900,000	\$1,202,000	
Market Value per SqFt	\$27.71	\$29.56	\$23.36	
Distance from Cooperative in miles		0.72	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03343-0076	2-03354-0005	2-03345-0011	2-03328-0147
Address	3245 PERRY AVENUE	3200 DECATUR AVENUE	3136 PERRY AVENUE	3530 DEKALB AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	48	49
Year Built	1940	1936	1928	1936
Gross SqFt	41,000	49,000	50,000	49,400
Estimated Gross Income	\$441,570	\$574,922	\$502,246	\$531,803
Gross Income per SqFt	\$10.77	\$11.73	\$10.04	\$10.77
Estimated Expense	\$238,620	\$293,210	\$281,258	\$287,347
Expense SqFt	\$5.82	\$5.98	\$5.63	\$5.82
Net Operating Income	\$202,950	\$281,712	\$220,988	\$244,456
Full Market Value	\$1,206,000	\$1,682,000	\$1,273,000	\$1,452,000
Market Value per SqFt	\$29.41	\$34.33	\$25.46	\$29.39
Distance from Cooperative in miles		0.27	0.21	0.45

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03343-0260	2-03343-0216	2-03274-0027	2-03324-0011
Address	3388 WAYNE AVENUE	3400 TRYON AVENUE	2995 BOTANICAL SQUARE	75 WEST MOSHOLU PARKWAY N
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BRONX PARK	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	104	85	100	91
Year Built	1928	1926	1927	1932
Gross SqFt	148,000	96,545	89,700	93,242
Estimated Gross Income	\$1,574,720	\$1,026,970	\$940,124	\$1,095,222
Gross Income per SqFt	\$10.64	\$10.64	\$10.48	\$11.75
Estimated Expense	\$759,240	\$495,162	\$526,469	\$578,767
Expense SqFt	\$5.13	\$5.13	\$5.87	\$6.21
Net Operating Income	\$815,480	\$531,808	\$413,655	\$516,455
Full Market Value	\$3,836,000	\$2,494,000	\$1,960,000	\$2,735,000
Market Value per SqFt	\$25.92	\$25.83	\$21.85	\$29.33
Distance from Cooperative in miles		0.06	0.86	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03344-0086	2-03246-0080	2-03356-0035	2-03328-0147
Address	3520 TRYON AVENUE	3890 SEDGWICK AVENUE	3508 KINGS COLLEGE PLACE	3530 DEKALB AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	64	57	44	49
Year Built	1962	1959	1931	1936
Gross SqFt	53,700	57,800	42,600	49,400
Estimated Gross Income	\$557,406	\$599,713	\$344,199	\$531,803
Gross Income per SqFt	\$10.38	\$10.38	\$8.08	\$10.77
Estimated Expense	\$311,997	\$335,839	\$223,729	\$287,347
Expense SqFt	\$5.81	\$5.81	\$5.25	\$5.82
Net Operating Income	\$245,409	\$263,874	\$120,470	\$244,456
Full Market Value	\$1,435,000	\$1,543,000	\$656,000	\$1,452,000
Market Value per SqFt	\$26.72	\$26.70	\$15.40	\$29.39
Distance from Cooperative in miles		0.92	0.04	0.22

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03344-0102	2-03343-0216	2-04819-0042	2-03324-0011
Address	3535 KINGS COLLEGE PLACE	3400 TRYON AVENUE	3940 BRONX BOULEVARD	75 WEST MOSHOLU PARKWAY N
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	120	85	92	91
Year Built	1954	1926	1960	1932
Gross SqFt	160,000	96,545	84,340	93,242
Estimated Gross Income	\$1,880,000	\$1,026,970	\$1,215,885	\$1,095,222
Gross Income per SqFt	\$11.75	\$10.64	\$14.42	\$11.75
Estimated Expense	\$993,600	\$495,162	\$607,943	\$578,767
Expense SqFt	\$6.21	\$5.13	\$7.21	\$6.21
Net Operating Income	\$886,400	\$531,808	\$607,942	\$516,455
Full Market Value	\$5,459,000	\$2,494,000	\$2,735,000	\$2,735,000
Market Value per SqFt	\$34.12	\$25.83	\$32.43	\$29.33
Distance from Cooperative in miles		0.09	0.75	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03347-0043	2-03197-0009	2-04661-0027	2-03172-0008
Address	3279 HULL AVENUE	2285 DAVIDSON AVENUE	719 EAST 213 STREET	2314 MORRIS AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE HTS/UNIV HTS	WILLIAMSBRIDGE	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	51	51	16	37
Year Built	1924	1923	1907	1923
Gross SqFt	44,950	46,285	13,044	27,375
Estimated Gross Income	\$497,597	\$479,843	\$144,347	\$368,156
Gross Income per SqFt	\$11.07	\$10.37	\$11.07	\$13.45
Estimated Expense	\$253,518	\$254,491	\$73,617	\$224,575
Expense SqFt	\$5.64	\$5.50	\$5.64	\$8.20
Net Operating Income	\$244,079	\$225,352	\$70,730	\$143,581
Full Market Value	\$931,000	\$1,318,000	\$425,000	\$929,000
Market Value per SqFt	\$20.71	\$28.48	\$32.58	\$33.94
Distance from Cooperative in miles		1.91	0.61	1.78

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03352-0001	2-04661-0027	2-03172-0008	2-03114-0071
Address	333 EAST 209 STREET	719 EAST 213 STREET	2314 MORRIS AVENUE	2359 SOUTHERN BOULEVARD
Neighborhood	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE	FORDHAM	BELMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	16	37	20
Year Built	1924	1907	1923	1931
Gross SqFt	36,000	13,044	27,375	19,030
Estimated Gross Income	\$408,960	\$144,347	\$368,156	\$216,131
Gross Income per SqFt	\$11.36	\$11.07	\$13.45	\$11.36
Estimated Expense	\$250,920	\$73,617	\$224,575	\$132,618
Expense SqFt	\$6.97	\$5.64	\$8.20	\$6.97
Net Operating Income	\$158,040	\$70,730	\$143,581	\$83,513
Full Market Value	\$960,000	\$425,000	\$929,000	\$377,000
Market Value per SqFt	\$26.67	\$32.58	\$33.94	\$19.81
Distance from Cooperative in miles		0.48	1.92	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03353-0033	2-03296-0050	2-03328-0147	2-04641-0010
Address	3176 DECATUR AVENUE	2869 BAINBRIDGE AVENUE	3530 DEKALB AVENUE	3534 BRONX BOULEVARD
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	72	49	65
Year Built	1960	1955	1936	1927
Gross SqFt	59,000	71,000	49,400	63,388
Estimated Gross Income	\$635,430	\$779,835	\$531,803	\$673,483
Gross Income per SqFt	\$10.77	\$10.98	\$10.77	\$10.62
Estimated Expense	\$343,380	\$453,047	\$287,347	\$336,742
Expense SqFt	\$5.82	\$6.38	\$5.82	\$5.31
Net Operating Income	\$292,050	\$326,788	\$244,456	\$336,741
Full Market Value	\$1,736,000	\$1,958,000	\$1,452,000	\$1,652,000
Market Value per SqFt	\$29.42	\$27.58	\$29.39	\$26.06
Distance from Cooperative in miles		0.62	0.74	0.64

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03356-0096	2-03349-0041	2-03326-0035	2-04662-0040
Address	316 EAST 211 STREET	3135 DECATUR AVENUE	96 EAST 208 STREET	3644 HOLLAND AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	20	21	12
Year Built	1927	1928	1925	1928
Gross SqFt	16,600	17,200	21,000	8,300
Estimated Gross Income	\$178,782	\$185,158	\$223,609	\$107,437
Gross Income per SqFt	\$10.77	\$10.77	\$10.65	\$12.94
Estimated Expense	\$103,584	\$107,392	\$125,221	\$53,884
Expense SqFt	\$6.24	\$6.24	\$5.96	\$6.49
Net Operating Income	\$75,198	\$77,766	\$98,388	\$53,553
Full Market Value	\$447,000	\$459,000	\$582,000	\$330,000
Market Value per SqFt	\$26.93	\$26.69	\$27.71	\$39.76
Distance from Cooperative in miles		0.49	0.45	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03363-0058	2-03328-0147	2-04825-0051	2-04819-0015
Address	4200 HERKIMER PLACE	3530 DEKALB AVENUE	3940 CARPENTER AVENUE	3915 CARPENTER AVENUE
Neighborhood	WOODLAWN	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	49	75	49
Year Built	1967	1936	1928	1940
Gross SqFt	39,959	49,400	66,710	45,036
Estimated Gross Income	\$430,358	\$531,803	\$686,561	\$492,392
Gross Income per SqFt	\$10.77	\$10.77	\$10.29	\$10.93
Estimated Expense	\$232,561	\$287,347	\$384,474	\$260,968
Expense SqFt	\$5.82	\$5.82	\$5.76	\$5.79
Net Operating Income	\$197,797	\$244,456	\$302,087	\$231,424
Full Market Value	\$944,000	\$1,452,000	\$1,760,000	\$1,234,000
Market Value per SqFt	\$23.62	\$29.39	\$26.38	\$27.40
Distance from Cooperative in miles		0.95	0.90	0.82

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03368-0010	2-04825-0051	2-03115-0005	2-04822-0013
Address	4320 VAN CORTLANDT PARK E	3940 CARPENTER AVENUE	2405 SOUTHERN BOULEVARD	4064 BRONX BOULEVARD
Neighborhood	WOODLAWN	WILLIAMSBRIDGE	BELMONT	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	110	75	142	56
Year Built	1958	1928	1970	1927
Gross SqFt	151,800	66,710	125,075	53,601
Estimated Gross Income	\$1,545,324	\$686,561	\$1,272,881	\$481,384
Gross Income per SqFt	\$10.18	\$10.29	\$10.18	\$8.98
Estimated Expense	\$895,620	\$384,474	\$738,271	\$308,086
Expense SqFt	\$5.90	\$5.76	\$5.90	\$5.75
Net Operating Income	\$649,704	\$302,087	\$534,610	\$173,298
Full Market Value	\$3,125,000	\$1,760,000	\$3,113,000	\$948,000
Market Value per SqFt	\$20.59	\$26.38	\$24.89	\$17.69
Distance from Cooperative in miles		0.97	2.99	0.77

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03379-0001	2-04819-0020	2-04819-0015	2-04835-0018
Address	201 EAST 238 STREET	3905 CARPENTER AVENUE	3915 CARPENTER AVENUE	667 EAST 232 STREET
Neighborhood	WOODLAWN	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	49	55	49	60
Year Built	1954	1941	1940	1929
Gross SqFt	47,679	48,054	45,036	50,934
Estimated Gross Income	\$533,051	\$563,614	\$492,392	\$569,345
Gross Income per SqFt	\$11.18	\$11.73	\$10.93	\$11.18
Estimated Expense	\$287,028	\$287,443	\$260,968	\$306,408
Expense SqFt	\$6.02	\$5.98	\$5.79	\$6.02
Net Operating Income	\$246,023	\$276,171	\$231,424	\$262,937
Full Market Value	\$1,485,000	\$1,573,000	\$1,234,000	\$1,587,000
Market Value per SqFt	\$31.15	\$32.73	\$27.40	\$31.16
Distance from Cooperative in miles		0.87	0.87	0.68

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03383-0001	2-03024-0069	2-03867-0023	2-03098-0001
Address	4260 KATONAH AVENUE	2347 WEBSTER AVENUE	1340 STRATFORD AVENUE	2130 CROTONA AVENUE
Neighborhood	WOODLAWN	FORDHAM	SOUNDVIEW	EAST TREMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	108	121	129	86
Year Built	1958	1972	1966	1998
Gross SqFt	93,645	143,000	95,370	60,200
Estimated Gross Income	\$1,126,549	\$1,719,915	\$1,289,786	\$686,849
Gross Income per SqFt	\$12.03	\$12.03	\$13.52	\$11.41
Estimated Expense	\$724,812	\$1,106,426	\$712,109	\$444,337
Expense SqFt	\$7.74	\$7.74	\$7.47	\$7.38
Net Operating Income	\$401,737	\$613,489	\$577,677	\$242,512
Full Market Value	\$2,497,000	\$3,813,000	\$3,747,000	\$1,476,000
Market Value per SqFt	\$26.66	\$26.66	\$39.29	\$24.52
Distance from Cooperative in miles		3.08	4.46	3.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03396-0021	2-04835-0018	2-04819-0020	2-04819-0015
Address	4265 WEBSTER AVENUE	667 EAST 232 STREET	3905 CARPENTER AVENUE	3915 CARPENTER AVENUE
Neighborhood	WOODLAWN	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	60	55	49
Year Built	1955	1929	1941	1940
Gross SqFt	62,015	50,934	48,054	45,036
Estimated Gross Income	\$693,328	\$569,345	\$563,614	\$492,392
Gross Income per SqFt	\$11.18	\$11.18	\$11.73	\$10.93
Estimated Expense	\$373,330	\$306,408	\$287,443	\$260,968
Expense SqFt	\$6.02	\$6.02	\$5.98	\$5.79
Net Operating Income	\$319,998	\$262,937	\$276,171	\$231,424
Full Market Value	\$1,932,000	\$1,587,000	\$1,573,000	\$1,234,000
Market Value per SqFt	\$31.15	\$31.16	\$32.73	\$27.40
Distance from Cooperative in miles		0.36	0.69	0.69

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03398-0044	2-05792-0430	2-03385-0060	
Address	4380 VIREO AVENUE	530 WEST 236 STREET	4300 MARTHA AVENUE	
Neighborhood	WOODLAWN	RIVERDALE	WOODLAWN	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	127	86	82	
Year Built	1958	1954	1942	
Gross SqFt	109,206	103,392	76,650	
Estimated Gross Income	\$1,439,335	\$1,485,010	\$919,968	
Gross Income per SqFt	\$13.18	\$14.36	\$12.00	
Estimated Expense	\$654,144	\$605,495	\$469,184	
Expense SqFt	\$5.99	\$5.86	\$6.12	
Net Operating Income	\$785,191	\$879,515	\$450,784	
Full Market Value	\$5,047,000	\$5,818,000	\$1,738,000	
Market Value per SqFt	\$46.22	\$56.27	\$22.67	
Distance from Cooperative in miles		2.56	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03398-0087	2-04835-0018	2-04825-0051	2-04819-0020
Address	4315 WEBSTER AVENUE	667 EAST 232 STREET	3940 CARPENTER AVENUE	3905 CARPENTER AVENUE
Neighborhood	WOODLAWN	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	60	75	55
Year Built	1958	1929	1928	1941
Gross SqFt	61,914	50,934	66,710	48,054
Estimated Gross Income	\$692,199	\$569,345	\$686,561	\$563,614
Gross Income per SqFt	\$11.18	\$11.18	\$10.29	\$11.73
Estimated Expense	\$372,722	\$306,408	\$384,474	\$287,443
Expense SqFt	\$6.02	\$6.02	\$5.76	\$5.98
Net Operating Income	\$319,477	\$262,937	\$302,087	\$276,171
Full Market Value	\$1,928,000	\$1,587,000	\$1,760,000	\$1,573,000
Market Value per SqFt	\$31.14	\$31.16	\$26.38	\$32.73
Distance from Cooperative in miles		0.48	0.87	0.86

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03398-0097	2-04835-0018	2-04819-0020	2-04845-0031
Address	4295 WEBSTER AVENUE	667 EAST 232 STREET	3905 CARPENTER AVENUE	711 EAST 231 STREET
Neighborhood	WOODLAWN	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	80	60	55	54
Year Built	1957	1929	1941	1928
Gross SqFt	57,840	50,934	48,054	44,982
Estimated Gross Income	\$678,463	\$569,345	\$563,614	\$540,210
Gross Income per SqFt	\$11.73	\$11.18	\$11.73	\$12.01
Estimated Expense	\$345,883	\$306,408	\$287,443	\$279,102
Expense SqFt	\$5.98	\$6.02	\$5.98	\$6.20
Net Operating Income	\$332,580	\$262,937	\$276,171	\$261,108
Full Market Value	\$2,047,000	\$1,587,000	\$1,573,000	\$1,622,000
Market Value per SqFt	\$35.39	\$31.16	\$32.73	\$36.06
Distance from Cooperative in miles		0.48	0.86	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03567-0001	2-03650-0001		
Address	633 OLMSTEAD AVENUE	950 EVERGREEN AVENUE		
Neighborhood	CASTLE HILL/UNIONPORT	SOUNDVIEW		
Building Classification	D4-ELEVATOR	D3-ELEVATOR		
Total Units	624	213		
Year Built	1966	1964		
Gross SqFt	598,478	174,671		
Estimated Gross Income	\$6,176,293	\$1,801,813		
Gross Income per SqFt	\$10.32	\$10.32		
Estimated Expense	\$3,584,883	\$1,046,726		
Expense SqFt	\$5.99	\$5.99		
Net Operating Income	\$2,591,410	\$755,087		
Full Market Value	\$15,120,000	\$4,406,000		
Market Value per SqFt	\$25.26	\$25.22		
Distance from Cooperative in miles		1.37		

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03627-0020	2-03650-0001	2-02724-0005	2-02418-0033
Address	875 MORRISON AVENUE	950 EVERGREEN AVENUE	975 SIMPSON STREET	303 EAST 158 STREET
Neighborhood	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	225	213	236	167
Year Built	1962	1964	1981	2005
Gross SqFt	256,750	174,671	320,721	190,926
Estimated Gross Income	\$2,649,660	\$1,801,813	\$3,836,662	\$1,890,821
Gross Income per SqFt	\$10.32	\$10.32	\$11.96	\$9.90
Estimated Expense	\$1,537,933	\$1,046,726	\$2,493,830	\$1,096,676
Expense SqFt	\$5.99	\$5.99	\$7.78	\$5.74
Net Operating Income	\$1,111,727	\$755,087	\$1,342,832	\$794,145
Full Market Value	\$6,487,000	\$4,406,000	\$8,330,000	\$4,632,000
Market Value per SqFt	\$25.27	\$25.22	\$25.97	\$24.26
Distance from Cooperative in miles		0.26	0.95	2.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03627-0030	2-03650-0001	2-02724-0005	2-02418-0033
Address	825 MORRISON AVENUE	950 EVERGREEN AVENUE	975 SIMPSON STREET	303 EAST 158 STREET
Neighborhood	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	225	213	236	167
Year Built	1962	1964	1981	2005
Gross SqFt	256,750	174,671	320,721	190,926
Estimated Gross Income	\$2,649,660	\$1,801,813	\$3,836,662	\$1,890,821
Gross Income per SqFt	\$10.32	\$10.32	\$11.96	\$9.90
Estimated Expense	\$1,537,933	\$1,046,726	\$2,493,830	\$1,096,676
Expense SqFt	\$5.99	\$5.99	\$7.78	\$5.74
Net Operating Income	\$1,111,727	\$755,087	\$1,342,832	\$794,145
Full Market Value	\$6,487,000	\$4,406,000	\$8,330,000	\$4,632,000
Market Value per SqFt	\$25.27	\$25.22	\$25.97	\$24.26
Distance from Cooperative in miles		0.26	0.95	2.23

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03627-0040	2-03650-0001	2-02724-0005	2-02418-0033
Address	820 BOYNTON AVENUE	950 EVERGREEN AVENUE	975 SIMPSON STREET	303 EAST 158 STREET
Neighborhood	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	225	213	236	167
Year Built	1962	1964	1981	2005
Gross SqFt	256,750	174,671	320,721	190,926
Estimated Gross Income	\$2,649,660	\$1,801,813	\$3,836,662	\$1,890,821
Gross Income per SqFt	\$10.32	\$10.32	\$11.96	\$9.90
Estimated Expense	\$1,537,933	\$1,046,726	\$2,493,830	\$1,096,676
Expense SqFt	\$5.99	\$5.99	\$7.78	\$5.74
Net Operating Income	\$1,111,727	\$755,087	\$1,342,832	\$794,145
Full Market Value	\$6,487,000	\$4,406,000	\$8,330,000	\$4,632,000
Market Value per SqFt	\$25.27	\$25.22	\$25.97	\$24.26
Distance from Cooperative in miles		0.26	0.95	2.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03627-0050	2-03650-0001	2-02724-0005	2-02418-0033
Address	880 BOYNTON AVENUE	950 EVERGREEN AVENUE	975 SIMPSON STREET	303 EAST 158 STREET
Neighborhood	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	225	213	236	167
Year Built	1962	1964	1981	2005
Gross SqFt	256,750	174,671	320,721	190,926
Estimated Gross Income	\$2,649,660	\$1,801,813	\$3,836,662	\$1,890,821
Gross Income per SqFt	\$10.32	\$10.32	\$11.96	\$9.90
Estimated Expense	\$1,537,933	\$1,046,726	\$2,493,830	\$1,096,676
Expense SqFt	\$5.99	\$5.99	\$7.78	\$5.74
Net Operating Income	\$1,111,727	\$755,087	\$1,342,832	\$794,145
Full Market Value	\$6,487,000	\$4,406,000	\$8,330,000	\$4,632,000
Market Value per SqFt	\$25.27	\$25.22	\$25.97	\$24.26
Distance from Cooperative in miles		0.26	0.95	2.23

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03659-0001	2-03140-0007	2-03642-0001	2-03650-0001
Address	920 METCALF AVENUE	2082 BOSTON ROAD	880 THIERIOT AVENUE	950 EVERGREEN AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	239	169	317	213
Year Built	1967	1974	1968	1964
Gross SqFt	212,300	200,529	352,866	174,671
Estimated Gross Income	\$2,362,899	\$2,429,336	\$3,926,209	\$1,801,813
Gross Income per SqFt	\$11.13	\$12.11	\$11.13	\$10.32
Estimated Expense	\$1,435,148	\$1,205,860	\$2,385,757	\$1,046,726
Expense SqFt	\$6.76	\$6.01	\$6.76	\$5.99
Net Operating Income	\$927,751	\$1,223,476	\$1,540,452	\$755,087
Full Market Value	\$5,589,000	\$7,624,000	\$9,280,000	\$4,406,000
Market Value per SqFt	\$26.33	\$38.02	\$26.30	\$25.22
Distance from Cooperative in miles		1.32	0.46	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03663-0002	2-02724-0005	2-03642-0001	2-02713-0002
Address	1760 BRUCKNER BOULEVARD	975 SIMPSON STREET	880 THIERIOT AVENUE	955 EAST 163 STREET
Neighborhood	SOUNDVIEW	MORRISANIA/LONGWOOD	SOUNDVIEW	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	408	236	317	104
Year Built	1958	1981	1968	1982
Gross SqFt	361,452	320,721	352,866	148,828
Estimated Gross Income	\$4,022,961	\$3,836,662	\$3,926,209	\$1,648,175
Gross Income per SqFt	\$11.13	\$11.96	\$11.13	\$11.07
Estimated Expense	\$2,443,416	\$2,493,830	\$2,385,757	\$1,023,734
Expense SqFt	\$6.76	\$7.78	\$6.76	\$6.88
Net Operating Income	\$1,579,545	\$1,342,832	\$1,540,452	\$624,441
Full Market Value	\$9,516,000	\$8,330,000	\$9,280,000	\$3,755,000
Market Value per SqFt	\$26.33	\$25.97	\$26.30	\$25.23
Distance from Cooperative in miles		1.41	0.22	1.55

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03716-0001	2-02713-0002	2-03650-0001	2-02723-0040
Address	1569 BRUCKNER BOULEVARD	955 EAST 163 STREET	950 EVERGREEN AVENUE	1018 EAST 163 STREET
Neighborhood	SOUNDVIEW	MORRISANIA/LONGWOOD	SOUNDVIEW	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	104	104	213	112
Year Built	1962	1982	1964	1909
Gross SqFt	124,778	148,828	174,671	156,980
Estimated Gross Income	\$1,381,292	\$1,648,175	\$1,801,813	\$2,065,469
Gross Income per SqFt	\$11.07	\$11.07	\$10.32	\$13.16
Estimated Expense	\$858,473	\$1,023,734	\$1,046,726	\$1,183,125
Expense SqFt	\$6.88	\$6.88	\$5.99	\$7.54
Net Operating Income	\$522,819	\$624,441	\$755,087	\$882,344
Full Market Value	\$3,143,000	\$3,755,000	\$4,406,000	\$5,668,000
Market Value per SqFt	\$25.19	\$25.23	\$25.22	\$36.11
Distance from Cooperative in miles		1.03	0.25	0.94

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03717-0001	2-03867-0023	2-03649-0001	2-03650-0001
Address	1591 BRUCKNER BOULEVARD	1340 STRATFORD AVENUE	955 EVERGREEN AVENUE	950 EVERGREEN AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	105	129	144	213
Year Built	1960	1966	1964	1964
Gross SqFt	117,922	95,370	153,400	174,671
Estimated Gross Income	\$1,216,955	\$1,289,786	\$1,471,421	\$1,801,813
Gross Income per SqFt	\$10.32	\$13.52	\$9.59	\$10.32
Estimated Expense	\$706,353	\$712,109	\$855,298	\$1,046,726
Expense SqFt	\$5.99	\$7.47	\$5.58	\$5.99
Net Operating Income	\$510,602	\$577,677	\$616,123	\$755,087
Full Market Value	\$2,979,000	\$3,747,000	\$3,587,000	\$4,406,000
Market Value per SqFt	\$25.26	\$39.29	\$23.38	\$25.22
Distance from Cooperative in miles		0.52	0.33	0.29

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03717-0018	2-02757-0014	2-02987-0010	2-02996-0018
Address	1036 MANOR AVENUE	1244 WESTCHESTER AVENUE	1290 HOE AVENUE	1562 VYSE AVENUE
Neighborhood	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	58	32	21
Year Built	1928	1925	1924	1931
Gross SqFt	35,700	43,565	22,000	18,593
Estimated Gross Income	\$335,580	\$409,539	\$161,977	\$184,095
Gross Income per SqFt	\$9.40	\$9.40	\$7.36	\$9.90
Estimated Expense	\$203,847	\$248,877	\$96,815	\$128,849
Expense SqFt	\$5.71	\$5.71	\$4.40	\$6.93
Net Operating Income	\$131,733	\$160,662	\$65,162	\$55,246
Full Market Value	\$761,000	\$901,000	\$377,000	\$316,000
Market Value per SqFt	\$21.32	\$20.68	\$17.14	\$17.00
Distance from Cooperative in miles		0.68	0.86	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03737-0037	2-02757-0014	2-02945-0026	
Address	1160 COLGATE AVENUE	1244 WESTCHESTER AVENUE	1844 ARTHUR AVENUE	
Neighborhood	SOUNDVIEW	MORRISANIA/LONGWOOD	EAST TREMONT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	17	58	20	
Year Built	1927	1925	1914	
Gross SqFt	13,446	43,565	13,545	
Estimated Gross Income	\$125,048	\$409,539	\$124,612	
Gross Income per SqFt	\$9.30	\$9.40	\$9.20	
Estimated Expense	\$72,877	\$248,877	\$69,429	
Expense SqFt	\$5.42	\$5.71	\$5.13	
Net Operating Income	\$52,171	\$160,662	\$55,183	
Full Market Value	\$301,000	\$901,000	\$292,000	
Market Value per SqFt	\$22.39	\$20.68	\$21.56	
Distance from Cooperative in miles		0.38	1.35	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03788-0021	2-03113-0009	2-03650-0001	
Address	1041 PUGSLEY AVENUE	769 GROTE STREET	950 EVERGREEN AVENUE	
Neighborhood	CASTLE HILL/UNIONPORT	BELMONT	SOUNDVIEW	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	133	249	213	
Year Built	1963	1973	1964	
Gross SqFt	151,155	207,850	174,671	
Estimated Gross Income	\$1,697,471	\$2,522,779	\$1,801,813	
Gross Income per SqFt	\$11.23	\$12.14	\$10.32	
Estimated Expense	\$902,395	\$1,236,162	\$1,046,726	
Expense SqFt	\$5.97	\$5.95	\$5.99	
Net Operating Income	\$795,076	\$1,286,617	\$755,087	
Full Market Value	\$4,808,000	\$7,978,000	\$4,406,000	
Market Value per SqFt	\$31.81	\$38.38	\$25.22	
Distance from Cooperative in miles		2.06	1.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03794-0013	2-03932-0050	2-03006-0053	
Address	1966 NEWBOLD AVENUE	2022 BENEDICT AVENUE	1029 FREEMAN STREET	
Neighborhood	CASTLE HILL/UNIONPORT	PARKCHESTER	MORRISANIA/LONGWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	139	92	121	
Year Built	1967	1928	1931	
Gross SqFt	144,460	103,284	107,444	
Estimated Gross Income	\$1,590,505	\$1,119,835	\$1,200,000	
Gross Income per SqFt	\$11.01	\$10.84	\$11.17	
Estimated Expense	\$891,318	\$605,177	\$696,000	
Expense SqFt	\$6.17	\$5.86	\$6.48	
Net Operating Income	\$699,187	\$514,658	\$504,000	
Full Market Value	\$4,193,000	\$2,626,000	\$2,871,000	
Market Value per SqFt	\$29.03	\$25.43	\$26.72	
Distance from Cooperative in miles		0.21	1.43	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03900-0039	2-03607-0002	2-04291-0024	
Address	1475 THIERIOT AVENUE	2025 SEWARD AVENUE	2131 WALLACE AVENUE	
Neighborhood	PARKCHESTER	CASTLE HILL/UNIONPORT	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	169	154	187	
Year Built	1954	1978	1929	
Gross SqFt	216,000	221,208	178,126	
Estimated Gross Income	\$2,604,960	\$2,699,063	\$2,123,497	
Gross Income per SqFt	\$12.06	\$12.20	\$11.92	
Estimated Expense	\$1,531,440	\$1,393,212	\$1,401,508	
Expense SqFt	\$7.09	\$6.30	\$7.87	
Net Operating Income	\$1,073,520	\$1,305,851	\$721,989	
Full Market Value	\$5,711,000	\$5,058,000	\$4,472,000	
Market Value per SqFt	\$26.44	\$22.87	\$25.11	
Distance from Cooperative in miles		1.25	1.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03901-0031	2-03115-9021	2-03607-0002	2-03895-0001
Address	1430 THIERIOT AVENUE	2481 SOUTHERN BOULEVARD	2025 SEWARD AVENUE	1500 NOBLE AVENUE
Neighborhood	PARKCHESTER	BELMONT	CASTLE HILL/UNIONPORT	PARKCHESTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	340	311	154	238
Year Built	1960	1975	1978	1965
Gross SqFt	217,800	249,600	221,208	265,625
Estimated Gross Income	\$2,698,542	\$3,100,215	\$2,699,063	\$3,291,854
Gross Income per SqFt	\$12.39	\$12.42	\$12.20	\$12.39
Estimated Expense	\$1,441,836	\$1,668,279	\$1,393,212	\$1,757,935
Expense SqFt	\$6.62	\$6.68	\$6.30	\$6.62
Net Operating Income	\$1,256,706	\$1,431,936	\$1,305,851	\$1,533,919
Full Market Value	\$7,901,000	\$9,006,000	\$5,058,000	\$6,526,000
Market Value per SqFt	\$36.28	\$36.08	\$22.87	\$24.57
Distance from Cooperative in miles		1.56	1.23	0.31

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03931-0001	2-03980-0001	2-03715-0030	2-03134-0020
Address	1332 METROPOLITAN AVENUE	2511 WESTCHESTER AVENUE	1056 BOYNTON AVENUE	990 BRONX PARK SOUTH
Neighborhood	PARKCHESTER	WESTCHESTER	SOUNDVIEW	EAST TREMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	69	63	79	53
Year Built	1962	2007	1939	1924
Gross SqFt	67,800	74,021	70,500	60,000
Estimated Gross Income	\$929,538	\$972,292	\$979,707	\$822,641
Gross Income per SqFt	\$13.71	\$13.14	\$13.90	\$13.71
Estimated Expense	\$503,076	\$641,713	\$460,462	\$445,448
Expense SqFt	\$7.42	\$8.67	\$6.53	\$7.42
Net Operating Income	\$426,462	\$330,579	\$519,245	\$377,193
Full Market Value	\$2,779,000	\$973,000	\$3,399,000	\$2,057,000
Market Value per SqFt	\$40.99	\$13.14	\$48.21	\$34.28
Distance from Cooperative in miles		0.84	1.11	1.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03931-0006	2-03810-0013	2-03742-0001	2-03715-0030
Address	1910 MC GRAW AVENUE	2104 CROSS BX SERVICE ROA	1101 MANOR AVENUE	1056 BOYNTON AVENUE
Neighborhood	PARKCHESTER	CASTLE HILL/UNIONPORT	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	39	60	79
Year Built	1929	1928	1929	1939
Gross SqFt	57,000	34,815	54,000	70,500
Estimated Gross Income	\$723,330	\$441,698	\$669,519	\$979,707
Gross Income per SqFt	\$12.69	\$12.69	\$12.40	\$13.90
Estimated Expense	\$477,090	\$291,521	\$341,455	\$460,462
Expense SqFt	\$8.37	\$8.37	\$6.32	\$6.53
Net Operating Income	\$246,240	\$150,177	\$328,064	\$519,245
Full Market Value	\$923,000	\$952,000	\$2,063,000	\$3,399,000
Market Value per SqFt	\$16.19	\$27.34	\$38.20	\$48.21
Distance from Cooperative in miles		0.44	1.00	1.11

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03948-0047	2-03986-0007	2-03134-0009	2-03129-0004
Address	2181 STARLING AVENUE	1564 ST PETER'S AVENUE	968 BRONX PARK SOUTH	2138 DALY AVENUE
Neighborhood	PARKCHESTER	WESTCHESTER	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	39	27	31
Year Built	1962	2005	1923	1916
Gross SqFt	30,927	34,595	32,621	34,875
Estimated Gross Income	\$411,638	\$456,000	\$434,173	\$471,221
Gross Income per SqFt	\$13.31	\$13.18	\$13.31	\$13.51
Estimated Expense	\$212,468	\$264,480	\$224,100	\$216,396
Expense SqFt	\$6.87	\$7.65	\$6.87	\$6.20
Net Operating Income	\$199,170	\$191,520	\$210,073	\$254,825
Full Market Value	\$1,285,000	\$1,231,000	\$1,082,000	\$1,115,000
Market Value per SqFt	\$41.55	\$35.58	\$33.17	\$31.97
Distance from Cooperative in miles		0.41	1.43	1.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03987-0058	2-03963-0035	2-03920-0018	2-03752-0066
Address	1500 OVERING STREET	2224 LYON AVENUE	1517 TAYLOR AVENUE	1129 ST LAWRENCE AVENUE
Neighborhood	WESTCHESTER	WESTCHESTER	PARKCHESTER	SOUNDVIEW
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	12	30	25
Year Built	1926	1926	1927	1930
Gross SqFt	27,150	9,180	20,575	21,500
Estimated Gross Income	\$303,809	\$102,721	\$302,100	\$221,677
Gross Income per SqFt	\$11.19	\$11.19	\$14.68	\$10.31
Estimated Expense	\$200,367	\$67,778	\$141,987	\$111,790
Expense SqFt	\$7.38	\$7.38	\$6.90	\$5.20
Net Operating Income	\$103,442	\$34,943	\$160,113	\$109,887
Full Market Value	\$625,000	\$211,000	\$1,067,000	\$641,000
Market Value per SqFt	\$23.02	\$22.98	\$51.86	\$29.81
Distance from Cooperative in miles		0.52	1.10	1.41

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04162-0002	2-03867-0023	2-03649-0001	2-03650-0001
Address	1720 MAYFLOWER AVENUE	1340 STRATFORD AVENUE	955 EVERGREEN AVENUE	950 EVERGREEN AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	120	129	144	213
Year Built	1966	1966	1964	1964
Gross SqFt	127,000	95,370	153,400	174,671
Estimated Gross Income	\$1,310,640	\$1,289,786	\$1,471,421	\$1,801,813
Gross Income per SqFt	\$10.32	\$13.52	\$9.59	\$10.32
Estimated Expense	\$760,730	\$712,109	\$855,298	\$1,046,726
Expense SqFt	\$5.99	\$7.47	\$5.58	\$5.99
Net Operating Income	\$549,910	\$577,677	\$616,123	\$755,087
Full Market Value	\$3,209,000	\$3,747,000	\$3,587,000	\$4,406,000
Market Value per SqFt	\$25.27	\$39.29	\$23.38	\$25.22
Distance from Cooperative in miles		2.36	2.91	2.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04174-0024	2-04222-0093	2-03114-9052	2-03932-0050
Address	3121 MIDDLETOWN ROAD	1545 RHINELANDER AVENUE	2364 PROSPECT AVENUE	2022 BENEDICT AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	PELHAM PARKWAY SOUTH	BELMONT	PARKCHESTER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	106	160	92
Year Built	1963	1962	1974	1928
Gross SqFt	135,250	112,339	116,569	103,284
Estimated Gross Income	\$1,631,115	\$1,502,652	\$1,405,997	\$1,119,835
Gross Income per SqFt	\$12.06	\$13.38	\$12.06	\$10.84
Estimated Expense	\$850,723	\$706,246	\$733,653	\$605,177
Expense SqFt	\$6.29	\$6.29	\$6.29	\$5.86
Net Operating Income	\$780,392	\$796,406	\$672,344	\$514,658
Full Market Value	\$4,855,000	\$5,146,000	\$4,183,000	\$2,626,000
Market Value per SqFt	\$35.90	\$45.81	\$35.88	\$25.43
Distance from Cooperative in miles		1.04	2.90	1.72

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04230-0015	2-03140-0007	2-03650-0001	2-03113-0009
Address	1950 HUTCH RIVER PARKWAY	2082 BOSTON ROAD	950 EVERGREEN AVENUE	769 GROTE STREET
Neighborhood	SCHUYLERVILLE/PELHAM BAY	EAST TREMONT	SOUNDVIEW	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	158	169	213	249
Year Built	1961	1974	1964	1973
Gross SqFt	179,920	200,529	174,671	207,850
Estimated Gross Income	\$2,178,831	\$2,429,336	\$1,801,813	\$2,522,779
Gross Income per SqFt	\$12.11	\$12.11	\$10.32	\$12.14
Estimated Expense	\$1,081,319	\$1,205,860	\$1,046,726	\$1,236,162
Expense SqFt	\$6.01	\$6.01	\$5.99	\$5.95
Net Operating Income	\$1,097,512	\$1,223,476	\$755,087	\$1,286,617
Full Market Value	\$6,838,000	\$7,624,000	\$4,406,000	\$7,978,000
Market Value per SqFt	\$38.01	\$38.02	\$25.22	\$38.38
Distance from Cooperative in miles		2.29	3.00	2.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04247-0057	2-03980-0001	2-04249-0042	2-03986-0007
Address	2015 ST PAUL AVENUE	2511 WESTCHESTER AVENUE	2023 BURR AVENUE	1564 ST PETER'S AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	66	63	37	39
Year Built	1964	2007	1963	2005
Gross SqFt	58,600	74,021	31,125	34,595
Estimated Gross Income	\$772,348	\$972,292	\$461,659	\$456,000
Gross Income per SqFt	\$13.18	\$13.14	\$14.83	\$13.18
Estimated Expense	\$448,290	\$641,713	\$216,980	\$264,480
Expense SqFt	\$7.65	\$8.67	\$6.97	\$7.65
Net Operating Income	\$324,058	\$330,579	\$244,679	\$191,520
Full Market Value	\$2,083,000	\$973,000	\$1,635,000	\$1,231,000
Market Value per SqFt	\$35.55	\$13.14	\$52.53	\$35.58
Distance from Cooperative in miles		1.22	0.09	1.22

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04251-0011	2-03980-0001	2-04222-0093	2-04819-0042
Address	1874 PELHAM PARKWAY SOUTH	2511 WESTCHESTER AVENUE	1545 RHINELANDER AVENUE	3940 BRONX BOULEVARD
Neighborhood	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER	PELHAM PARKWAY SOUTH	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	63	106	92
Year Built	1970	2007	1962	1960
Gross SqFt	85,218	74,021	112,339	84,340
Estimated Gross Income	\$1,140,217	\$972,292	\$1,502,652	\$1,215,885
Gross Income per SqFt	\$13.38	\$13.14	\$13.38	\$14.42
Estimated Expense	\$536,021	\$641,713	\$706,246	\$607,943
Expense SqFt	\$6.29	\$8.67	\$6.29	\$7.21
Net Operating Income	\$604,196	\$330,579	\$796,406	\$607,942
Full Market Value	\$3,905,000	\$973,000	\$5,146,000	\$2,735,000
Market Value per SqFt	\$45.82	\$13.14	\$45.81	\$32.43
Distance from Cooperative in miles		1.31	0.63	2.88

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04252-0017	2-03986-0007	2-04249-0042	2-03980-0001
Address	1910 PELHAM PARKWAY SOUTH	1564 ST PETER'S AVENUE	2023 BURR AVENUE	2511 WESTCHESTER AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	52	39	37	63
Year Built	1964	2005	1963	2007
Gross SqFt	44,329	34,595	31,125	74,021
Estimated Gross Income	\$584,256	\$456,000	\$461,659	\$972,292
Gross Income per SqFt	\$13.18	\$13.18	\$14.83	\$13.14
Estimated Expense	\$339,117	\$264,480	\$216,980	\$641,713
Expense SqFt	\$7.65	\$7.65	\$6.97	\$8.67
Net Operating Income	\$245,139	\$191,520	\$244,679	\$330,579
Full Market Value	\$1,576,000	\$1,231,000	\$1,635,000	\$973,000
Market Value per SqFt	\$35.55	\$35.58	\$52.53	\$13.14
Distance from Cooperative in miles		1.35	0.10	1.35

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04256-0003	2-04288-0045	2-04257-0040	2-04322-0025
Address	1944 UNIONPORT ROAD	2125 HOLLAND AVENUE	2009 CRUGER AVENUE	2182 BARNES AVENUE
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	79	65	45	71
Year Built	1927	1939	1932	1930
Gross SqFt	56,634	65,418	49,260	65,862
Estimated Gross Income	\$643,362	\$727,641	\$559,353	\$790,100
Gross Income per SqFt	\$11.36	\$11.12	\$11.36	\$12.00
Estimated Expense	\$424,189	\$329,480	\$369,173	\$462,209
Expense SqFt	\$7.49	\$5.04	\$7.49	\$7.02
Net Operating Income	\$219,173	\$398,161	\$190,180	\$327,891
Full Market Value	\$1,332,000	\$676,000	\$1,121,000	\$2,036,000
Market Value per SqFt	\$23.52	\$10.33	\$22.76	\$30.91
Distance from Cooperative in miles		0.28	0.06	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04256-0008	2-04288-0030	2-04322-0025	2-04322-0018
Address	1954 UNIONPORT ROAD	2120 CRUGER AVENUE	2182 BARNES AVENUE	2162 BARNES AVENUE
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	65	71	70
Year Built	1928	1939	1930	1930
Gross SqFt	63,540	65,418	65,862	66,075
Estimated Gross Income	\$762,480	\$784,774	\$790,100	\$790,099
Gross Income per SqFt	\$12.00	\$12.00	\$12.00	\$11.96
Estimated Expense	\$438,426	\$451,674	\$462,209	\$462,208
Expense SqFt	\$6.90	\$6.90	\$7.02	\$7.00
Net Operating Income	\$324,054	\$333,100	\$327,891	\$327,891
Full Market Value	\$2,012,000	\$1,730,000	\$2,036,000	\$2,033,000
Market Value per SqFt	\$31.67	\$26.45	\$30.91	\$30.77
Distance from Cooperative in miles		0.28	0.48	0.48

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04287-0001	2-04319-0025	2-03114-0067	2-04319-0045
Address	2081 CRUGER AVENUE	2198 CRUGER AVENUE	2363 SOUTHERN BOULEVARD	2157 HOLLAND AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	BELMONT	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	88	72	73
Year Built	1931	1930	1931	1930
Gross SqFt	87,924	88,386	60,900	73,842
Estimated Gross Income	\$1,084,103	\$1,054,575	\$751,080	\$918,070
Gross Income per SqFt	\$12.33	\$11.93	\$12.33	\$12.43
Estimated Expense	\$624,260	\$616,926	\$432,492	\$537,071
Expense SqFt	\$7.10	\$6.98	\$7.10	\$7.27
Net Operating Income	\$459,843	\$437,649	\$318,588	\$380,999
Full Market Value	\$2,886,000	\$2,712,000	\$1,875,000	\$2,398,000
Market Value per SqFt	\$32.82	\$30.68	\$30.79	\$32.47
Distance from Cooperative in miles		0.18	0.79	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04289-0015	2-04287-0055	2-04287-0050	2-03112-0030
Address	762 BRADY AVENUE	2095 CRUGER AVENUE	2105 CRUGER AVENUE	780 GARDEN STREET
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	42	49	59
Year Built	1932	1939	1939	1928
Gross SqFt	54,184	53,400	46,212	48,172
Estimated Gross Income	\$571,099	\$562,771	\$600,032	\$426,096
Gross Income per SqFt	\$10.54	\$10.54	\$12.98	\$8.85
Estimated Expense	\$264,960	\$261,102	\$345,028	\$238,614
Expense SqFt	\$4.89	\$4.89	\$7.47	\$4.95
Net Operating Income	\$306,139	\$301,669	\$255,004	\$187,482
Full Market Value	\$1,803,000	\$1,464,000	\$1,630,000	\$1,021,000
Market Value per SqFt	\$33.28	\$27.42	\$35.27	\$21.19
Distance from Cooperative in miles		0.14	0.14	0.96

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04289-0020	2-03932-0050	2-03025-0013	2-03114-9052
Address	764 BRADY AVENUE	2022 BENEDICT AVENUE	2421 WEBSTER AVENUE	2364 PROSPECT AVENUE
Neighborhood	MORRIS PARK/VAN NEST	PARKCHESTER	FORDHAM	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	210	92	115	160
Year Built	1933	1928	1928	1974
Gross SqFt	94,000	103,284	98,922	116,569
Estimated Gross Income	\$1,054,680	\$1,119,835	\$1,109,470	\$1,405,997
Gross Income per SqFt	\$11.22	\$10.84	\$11.22	\$12.06
Estimated Expense	\$537,680	\$605,177	\$565,830	\$733,653
Expense SqFt	\$5.72	\$5.86	\$5.72	\$6.29
Net Operating Income	\$517,000	\$514,658	\$543,640	\$672,344
Full Market Value	\$3,126,000	\$2,626,000	\$3,287,000	\$4,183,000
Market Value per SqFt	\$33.26	\$25.43	\$33.23	\$35.88
Distance from Cooperative in miles		1.27	1.58	0.89

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04289-0035	2-04287-0040	2-04321-0058	2-04317-0085
Address	754 BRADY AVENUE	2125 CRUGER AVENUE	2161 BARNES AVENUE	2160 BOLTON STREET
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	73	72	72
Year Built	1932	1931	1931	1931
Gross SqFt	75,260	77,928	74,772	74,826
Estimated Gross Income	\$867,748	\$854,668	\$884,296	\$862,768
Gross Income per SqFt	\$11.53	\$10.97	\$11.83	\$11.53
Estimated Expense	\$407,157	\$435,881	\$477,709	\$404,824
Expense SqFt	\$5.41	\$5.59	\$6.39	\$5.41
Net Operating Income	\$460,591	\$418,787	\$406,587	\$457,944
Full Market Value	\$2,815,000	\$2,509,000	\$2,511,000	\$2,214,000
Market Value per SqFt	\$37.40	\$32.20	\$33.58	\$29.59
Distance from Cooperative in miles		0.20	0.29	0.31

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04289-0050	2-04287-0055	2-04287-0050	2-03288-0010
Address	758 BRADY AVENUE	2095 CRUGER AVENUE	2105 CRUGER AVENUE	315 EAST 196 STREET
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	42	49	59
Year Built	1932	1939	1939	1941
Gross SqFt	67,500	53,400	46,212	67,757
Estimated Gross Income	\$711,450	\$562,771	\$600,032	\$691,329
Gross Income per SqFt	\$10.54	\$10.54	\$12.98	\$10.20
Estimated Expense	\$330,075	\$261,102	\$345,028	\$442,451
Expense SqFt	\$4.89	\$4.89	\$7.47	\$6.53
Net Operating Income	\$381,375	\$301,669	\$255,004	\$248,878
Full Market Value	\$2,245,000	\$1,464,000	\$1,630,000	\$1,285,000
Market Value per SqFt	\$33.26	\$27.42	\$35.27	\$18.96
Distance from Cooperative in miles		0.14	0.14	1.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04291-0001	2-04292-0024	2-04286-0022	2-04291-0024
Address	2075 WALLACE AVENUE	2132 WALLACE AVENUE	2100 BRONX PARK EAST	2131 WALLACE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	190	184	157	187
Year Built	1930	1929	1929	1929
Gross SqFt	174,400	175,806	168,990	178,126
Estimated Gross Income	\$2,098,032	\$2,135,537	\$2,032,177	\$2,123,497
Gross Income per SqFt	\$12.03	\$12.15	\$12.03	\$11.92
Estimated Expense	\$1,173,712	\$1,249,289	\$1,138,019	\$1,401,508
Expense SqFt	\$6.73	\$7.11	\$6.73	\$7.87
Net Operating Income	\$924,320	\$886,248	\$894,158	\$721,989
Full Market Value	\$5,745,000	\$5,530,000	\$5,557,000	\$4,472,000
Market Value per SqFt	\$32.94	\$31.46	\$32.88	\$25.11
Distance from Cooperative in miles		0.05	0.17	0.00

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04291-0014	2-03115-9021	2-04285-0016	2-04342-0010
Address	2105 WALLACE AVENUE	2481 SOUTHERN BOULEVARD	2041 HOLLAND AVENUE	2280 OLINVILLE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	BELMONT	MORRIS PARK/VAN NEST	BRONXDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	384	311	172	512
Year Built	1952	1975	1928	1965
Gross SqFt	220,000	249,600	209,542	255,000
Estimated Gross Income	\$2,732,400	\$3,100,215	\$2,277,561	\$3,437,421
Gross Income per SqFt	\$12.42	\$12.42	\$10.87	\$13.48
Estimated Expense	\$1,469,600	\$1,668,279	\$1,457,639	\$1,587,518
Expense SqFt	\$6.68	\$6.68	\$6.96	\$6.23
Net Operating Income	\$1,262,800	\$1,431,936	\$819,922	\$1,849,903
Full Market Value	\$7,946,000	\$9,006,000	\$4,891,000	\$11,986,000
Market Value per SqFt	\$36.12	\$36.08	\$23.34	\$47.00
Distance from Cooperative in miles		0.86	0.15	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04292-0014	2-03115-0005	2-03114-9052	2-04287-0055
Address	2100 WALLACE AVENUE	2405 SOUTHERN BOULEVARD	2364 PROSPECT AVENUE	2095 CRUGER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	BELMONT	BELMONT	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	142	160	42
Year Built	1940	1970	1974	1939
Gross SqFt	144,354	125,075	116,569	53,400
Estimated Gross Income	\$1,521,491	\$1,272,881	\$1,405,997	\$562,771
Gross Income per SqFt	\$10.54	\$10.18	\$12.06	\$10.54
Estimated Expense	\$705,891	\$738,271	\$733,653	\$261,102
Expense SqFt	\$4.89	\$5.90	\$6.29	\$4.89
Net Operating Income	\$815,600	\$534,610	\$672,344	\$301,669
Full Market Value	\$4,802,000	\$3,113,000	\$4,183,000	\$1,464,000
Market Value per SqFt	\$33.27	\$24.89	\$35.88	\$27.42
Distance from Cooperative in miles		0.90	0.93	0.15

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04293-0010	2-03115-0005	2-04287-0055	2-04286-0004
Address	2080 BARNES AVENUE	2405 SOUTHERN BOULEVARD	2095 CRUGER AVENUE	2070 BRONX PARK EAST
Neighborhood	PELHAM PARKWAY SOUTH	BELMONT	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	142	42	104
Year Built	1951	1970	1939	1928
Gross SqFt	127,000	125,075	53,400	129,000
Estimated Gross Income	\$1,292,860	\$1,272,881	\$562,771	\$1,312,054
Gross Income per SqFt	\$10.18	\$10.18	\$10.54	\$10.17
Estimated Expense	\$749,300	\$738,271	\$261,102	\$839,715
Expense SqFt	\$5.90	\$5.90	\$4.89	\$6.51
Net Operating Income	\$543,560	\$534,610	\$301,669	\$472,339
Full Market Value	\$3,165,000	\$3,113,000	\$1,464,000	\$2,738,000
Market Value per SqFt	\$24.92	\$24.89	\$27.42	\$21.22
Distance from Cooperative in miles		0.95	0.19	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04298-0022	2-04273-0013	2-04321-0042	2-04328-0023
Address	900 LYDIG AVENUE	1955 WILLIAMSBRIDGE ROAD	2197 BARNES AVENUE	1025 ESPLANADE
Neighborhood	PELHAM PARKWAY SOUTH	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	92	62	85	48
Year Built	1959	1961	1929	1954
Gross SqFt	105,000	74,500	90,971	56,200
Estimated Gross Income	\$1,125,600	\$782,163	\$975,560	\$712,687
Gross Income per SqFt	\$10.72	\$10.50	\$10.72	\$12.68
Estimated Expense	\$677,250	\$500,584	\$586,785	\$363,470
Expense SqFt	\$6.45	\$6.72	\$6.45	\$6.47
Net Operating Income	\$448,350	\$281,579	\$388,775	\$349,217
Full Market Value	\$2,659,000	\$1,655,000	\$2,306,000	\$2,213,000
Market Value per SqFt	\$25.32	\$22.21	\$25.35	\$39.38
Distance from Cooperative in miles		0.38	0.21	0.19

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04317-0006	2-04287-0055	2-04287-0050	2-03114-0067
Address	2160 BRONX PARK EAST	2095 CRUGER AVENUE	2105 CRUGER AVENUE	2363 SOUTHERN BOULEVARD
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	42	49	72
Year Built	1938	1939	1939	1931
Gross SqFt	64,291	53,400	46,212	60,900
Estimated Gross Income	\$792,708	\$562,771	\$600,032	\$751,080
Gross Income per SqFt	\$12.33	\$10.54	\$12.98	\$12.33
Estimated Expense	\$456,466	\$261,102	\$345,028	\$432,492
Expense SqFt	\$7.10	\$4.89	\$7.47	\$7.10
Net Operating Income	\$336,242	\$301,669	\$255,004	\$318,588
Full Market Value	\$2,110,000	\$1,464,000	\$1,630,000	\$1,875,000
Market Value per SqFt	\$32.82	\$27.42	\$35.27	\$30.79
Distance from Cooperative in miles		0.20	0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04317-0015	2-04287-0055	2-03288-0010	2-04317-0019
Address	2166 BRONX PARK EAST	2095 CRUGER AVENUE	315 EAST 196 STREET	2180 BRONX PARK EAST
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	42	59	71
Year Built	1936	1939	1941	1936
Gross SqFt	73,610	53,400	67,757	75,133
Estimated Gross Income	\$769,961	\$562,771	\$691,329	\$785,716
Gross Income per SqFt	\$10.46	\$10.54	\$10.20	\$10.46
Estimated Expense	\$431,355	\$261,102	\$442,451	\$440,001
Expense SqFt	\$5.86	\$4.89	\$6.53	\$5.86
Net Operating Income	\$338,606	\$301,669	\$248,878	\$345,715
Full Market Value	\$1,987,000	\$1,464,000	\$1,285,000	\$2,028,000
Market Value per SqFt	\$26.99	\$27.42	\$18.96	\$26.99
Distance from Cooperative in miles		0.20	1.30	0.00

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04317-0025	2-04287-0055	2-03025-0013	2-03114-0067
Address	2190 BOSTON ROAD	2095 CRUGER AVENUE	2421 WEBSTER AVENUE	2363 SOUTHERN BOULEVARD
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	FORDHAM	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	78	42	115	72
Year Built	1941	1939	1928	1931
Gross SqFt	87,354	53,400	98,922	60,900
Estimated Gross Income	\$980,112	\$562,771	\$1,109,470	\$751,080
Gross Income per SqFt	\$11.22	\$10.54	\$11.22	\$12.33
Estimated Expense	\$499,665	\$261,102	\$565,830	\$432,492
Expense SqFt	\$5.72	\$4.89	\$5.72	\$7.10
Net Operating Income	\$480,447	\$301,669	\$543,640	\$318,588
Full Market Value	\$2,905,000	\$1,464,000	\$3,287,000	\$1,875,000
Market Value per SqFt	\$33.26	\$27.42	\$33.23	\$30.79
Distance from Cooperative in miles		0.20	1.31	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04317-0037	2-04287-0050	2-04287-0055	2-03354-0005
Address	2191 BOLTON STREET	2105 CRUGER AVENUE	2095 CRUGER AVENUE	3200 DECATUR AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	49	42	42
Year Built	1941	1939	1939	1936
Gross SqFt	44,270	46,212	53,400	49,000
Estimated Gross Income	\$519,287	\$600,032	\$562,771	\$574,922
Gross Income per SqFt	\$11.73	\$12.98	\$10.54	\$11.73
Estimated Expense	\$264,735	\$345,028	\$261,102	\$293,210
Expense SqFt	\$5.98	\$7.47	\$4.89	\$5.98
Net Operating Income	\$254,552	\$255,004	\$301,669	\$281,712
Full Market Value	\$1,566,000	\$1,630,000	\$1,464,000	\$1,682,000
Market Value per SqFt	\$35.37	\$35.27	\$27.42	\$34.33
Distance from Cooperative in miles		0.20	0.20	1.32

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04319-0010	2-04287-0055	2-04319-0045	2-04318-0030
Address	2156 CRUGER AVENUE	2095 CRUGER AVENUE	2157 HOLLAND AVENUE	2197 CRUGER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	42	73	61
Year Built	1930	1939	1930	1928
Gross SqFt	70,836	53,400	73,842	70,296
Estimated Gross Income	\$781,321	\$562,771	\$918,070	\$775,339
Gross Income per SqFt	\$11.03	\$10.54	\$12.43	\$11.03
Estimated Expense	\$456,892	\$261,102	\$537,071	\$453,573
Expense SqFt	\$6.45	\$4.89	\$7.27	\$6.45
Net Operating Income	\$324,429	\$301,669	\$380,999	\$321,766
Full Market Value	\$1,947,000	\$1,464,000	\$2,398,000	\$1,932,000
Market Value per SqFt	\$27.49	\$27.42	\$32.47	\$27.48
Distance from Cooperative in miles		0.18	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04319-0015	2-04287-0055	2-04319-0045	2-04318-0030
Address	2186 CRUGER AVENUE	2095 CRUGER AVENUE	2157 HOLLAND AVENUE	2197 CRUGER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	42	73	61
Year Built	1930	1939	1930	1928
Gross SqFt	70,812	53,400	73,842	70,296
Estimated Gross Income	\$781,056	\$562,771	\$918,070	\$775,339
Gross Income per SqFt	\$11.03	\$10.54	\$12.43	\$11.03
Estimated Expense	\$456,737	\$261,102	\$537,071	\$453,573
Expense SqFt	\$6.45	\$4.89	\$7.27	\$6.45
Net Operating Income	\$324,319	\$301,669	\$380,999	\$321,766
Full Market Value	\$1,946,000	\$1,464,000	\$2,398,000	\$1,932,000
Market Value per SqFt	\$27.48	\$27.42	\$32.47	\$27.48
Distance from Cooperative in miles		0.18	0.00	0.05

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04319-0030	2-04319-0025	2-03025-0013	2-04321-0038
Address	2199 HOLLAND AVENUE	2198 CRUGER AVENUE	2421 WEBSTER AVENUE	2198 WALLACE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	FORDHAM	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	93	88	115	85
Year Built	1930	1930	1928	1929
Gross SqFt	88,386	88,386	98,922	87,810
Estimated Gross Income	\$1,038,536	\$1,054,575	\$1,109,470	\$1,031,341
Gross Income per SqFt	\$11.75	\$11.93	\$11.22	\$11.75
Estimated Expense	\$597,489	\$616,926	\$565,830	\$593,647
Expense SqFt	\$6.76	\$6.98	\$5.72	\$6.76
Net Operating Income	\$441,047	\$437,649	\$543,640	\$437,694
Full Market Value	\$2,716,000	\$2,712,000	\$3,287,000	\$2,696,000
Market Value per SqFt	\$30.73	\$30.68	\$33.23	\$30.70
Distance from Cooperative in miles		0.00	1.46	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04319-0040	2-04287-0055	2-04319-0045	2-04321-0058
Address	2187 HOLLAND AVENUE	2095 CRUGER AVENUE	2157 HOLLAND AVENUE	2161 BARNES AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	42	73	72
Year Built	1930	1939	1930	1931
Gross SqFt	73,182	53,400	73,842	74,772
Estimated Gross Income	\$865,743	\$562,771	\$918,070	\$884,296
Gross Income per SqFt	\$11.83	\$10.54	\$12.43	\$11.83
Estimated Expense	\$467,633	\$261,102	\$537,071	\$477,709
Expense SqFt	\$6.39	\$4.89	\$7.27	\$6.39
Net Operating Income	\$398,110	\$301,669	\$380,999	\$406,587
Full Market Value	\$2,459,000	\$1,464,000	\$2,398,000	\$2,511,000
Market Value per SqFt	\$33.60	\$27.42	\$32.47	\$33.58
Distance from Cooperative in miles		0.18	0.00	0.10

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04322-0051	2-04287-0050	2-03114-0067	2-03134-0020
Address	2165 MATTHEWS AVENUE	2105 CRUGER AVENUE	2363 SOUTHERN BOULEVARD	990 BRONX PARK SOUTH
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	BELMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	49	72	53
Year Built	1959	1939	1931	1924
Gross SqFt	58,500	46,212	60,900	60,000
Estimated Gross Income	\$759,330	\$600,032	\$751,080	\$822,641
Gross Income per SqFt	\$12.98	\$12.98	\$12.33	\$13.71
Estimated Expense	\$436,995	\$345,028	\$432,492	\$445,448
Expense SqFt	\$7.47	\$7.47	\$7.10	\$7.42
Net Operating Income	\$322,335	\$255,004	\$318,588	\$377,193
Full Market Value	\$2,061,000	\$1,630,000	\$1,875,000	\$2,057,000
Market Value per SqFt	\$35.23	\$35.27	\$30.79	\$34.28
Distance from Cooperative in miles		0.26	1.00	1.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04325-0021	2-04633-0001	2-04285-0001	2-04292-0024
Address	2121 PAULDING AVENUE	831 BARTHOLDI STREET	2011 HOLLAND AVENUE	2132 WALLACE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	BRONXDALE	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	121	122	140	184
Year Built	1964	1973	2007	1929
Gross SqFt	153,804	127,629	152,124	175,806
Estimated Gross Income	\$1,885,637	\$1,873,455	\$1,864,539	\$2,135,537
Gross Income per SqFt	\$12.26	\$14.68	\$12.26	\$12.15
Estimated Expense	\$924,362	\$917,993	\$913,624	\$1,249,289
Expense SqFt	\$6.01	\$7.19	\$6.01	\$7.11
Net Operating Income	\$961,275	\$955,462	\$950,915	\$886,248
Full Market Value	\$6,019,000	\$6,366,000	\$5,952,000	\$5,530,000
Market Value per SqFt	\$39.13	\$49.88	\$39.13	\$31.46
Distance from Cooperative in miles		1.38	0.37	0.22

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04337-0001	2-04287-0050	2-03114-9052	2-03324-0011
Address	601 PELHAM PARKWAY NORTH	2105 CRUGER AVENUE	2364 PROSPECT AVENUE	75 WEST MOSHOLU PARKWAY N
Neighborhood	BRONXDALE	PELHAM PARKWAY SOUTH	BELMONT	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	116	49	160	91
Year Built	1937	1939	1974	1932
Gross SqFt	108,757	46,212	116,569	93,242
Estimated Gross Income	\$1,311,609	\$600,032	\$1,405,997	\$1,095,222
Gross Income per SqFt	\$12.06	\$12.98	\$12.06	\$11.75
Estimated Expense	\$684,082	\$345,028	\$733,653	\$578,767
Expense SqFt	\$6.29	\$7.47	\$6.29	\$6.21
Net Operating Income	\$627,527	\$255,004	\$672,344	\$516,455
Full Market Value	\$3,904,000	\$1,630,000	\$4,183,000	\$2,735,000
Market Value per SqFt	\$35.90	\$35.27	\$35.88	\$29.33
Distance from Cooperative in miles		0.37	0.71	1.78

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04337-0018	2-04287-0055	2-03296-0050	2-03114-0067
Address	2244 BRONX PARK EAST	2095 CRUGER AVENUE	2869 BAINBRIDGE AVENUE	2363 SOUTHERN BOULEVARD
Neighborhood	BRONXDALE	PELHAM PARKWAY SOUTH	BEDFORD PARK/NORWOOD	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	42	72	72
Year Built	1956	1939	1955	1931
Gross SqFt	65,071	53,400	71,000	60,900
Estimated Gross Income	\$714,480	\$562,771	\$779,835	\$751,080
Gross Income per SqFt	\$10.98	\$10.54	\$10.98	\$12.33
Estimated Expense	\$415,153	\$261,102	\$453,047	\$432,492
Expense SqFt	\$6.38	\$4.89	\$6.38	\$7.10
Net Operating Income	\$299,327	\$301,669	\$326,788	\$318,588
Full Market Value	\$1,754,000	\$1,464,000	\$1,958,000	\$1,875,000
Market Value per SqFt	\$26.96	\$27.42	\$27.58	\$30.79
Distance from Cooperative in miles		0.42	1.17	0.73

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04341-0001	2-03114-9052	2-04285-0001	2-03274-0027
Address	665 THWAITES PLACE	2364 PROSPECT AVENUE	2011 HOLLAND AVENUE	2995 BOTANICAL SQUARE
Neighborhood	BRONXDALE	BELMONT	MORRIS PARK/VAN NEST	BRONX PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	135	160	140	100
Year Built	1962	1974	2007	1927
Gross SqFt	125,891	116,569	152,124	89,700
Estimated Gross Income	\$1,518,245	\$1,405,997	\$1,864,539	\$940,124
Gross Income per SqFt	\$12.06	\$12.06	\$12.26	\$10.48
Estimated Expense	\$791,854	\$733,653	\$913,624	\$526,469
Expense SqFt	\$6.29	\$6.29	\$6.01	\$5.87
Net Operating Income	\$726,391	\$672,344	\$950,915	\$413,655
Full Market Value	\$4,519,000	\$4,183,000	\$5,952,000	\$1,960,000
Market Value per SqFt	\$35.90	\$35.88	\$39.13	\$21.85
Distance from Cooperative in miles		0.85	0.63	0.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04343-0001	2-03115-0005	2-03114-9052	2-04287-0055
Address	2215 CRUGER AVENUE	2405 SOUTHERN BOULEVARD	2364 PROSPECT AVENUE	2095 CRUGER AVENUE
Neighborhood	PELHAM PARKWAY NORTH	BELMONT	BELMONT	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	142	160	42
Year Built	1952	1970	1974	1939
Gross SqFt	140,662	125,075	116,569	53,400
Estimated Gross Income	\$1,482,577	\$1,272,881	\$1,405,997	\$562,771
Gross Income per SqFt	\$10.54	\$10.18	\$12.06	\$10.54
Estimated Expense	\$687,837	\$738,271	\$733,653	\$261,102
Expense SqFt	\$4.89	\$5.90	\$6.29	\$4.89
Net Operating Income	\$794,740	\$534,610	\$672,344	\$301,669
Full Market Value	\$4,587,000	\$3,113,000	\$4,183,000	\$1,464,000
Market Value per SqFt	\$32.61	\$24.89	\$35.88	\$27.42
Distance from Cooperative in miles		0.79	0.88	0.40

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04425-0001	2-03140-0007	2-03142-0200	2-03024-0008
Address	2410 BARKER AVENUE	2082 BOSTON ROAD	1937 WEBSTER AVENUE	355 EAST 184 STREET
Neighborhood	BRONXDALE	EAST TREMONT	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	172	169	99	112
Year Built	1963	1974	1972	1972
Gross SqFt	183,600	200,529	199,500	120,000
Estimated Gross Income	\$2,432,700	\$2,429,336	\$2,644,246	\$1,719,915
Gross Income per SqFt	\$13.25	\$12.11	\$13.25	\$14.33
Estimated Expense	\$1,198,908	\$1,205,860	\$1,301,987	\$1,046,990
Expense SqFt	\$6.53	\$6.01	\$6.53	\$8.72
Net Operating Income	\$1,233,792	\$1,223,476	\$1,342,259	\$672,925
Full Market Value	\$7,946,000	\$7,624,000	\$8,645,000	\$4,450,000
Market Value per SqFt	\$43.28	\$38.02	\$43.33	\$37.08
Distance from Cooperative in miles		1.48	1.87	1.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04429-0001	2-03115-9021	2-03115-0005	2-03114-9052
Address	2550 OLINVILLE AVENUE	2481 SOUTHERN BOULEVARD	2405 SOUTHERN BOULEVARD	2364 PROSPECT AVENUE
Neighborhood	BRONXDALE	BELMONT	BELMONT	BELMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	213	311	142	160
Year Built	1965	1975	1970	1974
Gross SqFt	232,532	249,600	125,075	116,569
Estimated Gross Income	\$2,804,336	\$3,100,215	\$1,272,881	\$1,405,997
Gross Income per SqFt	\$12.06	\$12.42	\$10.18	\$12.06
Estimated Expense	\$1,462,626	\$1,668,279	\$738,271	\$733,653
Expense SqFt	\$6.29	\$6.68	\$5.90	\$6.29
Net Operating Income	\$1,341,710	\$1,431,936	\$534,610	\$672,344
Full Market Value	\$8,347,000	\$9,006,000	\$3,113,000	\$4,183,000
Market Value per SqFt	\$35.90	\$36.08	\$24.89	\$35.88
Distance from Cooperative in miles		0.93	0.93	1.08

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04508-0010	2-03296-0050	2-03288-0010	2-03354-0005
Address	2750 OLINVILLE AVENUE	2869 BAINBRIDGE AVENUE	315 EAST 196 STREET	3200 DECATUR AVENUE
Neighborhood	BRONXDALE	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	59	42
Year Built	1955	1955	1941	1936
Gross SqFt	71,256	71,000	67,757	49,000
Estimated Gross Income	\$782,391	\$779,835	\$691,329	\$574,922
Gross Income per SqFt	\$10.98	\$10.98	\$10.20	\$11.73
Estimated Expense	\$454,613	\$453,047	\$442,451	\$293,210
Expense SqFt	\$6.38	\$6.38	\$6.53	\$5.98
Net Operating Income	\$327,778	\$326,788	\$248,878	\$281,712
Full Market Value	\$1,924,000	\$1,958,000	\$1,285,000	\$1,682,000
Market Value per SqFt	\$27.00	\$27.58	\$18.96	\$34.33
Distance from Cooperative in miles		1.05	1.11	0.66

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04543-0001	2-03142-0001	2-03138-0001	
Address	3000 BRONX PARK EAST	2010 VALENTINE AVENUE	999 EAST 180 STREET	
Neighborhood	BRONXDALE	FORDHAM	EAST TREMONT	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	297	354	237	
Year Built	1961	1973	1974	
Gross SqFt	352,360	375,225	276,135	
Estimated Gross Income	\$4,281,174	\$4,520,807	\$3,379,946	
Gross Income per SqFt	\$12.15	\$12.05	\$12.24	
Estimated Expense	\$2,262,151	\$2,536,109	\$1,677,720	
Expense SqFt	\$6.42	\$6.76	\$6.08	
Net Operating Income	\$2,019,023	\$1,984,698	\$1,702,226	
Full Market Value	\$12,595,000	\$12,343,000	\$10,648,000	
Market Value per SqFt	\$35.74	\$32.89	\$38.56	
Distance from Cooperative in miles		2.03	1.91	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04550-0012	2-04549-0001	2-03354-0005	2-04550-0027
Address	2922 BARNES AVENUE	2911 BARNES AVENUE	3200 DECATUR AVENUE	808 ADEE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BEDFORD PARK/NORWOOD	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	258	96	42	78
Year Built	1928	1931	1936	1927
Gross SqFt	127,566	113,018	49,000	82,320
Estimated Gross Income	\$1,496,349	\$1,110,398	\$574,922	\$991,166
Gross Income per SqFt	\$11.73	\$9.82	\$11.73	\$12.04
Estimated Expense	\$762,845	\$621,823	\$293,210	\$505,495
Expense SqFt	\$5.98	\$5.50	\$5.98	\$6.14
Net Operating Income	\$733,504	\$488,575	\$281,712	\$485,671
Full Market Value	\$4,514,000	\$2,787,000	\$1,682,000	\$3,020,000
Market Value per SqFt	\$35.39	\$24.66	\$34.33	\$36.69
Distance from Cooperative in miles		0.05	0.73	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04573-0005	2-03061-0042	2-04661-0027	
Address	829 ADEE AVENUE	2018 MONTEREY AVENUE	719 EAST 213 STREET	
Neighborhood	BRONXDALE	EAST TREMONT	WILLIAMSBRIDGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	74	71	16	
Year Built	1927	1928	1907	
Gross SqFt	48,944	55,272	13,044	
Estimated Gross Income	\$501,676	\$520,830	\$144,347	
Gross Income per SqFt	\$10.25	\$9.42	\$11.07	
Estimated Expense	\$283,386	\$328,302	\$73,617	
Expense SqFt	\$5.79	\$5.94	\$5.64	
Net Operating Income	\$218,290	\$192,528	\$70,730	
Full Market Value	\$1,270,000	\$1,113,000	\$425,000	
Market Value per SqFt	\$25.95	\$20.14	\$32.58	
Distance from Cooperative in miles		2.24	0.62	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04593-0036	2-04439-0076	2-04569-0043	2-04446-0047
Address	3231 BARKER AVENUE	2572 WALLACE AVENUE	3021 HOLLAND AVENUE	2565 COLDEN AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE	PELHAM PARKWAY NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	50	56	34
Year Built	1953	1927	1929	1929
Gross SqFt	27,225	48,200	51,040	29,480
Estimated Gross Income	\$344,941	\$610,468	\$650,055	\$371,471
Gross Income per SqFt	\$12.67	\$12.67	\$12.74	\$12.60
Estimated Expense	\$169,067	\$299,129	\$331,528	\$182,021
Expense SqFt	\$6.21	\$6.21	\$6.50	\$6.17
Net Operating Income	\$175,874	\$311,339	\$318,527	\$189,450
Full Market Value	\$1,115,000	\$1,973,000	\$2,023,000	\$1,198,000
Market Value per SqFt	\$40.96	\$40.93	\$39.64	\$40.64
Distance from Cooperative in miles		0.61	0.25	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04594-0044	2-03282-0048	2-03282-0054	2-03282-0052
Address	3215 OLINVILLE AVENUE	2661 DECATUR AVENUE	2649 DECATUR AVENUE	2653 DECATUR AVENUE
Neighborhood	BRONXDALE	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	47	20	20	20
Year Built	1963	1917	1915	1915
Gross SqFt	38,150	22,752	22,752	22,752
Estimated Gross Income	\$496,713	\$296,136	\$296,136	\$296,136
Gross Income per SqFt	\$13.02	\$13.02	\$13.02	\$13.02
Estimated Expense	\$253,316	\$151,029	\$152,043	\$152,043
Expense SqFt	\$6.64	\$6.64	\$6.68	\$6.68
Net Operating Income	\$243,397	\$145,107	\$144,093	\$144,093
Full Market Value	\$1,558,000	\$929,000	\$922,000	\$922,000
Market Value per SqFt	\$40.84	\$40.83	\$40.52	\$40.52
Distance from Cooperative in miles		1.22	1.22	1.22

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04597-0021	2-03252-0310	2-03356-0028	2-03354-0005
Address	3230 CRUGER AVENUE	3971 GOUVERNEUR AVENUE	263 EAST GUN HILL ROAD	3200 DECATUR AVENUE
Neighborhood	BRONXDALE	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	79	67	46	42
Year Built	1930	1928	1931	1936
Gross SqFt	67,248	65,394	50,652	49,000
Estimated Gross Income	\$837,910	\$850,571	\$630,979	\$574,922
Gross Income per SqFt	\$12.46	\$13.01	\$12.46	\$11.73
Estimated Expense	\$418,955	\$425,752	\$321,799	\$293,210
Expense SqFt	\$6.23	\$6.51	\$6.35	\$5.98
Net Operating Income	\$418,955	\$424,819	\$309,180	\$281,712
Full Market Value	\$2,639,000	\$2,238,000	\$1,882,000	\$1,682,000
Market Value per SqFt	\$39.24	\$34.22	\$37.16	\$34.33
Distance from Cooperative in miles		1.57	0.76	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04599-0017	2-03024-0008	2-03322-0057	2-03024-0069
Address	3260 CRUGER AVENUE	355 EAST 184 STREET	3121 VILLA AVENUE	2347 WEBSTER AVENUE
Neighborhood	BRONXDALE	FORDHAM	BEDFORD PARK/NORWOOD	FORDHAM
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	100	112	111	121
Year Built	1965	1972	2006	1972
Gross SqFt	116,222	120,000	106,586	143,000
Estimated Gross Income	\$1,426,044	\$1,719,915	\$1,307,994	\$1,719,915
Gross Income per SqFt	\$12.27	\$14.33	\$12.27	\$12.03
Estimated Expense	\$727,550	\$1,046,990	\$667,077	\$1,106,426
Expense SqFt	\$6.26	\$8.72	\$6.26	\$7.74
Net Operating Income	\$698,494	\$672,925	\$640,917	\$613,489
Full Market Value	\$4,375,000	\$4,450,000	\$4,013,000	\$3,813,000
Market Value per SqFt	\$37.64	\$37.08	\$37.65	\$26.66
Distance from Cooperative in miles		1.83	1.20	1.83

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04641-0016	2-03322-0057	2-03024-0008	2-03143-0036
Address	3555 OLINVILLE AVENUE	3121 VILLA AVENUE	355 EAST 184 STREET	333 EAST 181 STREET
Neighborhood	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	142	111	112	120
Year Built	1965	2006	1972	1972
Gross SqFt	167,000	106,586	120,000	125,685
Estimated Gross Income	\$2,393,110	\$1,307,994	\$1,719,915	\$1,934,904
Gross Income per SqFt	\$14.33	\$12.27	\$14.33	\$15.39
Estimated Expense	\$1,456,240	\$667,077	\$1,046,990	\$1,090,189
Expense SqFt	\$8.72	\$6.26	\$8.72	\$8.67
Net Operating Income	\$936,870	\$640,917	\$672,925	\$844,715
Full Market Value	\$6,195,000	\$4,013,000	\$4,450,000	\$5,709,000
Market Value per SqFt	\$37.10	\$37.65	\$37.08	\$45.42
Distance from Cooperative in miles		1.06	1.99	2.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04653-0049	2-03024-0069	2-03322-0057	2-03024-0008
Address	3850 BRONX BOULEVARD	2347 WEBSTER AVENUE	3121 VILLA AVENUE	355 EAST 184 STREET
Neighborhood	WILLIAMSBRIDGE	FORDHAM	BEDFORD PARK/NORWOOD	FORDHAM
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	166	121	111	112
Year Built	1958	1972	2006	1972
Gross SqFt	167,750	143,000	106,586	120,000
Estimated Gross Income	\$2,058,293	\$1,719,915	\$1,307,994	\$1,719,915
Gross Income per SqFt	\$12.27	\$12.03	\$12.27	\$14.33
Estimated Expense	\$1,050,115	\$1,106,426	\$667,077	\$1,046,990
Expense SqFt	\$6.26	\$7.74	\$6.26	\$8.72
Net Operating Income	\$1,008,178	\$613,489	\$640,917	\$672,925
Full Market Value	\$6,291,000	\$3,813,000	\$4,013,000	\$4,450,000
Market Value per SqFt	\$37.50	\$26.66	\$37.65	\$37.08
Distance from Cooperative in miles		2.42	1.36	2.42

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04659-0031	2-03024-0008	2-03322-0057	2-03024-0069
Address	3511 BARNES AVENUE	355 EAST 184 STREET	3121 VILLA AVENUE	2347 WEBSTER AVENUE
Neighborhood	WILLIAMSBRIDGE	FORDHAM	BEDFORD PARK/NORWOOD	FORDHAM
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	126	112	111	121
Year Built	1967	1972	2006	1972
Gross SqFt	136,070	120,000	106,586	143,000
Estimated Gross Income	\$1,669,579	\$1,719,915	\$1,307,994	\$1,719,915
Gross Income per SqFt	\$12.27	\$14.33	\$12.27	\$12.03
Estimated Expense	\$851,798	\$1,046,990	\$667,077	\$1,106,426
Expense SqFt	\$6.26	\$8.72	\$6.26	\$7.74
Net Operating Income	\$817,781	\$672,925	\$640,917	\$613,489
Full Market Value	\$5,122,000	\$4,450,000	\$4,013,000	\$3,813,000
Market Value per SqFt	\$37.64	\$37.08	\$37.65	\$26.66
Distance from Cooperative in miles		2.08	1.29	2.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04663-0028	2-03114-0071	2-03923-0050	2-04661-0027
Address	724 EAST 216 STREET	2359 SOUTHERN BOULEVARD	1520 LELAND AVENUE	719 EAST 213 STREET
Neighborhood	WILLIAMSBRIDGE	BELMONT	PARKCHESTER	WILLIAMSBRIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	19	20	17	16
Year Built	1928	1931	1927	1907
Gross SqFt	19,292	19,030	13,280	13,044
Estimated Gross Income	\$213,562	\$216,131	\$126,927	\$144,347
Gross Income per SqFt	\$11.07	\$11.36	\$9.56	\$11.07
Estimated Expense	\$108,807	\$132,618	\$71,079	\$73,617
Expense SqFt	\$5.64	\$6.97	\$5.35	\$5.64
Net Operating Income	\$104,755	\$83,513	\$55,848	\$70,730
Full Market Value	\$552,000	\$377,000	\$297,000	\$425,000
Market Value per SqFt	\$28.61	\$19.81	\$22.36	\$32.58
Distance from Cooperative in miles		2.15	2.87	0.12

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04670-0050	2-03115-9021	2-04722-0012	2-02880-0153
Address	800 TILDEN STREET	2481 SOUTHERN BOULEVARD	3437 EASTCHESTER ROAD	1750 SEDGWICK AVENUE
Neighborhood	WILLIAMSBRIDGE	BELMONT	BAYCHESTER	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	269	311	326	227
Year Built	1962	1975	1935	1974
Gross SqFt	289,000	249,600	254,000	272,370
Estimated Gross Income	\$3,589,380	\$3,100,215	\$3,849,600	\$3,022,632
Gross Income per SqFt	\$12.42	\$12.42	\$15.16	\$11.10
Estimated Expense	\$1,930,520	\$1,668,279	\$2,074,193	\$1,887,681
Expense SqFt	\$6.68	\$6.68	\$8.17	\$6.93
Net Operating Income	\$1,658,860	\$1,431,936	\$1,775,407	\$1,134,951
Full Market Value	\$10,438,000	\$9,006,000	\$9,934,000	\$6,833,000
Market Value per SqFt	\$36.12	\$36.08	\$39.11	\$25.09
Distance from Cooperative in miles		1.78	0.71	3.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04671-0051	2-03142-0001	2-03113-0009	2-02724-0005
Address	801 TILDEN STREET	2010 VALENTINE AVENUE	769 GROTE STREET	975 SIMPSON STREET
Neighborhood	WILLIAMSBRIDGE	FORDHAM	BELMONT	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	266	354	249	236
Year Built	1971	1973	1973	1981
Gross SqFt	318,060	375,225	207,850	320,721
Estimated Gross Income	\$3,832,623	\$4,520,807	\$2,522,779	\$3,836,662
Gross Income per SqFt	\$12.05	\$12.05	\$12.14	\$11.96
Estimated Expense	\$2,150,086	\$2,536,109	\$1,236,162	\$2,493,830
Expense SqFt	\$6.76	\$6.76	\$5.95	\$7.78
Net Operating Income	\$1,682,537	\$1,984,698	\$1,286,617	\$1,342,832
Full Market Value	\$10,464,000	\$12,343,000	\$7,978,000	\$8,330,000
Market Value per SqFt	\$32.90	\$32.89	\$38.38	\$25.97
Distance from Cooperative in miles		2.72	2.17	4.12

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04840-0023	2-04839-0017	2-04831-0018	
Address	747 EAST 226 STREET	765 EAST 225 STREET	685 EAST 228 STREET	
Neighborhood	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	22	23	33	
Year Built	1963	1927	1929	
Gross SqFt	16,506	19,081	28,495	
Estimated Gross Income	\$201,208	\$243,944	\$330,163	
Gross Income per SqFt	\$12.19	\$12.78	\$11.59	
Estimated Expense	\$102,667	\$124,411	\$168,383	
Expense SqFt	\$6.22	\$6.52	\$5.91	
Net Operating Income	\$98,541	\$119,533	\$161,780	
Full Market Value	\$615,000	\$760,000	\$924,000	
Market Value per SqFt	\$37.26	\$39.83	\$32.43	
Distance from Cooperative in miles		0.05	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04845-0011	2-03115-9021	2-04285-0001	
Address	745 EAST 231 STREET	2481 SOUTHERN BOULEVARD	2011 HOLLAND AVENUE	
Neighborhood	WILLIAMSBRIDGE	BELMONT	MORRIS PARK/VAN NEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	201	311	140	
Year Built	1957	1975	2007	
Gross SqFt	249,258	249,600	152,124	
Estimated Gross Income	\$3,075,844	\$3,100,215	\$1,864,539	
Gross Income per SqFt	\$12.34	\$12.42	\$12.26	
Estimated Expense	\$1,582,788	\$1,668,279	\$913,624	
Expense SqFt	\$6.35	\$6.68	\$6.01	
Net Operating Income	\$1,493,056	\$1,431,936	\$950,915	
Full Market Value	\$9,373,000	\$9,006,000	\$5,952,000	
Market Value per SqFt	\$37.60	\$36.08	\$39.13	
Distance from Cooperative in miles		2.83	2.84	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05000-0001	2-04827-0029	2-03322-0057	2-03279-0025
Address	855 EAST 233 STREET	641 EAST 225 STREET	3121 VILLA AVENUE	2828 DECATUR AVENUE
Neighborhood	WAKEFIELD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	110	77	111	70
Year Built	1964	1998	2006	1993
Gross SqFt	120,534	63,115	106,586	85,000
Estimated Gross Income	\$1,223,420	\$640,831	\$1,307,994	\$734,913
Gross Income per SqFt	\$10.15	\$10.15	\$12.27	\$8.65
Estimated Expense	\$709,945	\$371,682	\$667,077	\$477,693
Expense SqFt	\$5.89	\$5.89	\$6.26	\$5.62
Net Operating Income	\$513,475	\$269,149	\$640,917	\$257,220
Full Market Value	\$2,990,000	\$1,570,000	\$4,013,000	\$1,500,000
Market Value per SqFt	\$24.81	\$24.88	\$37.65	\$17.65
Distance from Cooperative in miles		0.54	2.17	2.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05038-0010	2-05079-0026	2-05042-0025	2-05090-0019
Address	4331 RICHARDSON AVENUE	4632 CARPENTER AVENUE	676 NEREID AVENUE	4524 BARNES AVENUE
Neighborhood	WAKEFIELD	WAKEFIELD	WAKEFIELD	WAKEFIELD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	22	22	16
Year Built	1964	1927	1924	1929
Gross SqFt	17,013	19,896	17,952	15,000
Estimated Gross Income	\$225,252	\$291,015	\$237,646	\$195,180
Gross Income per SqFt	\$13.24	\$14.63	\$13.24	\$13.01
Estimated Expense	\$117,049	\$130,259	\$123,576	\$97,590
Expense SqFt	\$6.88	\$6.55	\$6.88	\$6.51
Net Operating Income	\$108,203	\$160,756	\$114,070	\$97,590
Full Market Value	\$571,000	\$1,070,000	\$728,000	\$624,000
Market Value per SqFt	\$33.56	\$53.78	\$40.55	\$41.60
Distance from Cooperative in miles		0.51	0.13	0.39

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05135-0051	2-03623-0001	2-03642-0001	2-03138-0001
Address	2324 HUNTER AVENUE	823 COLGATE AVENUE	880 THIERIOT AVENUE	999 EAST 180 STREET
Neighborhood	CO-OP CITY	SOUNDVIEW	SOUNDVIEW	EAST TREMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	4,470	968	317	237
Year Built	1969	1969	1968	1974
Gross SqFt	5,541,031	1,069,698	352,866	276,135
Estimated Gross Income	\$61,671,675	\$11,148,009	\$3,926,209	\$3,379,946
Gross Income per SqFt	\$11.13	\$10.42	\$11.13	\$12.24
Estimated Expense	\$37,457,370	\$6,495,791	\$2,385,757	\$1,677,720
Expense SqFt	\$6.76	\$6.07	\$6.76	\$6.08
Net Operating Income	\$24,214,305	\$4,652,218	\$1,540,452	\$1,702,226
Full Market Value	\$145,878,000	\$27,257,000	\$9,280,000	\$10,648,000
Market Value per SqFt	\$26.33	\$25.48	\$26.30	\$38.56
Distance from Cooperative in miles		3.95	3.30	3.02

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05141-0120	2-03623-0001	2-03642-0001	2-02724-0005
Address	2049 BARTOW AVENUE	823 COLGATE AVENUE	880 THIERIOT AVENUE	975 SIMPSON STREET
Neighborhood	CO-OP CITY	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	10,948	968	317	236
Year Built	1969	1969	1968	1981
Gross SqFt	13,540,113	1,069,698	352,866	320,721
Estimated Gross Income	\$150,701,458	\$11,148,009	\$3,926,209	\$3,836,662
Gross Income per SqFt	\$11.13	\$10.42	\$11.13	\$11.96
Estimated Expense	\$91,531,164	\$6,495,791	\$2,385,757	\$2,493,830
Expense SqFt	\$6.76	\$6.07	\$6.76	\$7.78
Net Operating Income	\$59,170,294	\$4,652,218	\$1,540,452	\$1,342,832
Full Market Value	\$356,469,000	\$27,257,000	\$9,280,000	\$8,330,000
Market Value per SqFt	\$26.33	\$25.48	\$26.30	\$25.97
Distance from Cooperative in miles		4.55	3.99	4.90

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05259-0016	2-04722-0012	2-03115-9021	2-04342-0010
Address	3410 DE REIMER AVENUE	3437 EASTCHESTER ROAD	2481 SOUTHERN BOULEVARD	2280 OLINVILLE AVENUE
Neighborhood	BAYCHESTER	BAYCHESTER	BELMONT	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	208	326	311	512
Year Built	1965	1935	1975	1965
Gross SqFt	256,000	254,000	249,600	255,000
Estimated Gross Income	\$3,450,880	\$3,849,600	\$3,100,215	\$3,437,421
Gross Income per SqFt	\$13.48	\$15.16	\$12.42	\$13.48
Estimated Expense	\$1,594,880	\$2,074,193	\$1,668,279	\$1,587,518
Expense SqFt	\$6.23	\$8.17	\$6.68	\$6.23
Net Operating Income	\$1,856,000	\$1,775,407	\$1,431,936	\$1,849,903
Full Market Value	\$12,025,000	\$9,934,000	\$9,006,000	\$11,986,000
Market Value per SqFt	\$46.97	\$39.11	\$36.08	\$47.00
Distance from Cooperative in miles		0.61	2.91	2.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05403-0025	2-04176-0034	2-04172-0007	
Address	3321 BRUCKNER BOULEVARD	3065 ROBERTS AVENUE	3070 ROBERTS AVENUE	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	71	54	43	
Year Built	1939	1929	1929	
Gross SqFt	57,994	57,000	46,494	
Estimated Gross Income	\$706,233	\$677,641	\$458,043	
Gross Income per SqFt	\$12.18	\$11.89	\$9.85	
Estimated Expense	\$466,114	\$345,597	\$256,504	
Expense SqFt	\$8.04	\$6.06	\$5.52	
Net Operating Income	\$240,119	\$332,044	\$201,539	
Full Market Value	\$1,499,000	\$2,054,000	\$1,151,000	
Market Value per SqFt	\$25.85	\$36.04	\$24.76	
Distance from Cooperative in miles		0.33	0.21	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05409-0041	2-04178-0010	2-03980-0001	2-03986-0007
Address	1110 STADIUM AVENUE	3555 BRUCKNER BOULEVARD	2511 WESTCHESTER AVENUE	1564 ST PETER'S AVENUE
Neighborhood	COUNTRY CLUB	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER	WESTCHESTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	130	142	63	39
Year Built	1963	1960	2007	2005
Gross SqFt	136,913	112,000	74,021	34,595
Estimated Gross Income	\$1,804,513	\$1,527,738	\$972,292	\$456,000
Gross Income per SqFt	\$13.18	\$13.64	\$13.14	\$13.18
Estimated Expense	\$1,047,384	\$718,037	\$641,713	\$264,480
Expense SqFt	\$7.65	\$6.41	\$8.67	\$7.65
Net Operating Income	\$757,129	\$809,701	\$330,579	\$191,520
Full Market Value	\$4,866,000	\$5,267,000	\$973,000	\$1,231,000
Market Value per SqFt	\$35.54	\$47.03	\$13.14	\$35.58
Distance from Cooperative in miles		0.88	1.54	1.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05481-0048	2-04173-0029	2-03986-0007	
Address	3255 RANDALL AVENUE	1610 MAHAN AVENUE	1564 ST PETER'S AVENUE	
Neighborhood	COUNTRY CLUB	SCHUYLERVILLE/PELHAM BAY	WESTCHESTER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	65	57	39	
Year Built	1965	1928	2005	
Gross SqFt	55,800	51,000	34,595	
Estimated Gross Income	\$773,946	\$741,951	\$456,000	
Gross Income per SqFt	\$13.87	\$14.55	\$13.18	
Estimated Expense	\$377,766	\$300,090	\$264,480	
Expense SqFt	\$6.77	\$5.88	\$7.65	
Net Operating Income	\$396,180	\$441,861	\$191,520	
Full Market Value	\$2,592,000	\$2,936,000	\$1,231,000	
Market Value per SqFt	\$46.45	\$57.57	\$35.58	
Distance from Cooperative in miles		1.23	1.91	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05713-0107	2-03024-0008	2-03322-0057	2-02880-0017
Address	290 WEST 232 STREET	355 EAST 184 STREET	3121 VILLA AVENUE	1520 SEDGWICK AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	BEDFORD PARK/NORWOOD	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	117	112	111	101
Year Built	1966	1972	2006	1969
Gross SqFt	122,000	120,000	106,586	119,919
Estimated Gross Income	\$1,496,940	\$1,719,915	\$1,307,994	\$1,450,305
Gross Income per SqFt	\$12.27	\$14.33	\$12.27	\$12.09
Estimated Expense	\$763,720	\$1,046,990	\$667,077	\$841,177
Expense SqFt	\$6.26	\$8.72	\$6.26	\$7.01
Net Operating Income	\$733,220	\$672,925	\$640,917	\$609,128
Full Market Value	\$4,592,000	\$4,450,000	\$4,013,000	\$3,793,000
Market Value per SqFt	\$37.64	\$37.08	\$37.65	\$31.63
Distance from Cooperative in miles		1.72	1.09	2.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05714-0164	2-03650-0001	2-02810-0037	2-03279-0025
Address	3125 TIBBETT AVENUE	950 EVERGREEN AVENUE	243 ECHO PLACE	2828 DECATUR AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	MOUNT HOPE/MOUNT EDEN	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	225	213	119	70
Year Built	1961	1964	1994	1993
Gross SqFt	234,000	174,671	96,075	85,000
Estimated Gross Income	\$2,054,520	\$1,801,813	\$843,862	\$734,913
Gross Income per SqFt	\$8.78	\$10.32	\$8.78	\$8.65
Estimated Expense	\$1,193,400	\$1,046,726	\$489,882	\$477,693
Expense SqFt	\$5.10	\$5.99	\$5.10	\$5.62
Net Operating Income	\$861,120	\$755,087	\$353,980	\$257,220
Full Market Value	\$4,691,000	\$4,406,000	\$2,065,000	\$1,500,000
Market Value per SqFt	\$20.05	\$25.22	\$21.49	\$17.65
Distance from Cooperative in miles		4.35	2.19	1.58

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05716-0265	2-05746-0567	2-05732-0924	
Address	2465 PALISADE AVENUE	2675 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	69	78	78	
Year Built	1958	1951	1955	
Gross SqFt	85,117	92,782	108,955	
Estimated Gross Income	\$1,042,683	\$1,170,050	\$1,294,292	
Gross Income per SqFt	\$12.25	\$12.61	\$11.88	
Estimated Expense	\$479,209	\$584,468	\$540,507	
Expense SqFt	\$5.63	\$6.30	\$4.96	
Net Operating Income	\$563,474	\$585,582	\$753,785	
Full Market Value	\$3,527,000	\$3,704,000	\$3,775,000	
Market Value per SqFt	\$41.44	\$39.92	\$34.65	
Distance from Cooperative in miles		0.26	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05716-0362	2-05792-0430	2-03248-0150	
Address	2400 JOHNSON AVENUE	530 WEST 236 STREET	2710 SEDGWICK AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	130	86	102	
Year Built	1969	1954	1924	
Gross SqFt	142,000	103,392	107,195	
Estimated Gross Income	\$1,921,260	\$1,485,010	\$1,360,540	
Gross Income per SqFt	\$13.53	\$14.36	\$12.69	
Estimated Expense	\$876,140	\$605,495	\$693,875	
Expense SqFt	\$6.17	\$5.86	\$6.47	
Net Operating Income	\$1,045,120	\$879,515	\$666,665	
Full Market Value	\$6,780,000	\$5,818,000	\$3,248,000	
Market Value per SqFt	\$47.75	\$56.27	\$30.30	
Distance from Cooperative in miles		0.85	1.33	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05716-0500	2-05950-0429	2-05909-0163	2-05792-0430
Address	2500 JOHNSON AVENUE	5530 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE	530 WEST 236 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	339	270	176	86
Year Built	1967	1948	1959	1954
Gross SqFt	466,400	235,467	237,000	103,392
Estimated Gross Income	\$6,454,976	\$3,259,372	\$2,880,272	\$1,485,010
Gross Income per SqFt	\$13.84	\$13.84	\$12.15	\$14.36
Estimated Expense	\$3,008,280	\$1,517,665	\$1,369,012	\$605,495
Expense SqFt	\$6.45	\$6.45	\$5.78	\$5.86
Net Operating Income	\$3,446,696	\$1,741,707	\$1,511,260	\$879,515
Full Market Value	\$22,533,000	\$11,387,000	\$9,431,000	\$5,818,000
Market Value per SqFt	\$48.31	\$48.36	\$39.79	\$56.27
Distance from Cooperative in miles		1.86	1.06	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05722-0445	2-03681-0001	2-05909-0163	2-05792-0430
Address	555 KAPPOCK STREET	2001 STORY AVENUE	3950 BLACKSTONE AVENUE	530 WEST 236 STREET
Neighborhood	RIVERDALE	CASTLE HILL/UNIONPORT	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	412	355	176	86
Year Built	1966	1973	1959	1954
Gross SqFt	539,000	421,833	237,000	103,392
Estimated Gross Income	\$7,093,240	\$5,551,140	\$2,880,272	\$1,485,010
Gross Income per SqFt	\$13.16	\$13.16	\$12.15	\$14.36
Estimated Expense	\$3,929,310	\$3,076,074	\$1,369,012	\$605,495
Expense SqFt	\$7.29	\$7.29	\$5.78	\$5.86
Net Operating Income	\$3,163,930	\$2,475,066	\$1,511,260	\$879,515
Full Market Value	\$20,325,000	\$15,899,000	\$9,431,000	\$5,818,000
Market Value per SqFt	\$37.71	\$37.69	\$39.79	\$56.27
Distance from Cooperative in miles		4.86	0.92	0.63

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05723-0042	2-03115-9021	2-05950-0429	
Address	60 KNOLLS CRESCENT	2481 SOUTHERN BOULEVARD	5530 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	BELMONT	RIVERDALE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	244	311	270	
Year Built	1953	1975	1948	
Gross SqFt	237,800	249,600	235,467	
Estimated Gross Income	\$3,122,314	\$3,100,215	\$3,259,372	
Gross Income per SqFt	\$13.13	\$12.42	\$13.84	
Estimated Expense	\$1,562,346	\$1,668,279	\$1,517,665	
Expense SqFt	\$6.57	\$6.68	\$6.45	
Net Operating Income	\$1,559,968	\$1,431,936	\$1,741,707	
Full Market Value	\$10,012,000	\$9,006,000	\$11,387,000	
Market Value per SqFt	\$42.10	\$36.08	\$48.36	
Distance from Cooperative in miles		2.50	1.81	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05723-0084	2-05792-0430	2-05732-0941	2-05950-0429
Address	25 KNOLLS CRESCENT	530 WEST 236 STREET	2728 HENRY HUDSON PARKWAY	5530 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	86	121	270
Year Built	1954	1954	1928	1948
Gross SqFt	247,247	103,392	158,408	235,467
Estimated Gross Income	\$3,424,371	\$1,485,010	\$2,193,706	\$3,259,372
Gross Income per SqFt	\$13.85	\$14.36	\$13.85	\$13.84
Estimated Expense	\$1,592,271	\$605,495	\$1,020,645	\$1,517,665
Expense SqFt	\$6.44	\$5.86	\$6.44	\$6.45
Net Operating Income	\$1,832,100	\$879,515	\$1,173,061	\$1,741,707
Full Market Value	\$11,980,000	\$5,818,000	\$7,669,000	\$11,387,000
Market Value per SqFt	\$48.45	\$56.27	\$48.41	\$48.36
Distance from Cooperative in miles		0.73	0.26	1.81

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05723-0094	2-03214-0074	2-05801-1057	2-05801-1054
Address	510 KAPPOCK STREET	2525 AQUEDUCT AVENUE WEST	4652 MANHATTAN COLLEGE PK	215 WEST 242 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	VAN CORTLANDT PARK	VAN CORTLANDT PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	51	33	33
Year Built	1948	1923	1923	1923
Gross SqFt	43,000	42,790	24,544	21,660
Estimated Gross Income	\$633,390	\$630,293	\$345,064	\$345,064
Gross Income per SqFt	\$14.73	\$14.73	\$14.06	\$15.93
Estimated Expense	\$344,860	\$343,360	\$190,904	\$186,005
Expense SqFt	\$8.02	\$8.02	\$7.78	\$8.59
Net Operating Income	\$288,530	\$286,933	\$154,160	\$159,059
Full Market Value	\$1,924,000	\$1,416,000	\$1,013,000	\$1,086,000
Market Value per SqFt	\$44.74	\$33.09	\$41.27	\$50.14
Distance from Cooperative in miles		1.22	1.29	1.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05724-0685	2-05792-0430	2-03248-0150	2-05732-0924
Address	601 KAPPOCK STREET	530 WEST 236 STREET	2710 SEDGWICK AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	86	102	78
Year Built	1960	1954	1924	1955
Gross SqFt	129,600	103,392	107,195	108,955
Estimated Gross Income	\$1,644,624	\$1,485,010	\$1,360,540	\$1,294,292
Gross Income per SqFt	\$12.69	\$14.36	\$12.69	\$11.88
Estimated Expense	\$838,512	\$605,495	\$693,875	\$540,507
Expense SqFt	\$6.47	\$5.86	\$6.47	\$4.96
Net Operating Income	\$806,112	\$879,515	\$666,665	\$753,785
Full Market Value	\$5,113,000	\$5,818,000	\$3,248,000	\$3,775,000
Market Value per SqFt	\$39.45	\$56.27	\$30.30	\$34.65
Distance from Cooperative in miles		0.58	1.12	0.15

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05725-0767	2-05814-1195	2-05732-0924	
Address	609 KAPPOCK STREET	6141 BROADWAY	2700 HENRY HUDSON PARKWAY	
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	86	78	
Year Built	1962	1962	1955	
Gross SqFt	82,500	90,000	108,955	
Estimated Gross Income	\$935,550	\$971,692	\$1,294,292	
Gross Income per SqFt	\$11.34	\$10.80	\$11.88	
Estimated Expense	\$456,225	\$549,439	\$540,507	
Expense SqFt	\$5.53	\$6.10	\$4.96	
Net Operating Income	\$479,325	\$422,253	\$753,785	
Full Market Value	\$2,910,000	\$2,513,000	\$3,775,000	
Market Value per SqFt	\$35.27	\$27.92	\$34.65	
Distance from Cooperative in miles		1.34	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05725-0776	2-05792-0430	2-03248-0150	2-05732-0924
Address	629 KAPPOCK STREET	530 WEST 236 STREET	2710 SEDGWICK AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	86	102	78
Year Built	1961	1954	1924	1955
Gross SqFt	130,570	103,392	107,195	108,955
Estimated Gross Income	\$1,656,933	\$1,485,010	\$1,360,540	\$1,294,292
Gross Income per SqFt	\$12.69	\$14.36	\$12.69	\$11.88
Estimated Expense	\$844,788	\$605,495	\$693,875	\$540,507
Expense SqFt	\$6.47	\$5.86	\$6.47	\$4.96
Net Operating Income	\$812,145	\$879,515	\$666,665	\$753,785
Full Market Value	\$5,151,000	\$5,818,000	\$3,248,000	\$3,775,000
Market Value per SqFt	\$39.45	\$56.27	\$30.30	\$34.65
Distance from Cooperative in miles		0.57	1.20	0.09

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05726-0673	2-05814-1195	2-03248-0150	2-05746-0567
Address	2750 JOHNSON AVENUE	6141 BROADWAY	2710 SEDGWICK AVENUE	2675 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	FIELDSTON	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	86	102	78
Year Built	1964	1962	1924	1951
Gross SqFt	93,060	90,000	107,195	92,782
Estimated Gross Income	\$1,173,487	\$971,692	\$1,360,540	\$1,170,050
Gross Income per SqFt	\$12.61	\$10.80	\$12.69	\$12.61
Estimated Expense	\$586,278	\$549,439	\$693,875	\$584,468
Expense SqFt	\$6.30	\$6.10	\$6.47	\$6.30
Net Operating Income	\$587,209	\$422,253	\$666,665	\$585,582
Full Market Value	\$3,716,000	\$2,513,000	\$3,248,000	\$3,704,000
Market Value per SqFt	\$39.93	\$27.92	\$30.30	\$39.92
Distance from Cooperative in miles		1.19	1.02	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05736-0006	2-05796-0129	2-05784-0340	
Address	3050 FAIRFIELD AVENUE	3660 OXFORD AVENUE	500 WEST 235 STREET	
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	73	77	87	
Year Built	1958	1967	1954	
Gross SqFt	111,000	106,934	92,600	
Estimated Gross Income	\$1,417,470	\$1,293,459	\$1,243,727	
Gross Income per SqFt	\$12.77	\$12.10	\$13.43	
Estimated Expense	\$671,550	\$659,664	\$547,732	
Expense SqFt	\$6.05	\$6.17	\$5.92	
Net Operating Income	\$745,920	\$633,795	\$695,995	
Full Market Value	\$4,741,000	\$3,949,000	\$4,503,000	
Market Value per SqFt	\$42.71	\$36.93	\$48.63	
Distance from Cooperative in miles		0.46	0.35	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05737-0061	2-05793-0467	2-05746-0567	2-05787-0154
Address	640 WEST 231 STREET	3555 OXFORD AVENUE	2675 HENRY HUDSON PARKWAY	3300 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	61	57	78	67
Year Built	1953	1960	1951	1941
Gross SqFt	72,800	72,553	92,782	81,880
Estimated Gross Income	\$918,008	\$958,288	\$1,170,050	\$1,021,331
Gross Income per SqFt	\$12.61	\$13.21	\$12.61	\$12.47
Estimated Expense	\$458,640	\$335,365	\$584,468	\$520,879
Expense SqFt	\$6.30	\$4.62	\$6.30	\$6.36
Net Operating Income	\$459,368	\$622,923	\$585,582	\$500,452
Full Market Value	\$2,907,000	\$4,007,000	\$3,704,000	\$1,841,000
Market Value per SqFt	\$39.93	\$55.23	\$39.92	\$22.48
Distance from Cooperative in miles		0.37	0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05738-0353	2-03248-0150	2-05814-1195	
Address	3015 RIVERDALE AVENUE	2710 SEDGWICK AVENUE	6141 BROADWAY	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	FIELDSTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	121	102	86	
Year Built	1941	1924	1962	
Gross SqFt	125,148	107,195	90,000	
Estimated Gross Income	\$1,470,489	\$1,360,540	\$971,692	
Gross Income per SqFt	\$11.75	\$12.69	\$10.80	
Estimated Expense	\$787,181	\$693,875	\$549,439	
Expense SqFt	\$6.29	\$6.47	\$6.10	
Net Operating Income	\$683,308	\$666,665	\$422,253	
Full Market Value	\$4,208,000	\$3,248,000	\$2,513,000	
Market Value per SqFt	\$33.62	\$30.30	\$27.92	
Distance from Cooperative in miles		1.08	1.04	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05738-0366	2-03318-0158	2-05793-0467	2-03314-0062
Address	3030 JOHNSON AVENUE	2725 CRESTON AVENUE	3555 OXFORD AVENUE	2675 GRAND CONCOURSE
Neighborhood	RIVERDALE	BEDFORD PARK/NORWOOD	RIVERDALE	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	30	57	48
Year Built	1966	1965	1960	1952
Gross SqFt	64,310	22,842	72,553	38,388
Estimated Gross Income	\$806,447	\$286,427	\$958,288	\$472,951
Gross Income per SqFt	\$12.54	\$12.54	\$13.21	\$12.32
Estimated Expense	\$411,584	\$146,078	\$335,365	\$260,246
Expense SqFt	\$6.40	\$6.40	\$4.62	\$6.78
Net Operating Income	\$394,863	\$140,349	\$622,923	\$212,705
Full Market Value	\$2,494,000	\$742,000	\$4,007,000	\$1,334,000
Market Value per SqFt	\$38.78	\$32.48	\$55.23	\$34.75
Distance from Cooperative in miles		1.20	0.28	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05739-0257	2-05760-0112	2-03248-0150	2-05732-0924
Address	3135 JOHNSON AVENUE	3424 KINGSBRIDGE AVENUE	2710 SEDGWICK AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	138	102	78
Year Built	1953	1962	1924	1955
Gross SqFt	141,721	128,500	107,195	108,955
Estimated Gross Income	\$1,798,439	\$1,707,199	\$1,360,540	\$1,294,292
Gross Income per SqFt	\$12.69	\$13.29	\$12.69	\$11.88
Estimated Expense	\$916,935	\$828,214	\$693,875	\$540,507
Expense SqFt	\$6.47	\$6.45	\$6.47	\$4.96
Net Operating Income	\$881,504	\$878,985	\$666,665	\$753,785
Full Market Value	\$5,591,000	\$5,666,000	\$3,248,000	\$3,775,000
Market Value per SqFt	\$39.45	\$44.09	\$30.30	\$34.65
Distance from Cooperative in miles		0.43	1.16	0.26

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05742-0120	2-03248-0150	2-05787-0137	
Address	3103 FAIRFIELD AVENUE	2710 SEDGWICK AVENUE	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	108	102	85	
Year Built	1949	1924	1954	
Gross SqFt	108,700	107,195	100,498	
Estimated Gross Income	\$1,412,013	\$1,360,540	\$1,335,746	
Gross Income per SqFt	\$12.99	\$12.69	\$13.29	
Estimated Expense	\$636,982	\$693,875	\$526,854	
Expense SqFt	\$5.86	\$6.47	\$5.24	
Net Operating Income	\$775,031	\$666,665	\$808,892	
Full Market Value	\$4,956,000	\$3,248,000	\$4,174,000	
Market Value per SqFt	\$45.59	\$30.30	\$41.53	
Distance from Cooperative in miles		1.31	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05743-0002	2-05746-0567	2-05787-0154	
Address	2530 INDEPENDENCE AVENUE	2675 HENRY HUDSON PARKWAY	3300 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	69	78	67	
Year Built	1961	1951	1941	
Gross SqFt	79,296	92,782	81,880	
Estimated Gross Income	\$994,372	\$1,170,050	\$1,021,331	
Gross Income per SqFt	\$12.54	\$12.61	\$12.47	
Estimated Expense	\$501,944	\$584,468	\$520,879	
Expense SqFt	\$6.33	\$6.30	\$6.36	
Net Operating Income	\$492,428	\$585,582	\$500,452	
Full Market Value	\$3,110,000	\$3,704,000	\$1,841,000	
Market Value per SqFt	\$39.22	\$39.92	\$22.48	
Distance from Cooperative in miles		0.18	0.63	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05743-0198	2-05814-1195	2-05746-0567	2-05787-0154
Address	2390 PALISADE AVENUE	6141 BROADWAY	2675 HENRY HUDSON PARKWAY	3300 NETHERLAND AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	86	78	67
Year Built	1964	1962	1951	1941
Gross SqFt	80,214	90,000	92,782	81,880
Estimated Gross Income	\$1,000,269	\$971,692	\$1,170,050	\$1,021,331
Gross Income per SqFt	\$12.47	\$10.80	\$12.61	\$12.47
Estimated Expense	\$510,161	\$549,439	\$584,468	\$520,879
Expense SqFt	\$6.36	\$6.10	\$6.30	\$6.36
Net Operating Income	\$490,108	\$422,253	\$585,582	\$500,452
Full Market Value	\$3,089,000	\$2,513,000	\$3,704,000	\$1,841,000
Market Value per SqFt	\$38.51	\$27.92	\$39.92	\$22.48
Distance from Cooperative in miles		1.48	0.12	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05743-0203	2-05789-0024	2-05909-0163	2-05732-0924
Address	2550 INDEPENDENCE AVENUE	3240 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	142	108	176	78
Year Built	1959	1938	1959	1955
Gross SqFt	200,314	163,197	237,000	108,955
Estimated Gross Income	\$2,433,815	\$2,077,373	\$2,880,272	\$1,294,292
Gross Income per SqFt	\$12.15	\$12.73	\$12.15	\$11.88
Estimated Expense	\$1,157,815	\$922,246	\$1,369,012	\$540,507
Expense SqFt	\$5.78	\$5.65	\$5.78	\$4.96
Net Operating Income	\$1,276,000	\$1,155,127	\$1,511,260	\$753,785
Full Market Value	\$7,960,000	\$7,335,000	\$9,431,000	\$3,775,000
Market Value per SqFt	\$39.74	\$44.95	\$39.79	\$34.65
Distance from Cooperative in miles		0.50	0.92	0.23

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05744-0048	2-05909-0163	2-05789-0024	2-05732-0924
Address	750 KAPPOCK STREET	3950 BLACKSTONE AVENUE	3240 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	176	108	78
Year Built	1953	1959	1938	1955
Gross SqFt	209,920	237,000	163,197	108,955
Estimated Gross Income	\$2,550,528	\$2,880,272	\$2,077,373	\$1,294,292
Gross Income per SqFt	\$12.15	\$12.15	\$12.73	\$11.88
Estimated Expense	\$1,213,338	\$1,369,012	\$922,246	\$540,507
Expense SqFt	\$5.78	\$5.78	\$5.65	\$4.96
Net Operating Income	\$1,337,190	\$1,511,260	\$1,155,127	\$753,785
Full Market Value	\$8,342,000	\$9,431,000	\$7,335,000	\$3,775,000
Market Value per SqFt	\$39.74	\$39.79	\$44.95	\$34.65
Distance from Cooperative in miles		0.87	0.49	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05745-0001	2-05909-0163	2-05792-0430	2-03248-0150
Address	2621 PALISADE AVENUE	3950 BLACKSTONE AVENUE	530 WEST 236 STREET	2710 SEDGWICK AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	180	176	86	102
Year Built	1962	1959	1954	1924
Gross SqFt	231,154	237,000	103,392	107,195
Estimated Gross Income	\$2,933,344	\$2,880,272	\$1,485,010	\$1,360,540
Gross Income per SqFt	\$12.69	\$12.15	\$14.36	\$12.69
Estimated Expense	\$1,495,566	\$1,369,012	\$605,495	\$693,875
Expense SqFt	\$6.47	\$5.78	\$5.86	\$6.47
Net Operating Income	\$1,437,778	\$1,511,260	\$879,515	\$666,665
Full Market Value	\$9,119,000	\$9,431,000	\$5,818,000	\$3,248,000
Market Value per SqFt	\$39.45	\$39.79	\$56.27	\$30.30
Distance from Cooperative in miles		0.83	0.73	1.51

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05745-0012	2-05732-0924	2-05798-0086	
Address	2727 PALISADE AVENUE	2700 HENRY HUDSON PARKWAY	3640 JOHNSON AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	125	78	86	
Year Built	1955	1955	1954	
Gross SqFt	194,730	108,955	120,650	
Estimated Gross Income	\$2,268,605	\$1,294,292	\$1,376,510	
Gross Income per SqFt	\$11.65	\$11.88	\$11.41	
Estimated Expense	\$1,032,069	\$540,507	\$679,846	
Expense SqFt	\$5.30	\$4.96	\$5.63	
Net Operating Income	\$1,236,536	\$753,785	\$696,664	
Full Market Value	\$7,588,000	\$3,775,000	\$3,545,000	
Market Value per SqFt	\$38.97	\$34.65	\$29.38	
Distance from Cooperative in miles		0.31	0.72	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05745-0290	2-05801-1057	2-03077-0045	
Address	2501 PALISADE AVENUE	4652 MANHATTAN COLLEGE PK	2481 HUGHES AVENUE	
Neighborhood	RIVERDALE	VAN CORTLANDT PARK	BELMONT	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	17	33	12	
Year Built	1927	1923	2007	
Gross SqFt	28,536	24,544	12,000	
Estimated Gross Income	\$421,477	\$345,064	\$185,743	
Gross Income per SqFt	\$14.77	\$14.06	\$15.48	
Estimated Expense	\$219,727	\$190,904	\$91,366	
Expense SqFt	\$7.70	\$7.78	\$7.61	
Net Operating Income	\$201,750	\$154,160	\$94,377	
Full Market Value	\$1,347,000	\$1,013,000	\$639,000	
Market Value per SqFt	\$47.20	\$41.27	\$53.25	
Distance from Cooperative in miles		1.29	2.59	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05745-0305	2-05789-0024	2-05796-0129	
Address	2575 PALISADE AVENUE	3240 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	143	108	77	
Year Built	1958	1938	1967	
Gross SqFt	168,962	163,197	106,934	
Estimated Gross Income	\$2,098,508	\$2,077,373	\$1,293,459	
Gross Income per SqFt	\$12.42	\$12.73	\$12.10	
Estimated Expense	\$998,565	\$922,246	\$659,664	
Expense SqFt	\$5.91	\$5.65	\$6.17	
Net Operating Income	\$1,099,943	\$1,155,127	\$633,795	
Full Market Value	\$6,921,000	\$7,335,000	\$3,949,000	
Market Value per SqFt	\$40.96	\$44.95	\$36.93	
Distance from Cooperative in miles		0.49	0.77	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05746-0584	2-05746-0567	2-05787-0154	
Address	2601 HENRY HUDSON PARKWAY	2675 HENRY HUDSON PARKWAY	3300 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	69	78	67	
Year Built	1954	1951	1941	
Gross SqFt	92,171	92,782	81,880	
Estimated Gross Income	\$1,155,824	\$1,170,050	\$1,021,331	
Gross Income per SqFt	\$12.54	\$12.61	\$12.47	
Estimated Expense	\$583,442	\$584,468	\$520,879	
Expense SqFt	\$6.33	\$6.30	\$6.36	
Net Operating Income	\$572,382	\$585,582	\$500,452	
Full Market Value	\$3,615,000	\$3,704,000	\$1,841,000	
Market Value per SqFt	\$39.22	\$39.92	\$22.48	
Distance from Cooperative in miles		0.00	0.45	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05747-0590	2-05814-1195	2-05746-0567	2-05787-0154
Address	2711 HENRY HUDSON PARKWAY	6141 BROADWAY	2675 HENRY HUDSON PARKWAY	3300 NETHERLAND AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	52	86	78	67
Year Built	1953	1962	1951	1941
Gross SqFt	82,559	90,000	92,782	81,880
Estimated Gross Income	\$1,029,511	\$971,692	\$1,170,050	\$1,021,331
Gross Income per SqFt	\$12.47	\$10.80	\$12.61	\$12.47
Estimated Expense	\$525,075	\$549,439	\$584,468	\$520,879
Expense SqFt	\$6.36	\$6.10	\$6.30	\$6.36
Net Operating Income	\$504,436	\$422,253	\$585,582	\$500,452
Full Market Value	\$3,179,000	\$2,513,000	\$3,704,000	\$1,841,000
Market Value per SqFt	\$38.51	\$27.92	\$39.92	\$22.48
Distance from Cooperative in miles		1.27	0.09	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05747-0605	2-05814-1195	2-05907-0352	2-05787-0154
Address	2734 INDEPENDENCE AVENUE	6141 BROADWAY	3800 INDEPENDENCE AVENUE	3300 NETHERLAND AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	67	86	72	67
Year Built	1970	1962	1970	1941
Gross SqFt	83,880	90,000	84,925	81,880
Estimated Gross Income	\$1,045,984	\$971,692	\$1,122,072	\$1,021,331
Gross Income per SqFt	\$12.47	\$10.80	\$13.21	\$12.47
Estimated Expense	\$533,477	\$549,439	\$522,926	\$520,879
Expense SqFt	\$6.36	\$6.10	\$6.16	\$6.36
Net Operating Income	\$512,507	\$422,253	\$599,146	\$500,452
Full Market Value	\$3,230,000	\$2,513,000	\$3,854,000	\$1,841,000
Market Value per SqFt	\$38.51	\$27.92	\$45.38	\$22.48
Distance from Cooperative in miles		1.27	0.54	0.36

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05748-0500	2-05789-0024	2-03248-0150	2-05780-0940
Address	3001 HENRY HUDSON PARKWAY	3240 HENRY HUDSON PARKWAY	2710 SEDGWICK AVENUE	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	108	102	127
Year Built	1934	1938	1924	1928
Gross SqFt	140,000	163,197	107,195	134,703
Estimated Gross Income	\$1,776,600	\$2,077,373	\$1,360,540	\$1,551,982
Gross Income per SqFt	\$12.69	\$12.73	\$12.69	\$11.52
Estimated Expense	\$905,800	\$922,246	\$693,875	\$797,676
Expense SqFt	\$6.47	\$5.65	\$6.47	\$5.92
Net Operating Income	\$870,800	\$1,155,127	\$666,665	\$754,306
Full Market Value	\$5,523,000	\$7,335,000	\$3,248,000	\$4,608,000
Market Value per SqFt	\$39.45	\$44.95	\$30.30	\$34.21
Distance from Cooperative in miles		0.23	1.34	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05750-0357	2-05814-1195	2-05746-0567	2-05732-0924
Address	735 KAPPOCK STREET	6141 BROADWAY	2675 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	86	78	78
Year Built	1953	1962	1951	1955
Gross SqFt	61,538	90,000	92,782	108,955
Estimated Gross Income	\$731,071	\$971,692	\$1,170,050	\$1,294,292
Gross Income per SqFt	\$11.88	\$10.80	\$12.61	\$11.88
Estimated Expense	\$305,228	\$549,439	\$584,468	\$540,507
Expense SqFt	\$4.96	\$6.10	\$6.30	\$4.96
Net Operating Income	\$425,843	\$422,253	\$585,582	\$753,785
Full Market Value	\$2,456,000	\$2,513,000	\$3,704,000	\$3,775,000
Market Value per SqFt	\$39.91	\$27.92	\$39.92	\$34.65
Distance from Cooperative in miles		1.31	0.11	0.16

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05758-0442	2-05814-1195	2-03248-0150	2-05907-0352
Address	315 WEST 232 STREET	6141 BROADWAY	2710 SEDGWICK AVENUE	3800 INDEPENDENCE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	FIELDSTON	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	86	102	72
Year Built	1974	1962	1924	1970
Gross SqFt	75,747	90,000	107,195	84,925
Estimated Gross Income	\$961,229	\$971,692	\$1,360,540	\$1,122,072
Gross Income per SqFt	\$12.69	\$10.80	\$12.69	\$13.21
Estimated Expense	\$490,083	\$549,439	\$693,875	\$522,926
Expense SqFt	\$6.47	\$6.10	\$6.47	\$6.16
Net Operating Income	\$471,146	\$422,253	\$666,665	\$599,146
Full Market Value	\$2,987,000	\$2,513,000	\$3,248,000	\$3,854,000
Market Value per SqFt	\$39.43	\$27.92	\$30.30	\$45.38
Distance from Cooperative in miles		0.89	1.06	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05759-0364	2-03296-0050	2-03252-0310	2-05793-0467
Address	3240 RIVERDALE AVENUE	2869 BAINBRIDGE AVENUE	3971 GOUVERNEUR AVENUE	3555 OXFORD AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	67	57
Year Built	1970	1955	1928	1960
Gross SqFt	67,987	71,000	65,394	72,553
Estimated Gross Income	\$884,511	\$779,835	\$850,571	\$958,288
Gross Income per SqFt	\$13.01	\$10.98	\$13.01	\$13.21
Estimated Expense	\$442,595	\$453,047	\$425,752	\$335,365
Expense SqFt	\$6.51	\$6.38	\$6.51	\$4.62
Net Operating Income	\$441,916	\$326,788	\$424,819	\$622,923
Full Market Value	\$2,771,000	\$1,958,000	\$2,238,000	\$4,007,000
Market Value per SqFt	\$40.76	\$27.58	\$34.22	\$55.23
Distance from Cooperative in miles		1.41	0.76	0.19

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05764-0642	2-05814-1195	2-03252-0310	2-05793-0467
Address	3475 GREYSTONE AVENUE	6141 BROADWAY	3971 GOUVERNEUR AVENUE	3555 OXFORD AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	FIELDSTON	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	86	67	57
Year Built	1957	1962	1928	1960
Gross SqFt	61,187	90,000	65,394	72,553
Estimated Gross Income	\$796,043	\$971,692	\$850,571	\$958,288
Gross Income per SqFt	\$13.01	\$10.80	\$13.01	\$13.21
Estimated Expense	\$398,327	\$549,439	\$425,752	\$335,365
Expense SqFt	\$6.51	\$6.10	\$6.51	\$4.62
Net Operating Income	\$397,716	\$422,253	\$424,819	\$622,923
Full Market Value	\$2,424,000	\$2,513,000	\$2,238,000	\$4,007,000
Market Value per SqFt	\$39.62	\$27.92	\$34.22	\$55.23
Distance from Cooperative in miles		0.75	0.78	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05767-0798	2-03296-0050	2-03252-0310	2-03318-0158
Address	288 WEST 238 STREET	2869 BAINBRIDGE AVENUE	3971 GOUVERNEUR AVENUE	2725 CRESTON AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	72	67	30
Year Built	1962	1955	1928	1965
Gross SqFt	69,848	71,000	65,394	22,842
Estimated Gross Income	\$875,894	\$779,835	\$850,571	\$286,427
Gross Income per SqFt	\$12.54	\$10.98	\$13.01	\$12.54
Estimated Expense	\$447,027	\$453,047	\$425,752	\$146,078
Expense SqFt	\$6.40	\$6.38	\$6.51	\$6.40
Net Operating Income	\$428,867	\$326,788	\$424,819	\$140,349
Full Market Value	\$2,708,000	\$1,958,000	\$2,238,000	\$742,000
Market Value per SqFt	\$38.77	\$27.58	\$34.22	\$32.48
Distance from Cooperative in miles		1.35	0.58	1.16

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05770-0069	2-03324-0011	2-03252-0310	2-03248-0150
Address	3636 GREYSTONE AVENUE	75 WEST MOSHOLU PARKWAY N	3971 GOUVERNEUR AVENUE	2710 SEDGWICK AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	91	67	102
Year Built	1940	1932	1928	1924
Gross SqFt	118,214	93,242	65,394	107,195
Estimated Gross Income	\$1,500,136	\$1,095,222	\$850,571	\$1,360,540
Gross Income per SqFt	\$12.69	\$11.75	\$13.01	\$12.69
Estimated Expense	\$764,845	\$578,767	\$425,752	\$693,875
Expense SqFt	\$6.47	\$6.21	\$6.51	\$6.47
Net Operating Income	\$735,291	\$516,455	\$424,819	\$666,665
Full Market Value	\$4,663,000	\$2,735,000	\$2,238,000	\$3,248,000
Market Value per SqFt	\$39.45	\$29.33	\$34.22	\$30.30
Distance from Cooperative in miles		1.20	0.71	1.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05771-0020	2-03252-0310	2-03324-0011	2-05787-0154
Address	3600 FIELDSTON ROAD	3971 GOUVERNEUR AVENUE	75 WEST MOSHOLU PARKWAY N	3300 NETHERLAND AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	73	67	91	67
Year Built	1941	1928	1932	1941
Gross SqFt	86,000	65,394	93,242	81,880
Estimated Gross Income	\$1,072,420	\$850,571	\$1,095,222	\$1,021,331
Gross Income per SqFt	\$12.47	\$13.01	\$11.75	\$12.47
Estimated Expense	\$546,960	\$425,752	\$578,767	\$520,879
Expense SqFt	\$6.36	\$6.51	\$6.21	\$6.36
Net Operating Income	\$525,460	\$424,819	\$516,455	\$500,452
Full Market Value	\$3,311,000	\$2,238,000	\$2,735,000	\$1,841,000
Market Value per SqFt	\$38.50	\$34.22	\$29.33	\$22.48
Distance from Cooperative in miles		0.77	1.25	0.28

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05771-0041	2-03252-0310	2-05814-1195	2-05791-0388
Address	474 WEST 238 STREET	3971 GOUVERNEUR AVENUE	6141 BROADWAY	511 WEST 235 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	67	86	55
Year Built	1939	1928	1962	1936
Gross SqFt	76,500	65,394	90,000	64,000
Estimated Gross Income	\$995,265	\$850,571	\$971,692	\$910,682
Gross Income per SqFt	\$13.01	\$13.01	\$10.80	\$14.23
Estimated Expense	\$498,015	\$425,752	\$549,439	\$343,066
Expense SqFt	\$6.51	\$6.51	\$6.10	\$5.36
Net Operating Income	\$497,250	\$424,819	\$422,253	\$567,616
Full Market Value	\$3,181,000	\$2,238,000	\$2,513,000	\$3,745,000
Market Value per SqFt	\$41.58	\$34.22	\$27.92	\$58.52
Distance from Cooperative in miles		0.77	0.66	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05777-0772	2-03024-0069	2-03322-0057	2-03024-0008
Address	3800 WALDO AVENUE	2347 WEBSTER AVENUE	3121 VILLA AVENUE	355 EAST 184 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	BEDFORD PARK/NORWOOD	FORDHAM
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	173	121	111	112
Year Built	1966	1972	2006	1972
Gross SqFt	154,640	143,000	106,586	120,000
Estimated Gross Income	\$1,897,433	\$1,719,915	\$1,307,994	\$1,719,915
Gross Income per SqFt	\$12.27	\$12.03	\$12.27	\$14.33
Estimated Expense	\$968,046	\$1,106,426	\$667,077	\$1,046,990
Expense SqFt	\$6.26	\$7.74	\$6.26	\$8.72
Net Operating Income	\$929,387	\$613,489	\$640,917	\$672,925
Full Market Value	\$5,821,000	\$3,813,000	\$4,013,000	\$4,450,000
Market Value per SqFt	\$37.64	\$26.66	\$37.65	\$37.08
Distance from Cooperative in miles		2.08	1.16	2.08

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05778-0879	2-05780-0940	2-03252-0310	2-05789-0024
Address	3875 WALDO AVENUE	3900 GREYSTONE AVENUE	3971 GOUVERNEUR AVENUE	3240 HENRY HUDSON PARKWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	127	67	108
Year Built	1931	1928	1928	1938
Gross SqFt	150,000	134,703	65,394	163,197
Estimated Gross Income	\$1,909,500	\$1,551,982	\$850,571	\$2,077,373
Gross Income per SqFt	\$12.73	\$11.52	\$13.01	\$12.73
Estimated Expense	\$847,500	\$797,676	\$425,752	\$922,246
Expense SqFt	\$5.65	\$5.92	\$6.51	\$5.65
Net Operating Income	\$1,062,000	\$754,306	\$424,819	\$1,155,127
Full Market Value	\$6,743,000	\$4,608,000	\$2,238,000	\$7,335,000
Market Value per SqFt	\$44.95	\$34.21	\$34.22	\$44.95
Distance from Cooperative in miles		0.04	0.69	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05779-0815	2-03252-0310	2-05781-1100	
Address	3810 GREYSTONE AVENUE	3971 GOUVERNEUR AVENUE	3900 HENRY HUDSON PARKWAY	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	44	67	37	
Year Built	1939	1928	1928	
Gross SqFt	41,068	65,394	37,962	
Estimated Gross Income	\$521,564	\$850,571	\$470,000	
Gross Income per SqFt	\$12.70	\$13.01	\$12.38	
Estimated Expense	\$281,726	\$425,752	\$273,421	
Expense SqFt	\$6.86	\$6.51	\$7.20	
Net Operating Income	\$239,838	\$424,819	\$196,579	
Full Market Value	\$1,305,000	\$2,238,000	\$1,235,000	
Market Value per SqFt	\$31.78	\$34.22	\$32.53	
Distance from Cooperative in miles		0.71	0.13	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05779-0820	2-05792-0430	2-05814-1195	2-05789-0024
Address	3840 GREYSTONE AVENUE	530 WEST 236 STREET	6141 BROADWAY	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	86	86	108
Year Built	1951	1954	1962	1938
Gross SqFt	186,480	103,392	90,000	163,197
Estimated Gross Income	\$2,373,890	\$1,485,010	\$971,692	\$2,077,373
Gross Income per SqFt	\$12.73	\$14.36	\$10.80	\$12.73
Estimated Expense	\$1,053,612	\$605,495	\$549,439	\$922,246
Expense SqFt	\$5.65	\$5.86	\$6.10	\$5.65
Net Operating Income	\$1,320,278	\$879,515	\$422,253	\$1,155,127
Full Market Value	\$8,383,000	\$5,818,000	\$2,513,000	\$7,335,000
Market Value per SqFt	\$44.95	\$56.27	\$27.92	\$44.95
Distance from Cooperative in miles		0.24	0.54	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05783-0300	2-03256-0064	2-03252-0310	
Address	511 WEST 232 STREET	2834 HEATH AVENUE	3971 GOUVERNEUR AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	65	67	
Year Built	1937	1927	1928	
Gross SqFt	69,441	68,448	65,394	
Estimated Gross Income	\$806,210	\$698,934	\$850,571	
Gross Income per SqFt	\$11.61	\$10.21	\$13.01	
Estimated Expense	\$397,203	\$391,403	\$425,752	
Expense SqFt	\$5.72	\$5.72	\$6.51	
Net Operating Income	\$409,007	\$307,531	\$424,819	
Full Market Value	\$2,506,000	\$1,430,000	\$2,238,000	
Market Value per SqFt	\$36.09	\$20.89	\$34.22	
Distance from Cooperative in miles		0.78	0.87	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05785-0268	2-03248-0150	2-05798-0086	
Address	3299 CAMBRIDGE AVENUE	2710 SEDGWICK AVENUE	3640 JOHNSON AVENUE	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	84	102	86	
Year Built	1954	1924	1954	
Gross SqFt	111,675	107,195	120,650	
Estimated Gross Income	\$1,345,684	\$1,360,540	\$1,376,510	
Gross Income per SqFt	\$12.05	\$12.69	\$11.41	
Estimated Expense	\$675,634	\$693,875	\$679,846	
Expense SqFt	\$6.05	\$6.47	\$5.63	
Net Operating Income	\$670,050	\$666,665	\$696,664	
Full Market Value	\$4,167,000	\$3,248,000	\$3,545,000	
Market Value per SqFt	\$37.31	\$30.30	\$29.38	
Distance from Cooperative in miles		1.20	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05785-0284	2-05814-1195	2-05793-0467	
Address	5620 SYLVAN AVENUE	6141 BROADWAY	3555 OXFORD AVENUE	
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	77	86	57	
Year Built	1960	1962	1960	
Gross SqFt	80,120	90,000	72,553	
Estimated Gross Income	\$962,241	\$971,692	\$958,288	
Gross Income per SqFt	\$12.01	\$10.80	\$13.21	
Estimated Expense	\$429,443	\$549,439	\$335,365	
Expense SqFt	\$5.36	\$6.10	\$4.62	
Net Operating Income	\$532,798	\$422,253	\$622,923	
Full Market Value	\$3,267,000	\$2,513,000	\$4,007,000	
Market Value per SqFt	\$40.78	\$27.92	\$55.23	
Distance from Cooperative in miles		0.86	0.11	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05787-0130	2-05784-0340	2-03296-0050	
Address	3200 NETHERLAND AVENUE	500 WEST 235 STREET	2869 BAINBRIDGE AVENUE	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	80	87	72	
Year Built	1957	1954	1955	
Gross SqFt	88,470	92,600	71,000	
Estimated Gross Income	\$1,080,219	\$1,243,727	\$779,835	
Gross Income per SqFt	\$12.21	\$13.43	\$10.98	
Estimated Expense	\$544,091	\$547,732	\$453,047	
Expense SqFt	\$6.15	\$5.92	\$6.38	
Net Operating Income	\$536,128	\$695,995	\$326,788	
Full Market Value	\$3,351,000	\$4,503,000	\$1,958,000	
Market Value per SqFt	\$37.88	\$48.63	\$27.58	
Distance from Cooperative in miles		0.15	1.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05787-0148	2-03246-0080	2-03252-0310	2-03318-0158
Address	3260 NETHERLAND AVENUE	3890 SEDGWICK AVENUE	3971 GOUVERNEUR AVENUE	2725 CRESTON AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	57	67	30
Year Built	1950	1959	1928	1965
Gross SqFt	51,000	57,800	65,394	22,842
Estimated Gross Income	\$639,540	\$599,713	\$850,571	\$286,427
Gross Income per SqFt	\$12.54	\$10.38	\$13.01	\$12.54
Estimated Expense	\$326,400	\$335,839	\$425,752	\$146,078
Expense SqFt	\$6.40	\$5.81	\$6.51	\$6.40
Net Operating Income	\$313,140	\$263,874	\$424,819	\$140,349
Full Market Value	\$1,978,000	\$1,543,000	\$2,238,000	\$742,000
Market Value per SqFt	\$38.78	\$26.70	\$34.22	\$32.48
Distance from Cooperative in miles		0.90	0.98	1.35

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05787-0177	2-05814-1195	2-03252-0310	2-03318-0158
Address	3225 JOHNSON AVENUE	6141 BROADWAY	3971 GOUVERNEUR AVENUE	2725 CRESTON AVENUE
Neighborhood	RIVERDALE	FIELDSTON	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	86	67	30
Year Built	1970	1962	1928	1965
Gross SqFt	60,928	90,000	65,394	22,842
Estimated Gross Income	\$764,037	\$971,692	\$850,571	\$286,427
Gross Income per SqFt	\$12.54	\$10.80	\$13.01	\$12.54
Estimated Expense	\$389,939	\$549,439	\$425,752	\$146,078
Expense SqFt	\$6.40	\$6.10	\$6.51	\$6.40
Net Operating Income	\$374,098	\$422,253	\$424,819	\$140,349
Full Market Value	\$2,362,000	\$2,513,000	\$2,238,000	\$742,000
Market Value per SqFt	\$38.77	\$27.92	\$34.22	\$32.48
Distance from Cooperative in miles		0.92	0.98	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05788-0074	2-05814-1195	2-05746-0567	
Address	3210 ARLINGTON AVENUE	6141 BROADWAY	2675 HENRY HUDSON PARKWAY	
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	67	86	78	
Year Built	1955	1962	1951	
Gross SqFt	80,735	90,000	92,782	
Estimated Gross Income	\$945,407	\$971,692	\$1,170,050	
Gross Income per SqFt	\$11.71	\$10.80	\$12.61	
Estimated Expense	\$500,557	\$549,439	\$584,468	
Expense SqFt	\$6.20	\$6.10	\$6.30	
Net Operating Income	\$444,850	\$422,253	\$585,582	
Full Market Value	\$2,736,000	\$2,513,000	\$3,704,000	
Market Value per SqFt	\$33.89	\$27.92	\$39.92	
Distance from Cooperative in miles		0.95	0.42	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05788-0119	2-03252-0310	2-03246-0080	
Address	3215 NETHERLAND AVENUE	3971 GOUVERNEUR AVENUE	3890 SEDGWICK AVENUE	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	49	67	57	
Year Built	1939	1928	1959	
Gross SqFt	75,000	65,394	57,800	
Estimated Gross Income	\$877,500	\$850,571	\$599,713	
Gross Income per SqFt	\$11.70	\$13.01	\$10.38	
Estimated Expense	\$462,000	\$425,752	\$335,839	
Expense SqFt	\$6.16	\$6.51	\$5.81	
Net Operating Income	\$415,500	\$424,819	\$263,874	
Full Market Value	\$2,531,000	\$2,238,000	\$1,543,000	
Market Value per SqFt	\$33.75	\$34.22	\$26.70	
Distance from Cooperative in miles		1.03	0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05789-0015	2-05814-1195	2-03252-0310	2-05793-0467
Address	3206 FAIRFIELD AVENUE	6141 BROADWAY	3971 GOUVERNEUR AVENUE	3555 OXFORD AVENUE
Neighborhood	RIVERDALE	FIELDSTON	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	86	67	57
Year Built	1954	1962	1928	1960
Gross SqFt	59,352	90,000	65,394	72,553
Estimated Gross Income	\$772,170	\$971,692	\$850,571	\$958,288
Gross Income per SqFt	\$13.01	\$10.80	\$13.01	\$13.21
Estimated Expense	\$386,382	\$549,439	\$425,752	\$335,365
Expense SqFt	\$6.51	\$6.10	\$6.51	\$4.62
Net Operating Income	\$385,788	\$422,253	\$424,819	\$622,923
Full Market Value	\$2,468,000	\$2,513,000	\$2,238,000	\$4,007,000
Market Value per SqFt	\$41.58	\$27.92	\$34.22	\$55.23
Distance from Cooperative in miles		0.98	1.09	0.19

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05789-0059	2-05814-1195	2-05787-0154	2-05746-0567
Address	3215 ARLINGTON AVENUE	6141 BROADWAY	3300 NETHERLAND AVENUE	2675 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	69	86	67	78
Year Built	1958	1962	1941	1951
Gross SqFt	82,000	90,000	81,880	92,782
Estimated Gross Income	\$1,022,540	\$971,692	\$1,021,331	\$1,170,050
Gross Income per SqFt	\$12.47	\$10.80	\$12.47	\$12.61
Estimated Expense	\$521,520	\$549,439	\$520,879	\$584,468
Expense SqFt	\$6.36	\$6.10	\$6.36	\$6.30
Net Operating Income	\$501,020	\$422,253	\$500,452	\$585,582
Full Market Value	\$3,157,000	\$2,513,000	\$1,841,000	\$3,704,000
Market Value per SqFt	\$38.50	\$27.92	\$22.48	\$39.92
Distance from Cooperative in miles		0.98	0.11	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05792-0422	2-03318-0158	2-05793-0467	
Address	3512 OXFORD AVENUE	2725 CRESTON AVENUE	3555 OXFORD AVENUE	
Neighborhood	RIVERDALE	BEDFORD PARK/NORWOOD	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	45	30	57	
Year Built	1962	1965	1960	
Gross SqFt	43,000	22,842	72,553	
Estimated Gross Income	\$553,840	\$286,427	\$958,288	
Gross Income per SqFt	\$12.88	\$12.54	\$13.21	
Estimated Expense	\$236,930	\$146,078	\$335,365	
Expense SqFt	\$5.51	\$6.40	\$4.62	
Net Operating Income	\$316,910	\$140,349	\$622,923	
Full Market Value	\$2,021,000	\$742,000	\$4,007,000	
Market Value per SqFt	\$47.00	\$32.48	\$55.23	
Distance from Cooperative in miles		1.34	0.05	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05792-0445	2-05792-0430	2-03314-0062	
Address	525 WEST 235 STREET	530 WEST 236 STREET	2675 GRAND CONCOURSE	
Neighborhood	RIVERDALE	RIVERDALE	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	38	86	48	
Year Built	1954	1954	1952	
Gross SqFt	47,000	103,392	38,388	
Estimated Gross Income	\$626,980	\$1,485,010	\$472,951	
Gross Income per SqFt	\$13.34	\$14.36	\$12.32	
Estimated Expense	\$297,040	\$605,495	\$260,246	
Expense SqFt	\$6.32	\$5.86	\$6.78	
Net Operating Income	\$329,940	\$879,515	\$212,705	
Full Market Value	\$2,130,000	\$5,818,000	\$1,334,000	
Market Value per SqFt	\$45.32	\$56.27	\$34.75	
Distance from Cooperative in miles		0.00	1.46	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05795-0518	2-02880-0153	2-05909-0163	2-05950-0429
Address	3530 HENRY HUDSON PARKWAY	1750 SEDGWICK AVENUE	3950 BLACKSTONE AVENUE	5530 NETHERLAND AVENUE
Neighborhood	RIVERDALE	HIGHBRIDGE/MORRIS HEIGHTS	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	227	176	270
Year Built	1955	1974	1959	1948
Gross SqFt	312,000	272,370	237,000	235,467
Estimated Gross Income	\$3,790,800	\$3,022,632	\$2,880,272	\$3,259,372
Gross Income per SqFt	\$12.15	\$11.10	\$12.15	\$13.84
Estimated Expense	\$1,803,360	\$1,887,681	\$1,369,012	\$1,517,665
Expense SqFt	\$5.78	\$6.93	\$5.78	\$6.45
Net Operating Income	\$1,987,440	\$1,134,951	\$1,511,260	\$1,741,707
Full Market Value	\$11,205,000	\$6,833,000	\$9,431,000	\$11,387,000
Market Value per SqFt	\$35.91	\$25.09	\$39.79	\$48.36
Distance from Cooperative in miles		2.46	0.36	1.19

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05796-0107	2-03252-0310	2-05793-0467	
Address	525 WEST 236 STREET	3971 GOUVERNEUR AVENUE	3555 OXFORD AVENUE	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	57	67	57	
Year Built	1956	1928	1960	
Gross SqFt	68,728	65,394	72,553	
Estimated Gross Income	\$901,024	\$850,571	\$958,288	
Gross Income per SqFt	\$13.11	\$13.01	\$13.21	
Estimated Expense	\$382,815	\$425,752	\$335,365	
Expense SqFt	\$5.57	\$6.51	\$4.62	
Net Operating Income	\$518,209	\$424,819	\$622,923	
Full Market Value	\$3,324,000	\$2,238,000	\$4,007,000	
Market Value per SqFt	\$48.36	\$34.22	\$55.23	
Distance from Cooperative in miles		0.89	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05796-0135	2-03252-0310	2-03256-0064	2-05791-0388
Address	3656 JOHNSON AVENUE	3971 GOUVERNEUR AVENUE	2834 HEATH AVENUE	511 WEST 235 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	67	65	55
Year Built	1932	1928	1927	1936
Gross SqFt	73,911	65,394	68,448	64,000
Estimated Gross Income	\$961,582	\$850,571	\$698,934	\$910,682
Gross Income per SqFt	\$13.01	\$13.01	\$10.21	\$14.23
Estimated Expense	\$481,161	\$425,752	\$391,403	\$343,066
Expense SqFt	\$6.51	\$6.51	\$5.72	\$5.36
Net Operating Income	\$480,421	\$424,819	\$307,531	\$567,616
Full Market Value	\$3,073,000	\$2,238,000	\$1,430,000	\$3,745,000
Market Value per SqFt	\$41.58	\$34.22	\$20.89	\$58.52
Distance from Cooperative in miles		0.89	1.06	0.12

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05797-0213	2-05776-0605	2-03270-0113	2-05801-1057
Address	525 WEST 238 STREET	4568 MANHATTAN COLLEGE PK	140 WEST 238 STREET	4652 MANHATTAN COLLEGE PK
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	VAN CORTLANDT PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	61	45	33
Year Built	1926	1925	1921	1923
Gross SqFt	117,929	63,600	42,526	24,544
Estimated Gross Income	\$1,275,000	\$753,919	\$456,856	\$345,064
Gross Income per SqFt	\$10.81	\$11.85	\$10.74	\$14.06
Estimated Expense	\$679,271	\$366,143	\$276,452	\$190,904
Expense SqFt	\$5.76	\$5.76	\$6.50	\$7.78
Net Operating Income	\$595,729	\$387,776	\$180,404	\$154,160
Full Market Value	\$3,681,000	\$2,178,000	\$1,071,000	\$1,013,000
Market Value per SqFt	\$31.21	\$34.25	\$25.18	\$41.27
Distance from Cooperative in miles		0.42	0.62	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05799-0032	2-05904-0267	2-05796-0129	2-05732-0924
Address	3635 JOHNSON AVENUE	600 WEST 239 STREET	3660 OXFORD AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	82	90	77	78
Year Built	1954	1956	1967	1955
Gross SqFt	106,684	98,681	106,934	108,955
Estimated Gross Income	\$1,290,876	\$1,377,757	\$1,293,459	\$1,294,292
Gross Income per SqFt	\$12.10	\$13.96	\$12.10	\$11.88
Estimated Expense	\$658,240	\$717,979	\$659,664	\$540,507
Expense SqFt	\$6.17	\$7.28	\$6.17	\$4.96
Net Operating Income	\$632,636	\$659,778	\$633,795	\$753,785
Full Market Value	\$3,940,000	\$4,325,000	\$3,949,000	\$3,775,000
Market Value per SqFt	\$36.93	\$43.83	\$36.93	\$34.65
Distance from Cooperative in miles		0.09	0.10	0.51

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05799-0073	2-05904-0267	2-05796-0129	2-05732-0924
Address	3601 JOHNSON AVENUE	600 WEST 239 STREET	3660 OXFORD AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	90	90	77	78
Year Built	1955	1956	1967	1955
Gross SqFt	115,597	98,681	106,934	108,955
Estimated Gross Income	\$1,398,724	\$1,377,757	\$1,293,459	\$1,294,292
Gross Income per SqFt	\$12.10	\$13.96	\$12.10	\$11.88
Estimated Expense	\$713,233	\$717,979	\$659,664	\$540,507
Expense SqFt	\$6.17	\$7.28	\$6.17	\$4.96
Net Operating Income	\$685,491	\$659,778	\$633,795	\$753,785
Full Market Value	\$4,270,000	\$4,325,000	\$3,949,000	\$3,775,000
Market Value per SqFt	\$36.94	\$43.83	\$36.93	\$34.65
Distance from Cooperative in miles		0.09	0.10	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05800-0001	2-05789-0024	2-05909-0163	2-05845-1799
Address	3616 HENRY HUDSON PARKWAY	3240 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	5400 FIELDSTON ROAD
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	108	176	127
Year Built	1954	1938	1959	1939
Gross SqFt	207,100	163,197	237,000	151,500
Estimated Gross Income	\$2,516,265	\$2,077,373	\$2,880,272	\$1,821,317
Gross Income per SqFt	\$12.15	\$12.73	\$12.15	\$12.02
Estimated Expense	\$1,197,038	\$922,246	\$1,369,012	\$888,915
Expense SqFt	\$5.78	\$5.65	\$5.78	\$5.87
Net Operating Income	\$1,319,227	\$1,155,127	\$1,511,260	\$932,402
Full Market Value	\$7,776,000	\$7,335,000	\$9,431,000	\$4,453,000
Market Value per SqFt	\$37.55	\$44.95	\$39.79	\$29.39
Distance from Cooperative in miles		0.18	0.28	1.18

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05802-1294	2-05814-1195	2-03248-0150	2-05798-0086
Address	6035 BROADWAY	6141 BROADWAY	2710 SEDGWICK AVENUE	3640 JOHNSON AVENUE
Neighborhood	VAN CORTLANDT PARK	FIELDSTON	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	103	86	102	86
Year Built	1961	1962	1924	1954
Gross SqFt	107,627	90,000	107,195	120,650
Estimated Gross Income	\$1,228,024	\$971,692	\$1,360,540	\$1,376,510
Gross Income per SqFt	\$11.41	\$10.80	\$12.69	\$11.41
Estimated Expense	\$605,940	\$549,439	\$693,875	\$679,846
Expense SqFt	\$5.63	\$6.10	\$6.47	\$5.63
Net Operating Income	\$622,084	\$422,253	\$666,665	\$696,664
Full Market Value	\$3,786,000	\$2,513,000	\$3,248,000	\$3,545,000
Market Value per SqFt	\$35.18	\$27.92	\$30.30	\$29.38
Distance from Cooperative in miles		0.16	1.60	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05803-0960	2-03252-0310	2-05814-1195	
Address	4410 CAYUGA AVENUE	3971 GOUVERNEUR AVENUE	6141 BROADWAY	
Neighborhood	FIELDSTON	KINGSBRIDGE/JEROME PARK	FIELDSTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	49	67	86	
Year Built	1931	1928	1962	
Gross SqFt	59,000	65,394	90,000	
Estimated Gross Income	\$702,690	\$850,571	\$971,692	
Gross Income per SqFt	\$11.91	\$13.01	\$10.80	
Estimated Expense	\$372,290	\$425,752	\$549,439	
Expense SqFt	\$6.31	\$6.51	\$6.10	
Net Operating Income	\$330,400	\$424,819	\$422,253	
Full Market Value	\$2,046,000	\$2,238,000	\$2,513,000	
Market Value per SqFt	\$34.68	\$34.22	\$27.92	
Distance from Cooperative in miles		0.63	0.26	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05803-0965	2-03252-0310	2-03344-0082	
Address	4414 CAYUGA AVENUE	3971 GOUVERNEUR AVENUE	3500 TRYON AVENUE	
Neighborhood	FIELDSTON	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	30	67	29	
Year Built	1930	1928	1932	
Gross SqFt	30,000	65,394	25,200	
Estimated Gross Income	\$401,700	\$850,571	\$347,066	
Gross Income per SqFt	\$13.39	\$13.01	\$13.77	
Estimated Expense	\$202,200	\$425,752	\$175,506	
Expense SqFt	\$6.74	\$6.51	\$6.96	
Net Operating Income	\$199,500	\$424,819	\$171,560	
Full Market Value	\$1,290,000	\$2,238,000	\$1,119,000	
Market Value per SqFt	\$43.00	\$34.22	\$44.40	
Distance from Cooperative in miles		0.63	1.42	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05803-0985	2-03252-0310	2-03324-0011	
Address	4445 POST ROAD	3971 GOUVERNEUR AVENUE	75 WEST MOSHOLU PARKWAY N	
Neighborhood	FIELDSTON	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	68	67	91	
Year Built	1940	1928	1932	
Gross SqFt	62,088	65,394	93,242	
Estimated Gross Income	\$768,649	\$850,571	\$1,095,222	
Gross Income per SqFt	\$12.38	\$13.01	\$11.75	
Estimated Expense	\$394,880	\$425,752	\$578,767	
Expense SqFt	\$6.36	\$6.51	\$6.21	
Net Operating Income	\$373,769	\$424,819	\$516,455	
Full Market Value	\$2,349,000	\$2,238,000	\$2,735,000	
Market Value per SqFt	\$37.83	\$34.22	\$29.33	
Distance from Cooperative in miles		0.63	1.09	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05826-1685	2-05814-1195	2-05827-1620	2-03252-0310
Address	255 FIELDSTON TERRACE	6141 BROADWAY	244 FIELDSTON TERRACE	3971 GOUVERNEUR AVENUE
Neighborhood	FIELDSTON	FIELDSTON	FIELDSTON	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	86	72	67
Year Built	1965	1962	1961	1928
Gross SqFt	85,523	90,000	63,237	65,394
Estimated Gross Income	\$1,071,603	\$971,692	\$792,140	\$850,571
Gross Income per SqFt	\$12.53	\$10.80	\$12.53	\$13.01
Estimated Expense	\$529,387	\$549,439	\$391,511	\$425,752
Expense SqFt	\$6.19	\$6.10	\$6.19	\$6.51
Net Operating Income	\$542,216	\$422,253	\$400,629	\$424,819
Full Market Value	\$3,423,000	\$2,513,000	\$2,528,000	\$2,238,000
Market Value per SqFt	\$40.02	\$27.92	\$39.98	\$34.22
Distance from Cooperative in miles		0.18	0.05	0.93

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05835-3037	2-05801-1057	2-05801-1054	2-05776-0605
Address	6291 BROADWAY	4652 MANHATTAN COLLEGE PK	215 WEST 242 STREET	4568 MANHATTAN COLLEGE PK
Neighborhood	FIELDSTON	VAN CORTLANDT PARK	VAN CORTLANDT PARK	KINGSBRIDGE/JEROME PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	33	33	61
Year Built	1958	1923	1923	1925
Gross SqFt	32,400	24,544	21,660	63,600
Estimated Gross Income	\$455,544	\$345,064	\$345,064	\$753,919
Gross Income per SqFt	\$14.06	\$14.06	\$15.93	\$11.85
Estimated Expense	\$252,072	\$190,904	\$186,005	\$366,143
Expense SqFt	\$7.78	\$7.78	\$8.59	\$5.76
Net Operating Income	\$203,472	\$154,160	\$159,059	\$387,776
Full Market Value	\$1,337,000	\$1,013,000	\$1,086,000	\$2,178,000
Market Value per SqFt	\$41.27	\$41.27	\$50.14	\$34.25
Distance from Cooperative in miles		0.63	0.63	0.77

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05836-3250	2-05814-1195	2-05827-1620	2-03252-0310
Address	5235 POST ROAD	6141 BROADWAY	244 FIELDSTON TERRACE	3971 GOUVERNEUR AVENUE
Neighborhood	FIELDSTON	FIELDSTON	FIELDSTON	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	86	72	67
Year Built	1964	1962	1961	1928
Gross SqFt	57,414	90,000	63,237	65,394
Estimated Gross Income	\$719,397	\$971,692	\$792,140	\$850,571
Gross Income per SqFt	\$12.53	\$10.80	\$12.53	\$13.01
Estimated Expense	\$355,393	\$549,439	\$391,511	\$425,752
Expense SqFt	\$6.19	\$6.10	\$6.19	\$6.51
Net Operating Income	\$364,004	\$422,253	\$400,629	\$424,819
Full Market Value	\$2,298,000	\$2,513,000	\$2,528,000	\$2,238,000
Market Value per SqFt	\$40.03	\$27.92	\$39.98	\$34.22
Distance from Cooperative in miles		0.34	0.20	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05845-1825	2-05909-0163	2-05845-1799	2-05780-0940
Address	5500 FIELDSTON ROAD	3950 BLACKSTONE AVENUE	5400 FIELDSTON ROAD	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	176	127	127
Year Built	1960	1959	1939	1928
Gross SqFt	263,206	237,000	151,500	134,703
Estimated Gross Income	\$3,163,736	\$2,880,272	\$1,821,317	\$1,551,982
Gross Income per SqFt	\$12.02	\$12.15	\$12.02	\$11.52
Estimated Expense	\$1,545,019	\$1,369,012	\$888,915	\$797,676
Expense SqFt	\$5.87	\$5.78	\$5.87	\$5.92
Net Operating Income	\$1,618,717	\$1,511,260	\$932,402	\$754,306
Full Market Value	\$10,057,000	\$9,431,000	\$4,453,000	\$4,608,000
Market Value per SqFt	\$38.21	\$39.79	\$29.39	\$34.21
Distance from Cooperative in miles		0.92	0.00	0.95

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05845-1863	2-05845-1799	2-05827-1620	2-05798-0086
Address	5425 VALLES AVENUE	5400 FIELDSTON ROAD	244 FIELDSTON TERRACE	3640 JOHNSON AVENUE
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	108	127	72	86
Year Built	1965	1939	1961	1954
Gross SqFt	110,000	151,500	63,237	120,650
Estimated Gross Income	\$1,322,200	\$1,821,317	\$792,140	\$1,376,510
Gross Income per SqFt	\$12.02	\$12.02	\$12.53	\$11.41
Estimated Expense	\$645,700	\$888,915	\$391,511	\$679,846
Expense SqFt	\$5.87	\$5.87	\$6.19	\$5.63
Net Operating Income	\$676,500	\$932,402	\$400,629	\$696,664
Full Market Value	\$4,203,000	\$4,453,000	\$2,528,000	\$3,545,000
Market Value per SqFt	\$38.21	\$29.39	\$39.98	\$29.38
Distance from Cooperative in miles		0.00	0.46	1.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05855-2239	2-05864-0516	2-03318-0158	2-05827-1620
Address	5730 MOSHOLU AVENUE	6555 BROADWAY	2725 CRESTON AVENUE	244 FIELDSTON TERRACE
Neighborhood	RIVERDALE	RIVERDALE	BEDFORD PARK/NORWOOD	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	73	30	72
Year Built	1963	1961	1965	1961
Gross SqFt	33,000	62,570	22,842	63,237
Estimated Gross Income	\$413,820	\$932,782	\$286,427	\$792,140
Gross Income per SqFt	\$12.54	\$14.91	\$12.54	\$12.53
Estimated Expense	\$211,200	\$410,135	\$146,078	\$391,511
Expense SqFt	\$6.40	\$6.55	\$6.40	\$6.19
Net Operating Income	\$202,620	\$522,647	\$140,349	\$400,629
Full Market Value	\$1,280,000	\$3,499,000	\$742,000	\$2,528,000
Market Value per SqFt	\$38.79	\$55.92	\$32.48	\$39.98
Distance from Cooperative in miles		0.19	2.43	0.62

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05856-0378	2-05845-1799	2-05798-0086	
Address	6485 BROADWAY	5400 FIELDSTON ROAD	3640 JOHNSON AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	129	127	86	
Year Built	1961	1939	1954	
Gross SqFt	127,000	151,500	120,650	
Estimated Gross Income	\$1,488,440	\$1,821,317	\$1,376,510	
Gross Income per SqFt	\$11.72	\$12.02	\$11.41	
Estimated Expense	\$730,250	\$888,915	\$679,846	
Expense SqFt	\$5.75	\$5.87	\$5.63	
Net Operating Income	\$758,190	\$932,402	\$696,664	
Full Market Value	\$4,664,000	\$4,453,000	\$3,545,000	
Market Value per SqFt	\$36.72	\$29.39	\$29.38	
Distance from Cooperative in miles		0.28	1.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05859-0297	2-05874-1028	2-05827-1620	
Address	5715 MOSHOLU AVENUE	6629 BROADWAY	244 FIELDSTON TERRACE	
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	84	72	
Year Built	1962	1962	1961	
Gross SqFt	46,500	76,009	63,237	
Estimated Gross Income	\$629,610	\$1,105,454	\$792,140	
Gross Income per SqFt	\$13.54	\$14.54	\$12.53	
Estimated Expense	\$292,485	\$484,746	\$391,511	
Expense SqFt	\$6.29	\$6.38	\$6.19	
Net Operating Income	\$337,125	\$620,708	\$400,629	
Full Market Value	\$2,188,000	\$4,123,000	\$2,528,000	
Market Value per SqFt	\$47.05	\$54.24	\$39.98	
Distance from Cooperative in miles		0.26	0.70	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05864-0526	2-05814-1195	2-05874-1028	2-05827-1620
Address	6535 BROADWAY	6141 BROADWAY	6629 BROADWAY	244 FIELDSTON TERRACE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	86	84	72
Year Built	1969	1962	1962	1961
Gross SqFt	60,829	90,000	76,009	63,237
Estimated Gross Income	\$762,187	\$971,692	\$1,105,454	\$792,140
Gross Income per SqFt	\$12.53	\$10.80	\$14.54	\$12.53
Estimated Expense	\$376,532	\$549,439	\$484,746	\$391,511
Expense SqFt	\$6.19	\$6.10	\$6.38	\$6.19
Net Operating Income	\$385,655	\$422,253	\$620,708	\$400,629
Full Market Value	\$2,435,000	\$2,513,000	\$4,123,000	\$2,528,000
Market Value per SqFt	\$40.03	\$27.92	\$54.24	\$39.98
Distance from Cooperative in miles		0.88	0.16	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05873-1042	2-05814-1195	2-05874-1028	2-05827-1620
Address	6601 BROADWAY	6141 BROADWAY	6629 BROADWAY	244 FIELDSTON TERRACE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	86	84	72
Year Built	1958	1962	1962	1961
Gross SqFt	92,640	90,000	76,009	63,237
Estimated Gross Income	\$1,160,779	\$971,692	\$1,105,454	\$792,140
Gross Income per SqFt	\$12.53	\$10.80	\$14.54	\$12.53
Estimated Expense	\$573,442	\$549,439	\$484,746	\$391,511
Expense SqFt	\$6.19	\$6.10	\$6.38	\$6.19
Net Operating Income	\$587,337	\$422,253	\$620,708	\$400,629
Full Market Value	\$3,613,000	\$2,513,000	\$4,123,000	\$2,528,000
Market Value per SqFt	\$39.00	\$27.92	\$54.24	\$39.98
Distance from Cooperative in miles		1.00	0.05	0.87

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05881-1088	2-05874-1028	2-05827-1620	
Address	6645 BROADWAY	6629 BROADWAY	244 FIELDSTON TERRACE	
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	63	84	72	
Year Built	1959	1962	1961	
Gross SqFt	54,635	76,009	63,237	
Estimated Gross Income	\$739,758	\$1,105,454	\$792,140	
Gross Income per SqFt	\$13.54	\$14.54	\$12.53	
Estimated Expense	\$343,654	\$484,746	\$391,511	
Expense SqFt	\$6.29	\$6.38	\$6.19	
Net Operating Income	\$396,104	\$620,708	\$400,629	
Full Market Value	\$2,570,000	\$4,123,000	\$2,528,000	
Market Value per SqFt	\$47.04	\$54.24	\$39.98	
Distance from Cooperative in miles		0.05	0.96	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05887-1348	2-05874-1028	2-03252-0310	2-05827-1620
Address	6200 RIVERDALE AVENUE	6629 BROADWAY	3971 GOUVERNEUR AVENUE	244 FIELDSTON TERRACE
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	84	67	72
Year Built	1959	1962	1928	1961
Gross SqFt	62,601	76,009	65,394	63,237
Estimated Gross Income	\$814,439	\$1,105,454	\$850,571	\$792,140
Gross Income per SqFt	\$13.01	\$14.54	\$13.01	\$12.53
Estimated Expense	\$407,533	\$484,746	\$425,752	\$391,511
Expense SqFt	\$6.51	\$6.38	\$6.51	\$6.19
Net Operating Income	\$406,906	\$620,708	\$424,819	\$400,629
Full Market Value	\$2,603,000	\$4,123,000	\$2,238,000	\$2,528,000
Market Value per SqFt	\$41.58	\$54.24	\$34.22	\$39.98
Distance from Cooperative in miles		0.30	1.95	1.06

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05891-1601	2-05814-1195	2-05827-1620	
Address	6300 RIVERDALE AVENUE	6141 BROADWAY	244 FIELDSTON TERRACE	
Neighborhood	RIVERDALE	FIELDSTON	FIELDSTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	86	72	
Year Built	1962	1962	1961	
Gross SqFt	80,000	90,000	63,237	
Estimated Gross Income	\$933,600	\$971,692	\$792,140	
Gross Income per SqFt	\$11.67	\$10.80	\$12.53	
Estimated Expense	\$492,000	\$549,439	\$391,511	
Expense SqFt	\$6.15	\$6.10	\$6.19	
Net Operating Income	\$441,600	\$422,253	\$400,629	
Full Market Value	\$2,712,000	\$2,513,000	\$2,528,000	
Market Value per SqFt	\$33.90	\$27.92	\$39.98	
Distance from Cooperative in miles		1.29	1.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05901-0001	2-05789-0024	2-05950-0429	2-05909-0163
Address	3333 HENRY HUDSON PARKWAY	3240 HENRY HUDSON PARKWAY	5530 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	439	108	270	176
Year Built	1970	1938	1948	1959
Gross SqFt	718,399	163,197	235,467	237,000
Estimated Gross Income	\$9,145,219	\$2,077,373	\$3,259,372	\$2,880,272
Gross Income per SqFt	\$12.73	\$12.73	\$13.84	\$12.15
Estimated Expense	\$4,058,954	\$922,246	\$1,517,665	\$1,369,012
Expense SqFt	\$5.65	\$5.65	\$6.45	\$5.78
Net Operating Income	\$5,086,265	\$1,155,127	\$1,741,707	\$1,511,260
Full Market Value	\$32,288,000	\$7,335,000	\$11,387,000	\$9,431,000
Market Value per SqFt	\$44.94	\$44.95	\$48.36	\$39.79
Distance from Cooperative in miles		0.10	1.28	0.46

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05902-0193	2-05792-0430	2-05904-0267	2-05784-0340
Address	3515 HENRY HUDSON PARKWAY	530 WEST 236 STREET	600 WEST 239 STREET	500 WEST 235 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	86	90	87
Year Built	1954	1954	1956	1954
Gross SqFt	104,000	103,392	98,681	92,600
Estimated Gross Income	\$1,451,840	\$1,485,010	\$1,377,757	\$1,243,727
Gross Income per SqFt	\$13.96	\$14.36	\$13.96	\$13.43
Estimated Expense	\$757,120	\$605,495	\$717,979	\$547,732
Expense SqFt	\$7.28	\$5.86	\$7.28	\$5.92
Net Operating Income	\$694,720	\$879,515	\$659,778	\$695,995
Full Market Value	\$4,555,000	\$5,818,000	\$4,325,000	\$4,503,000
Market Value per SqFt	\$43.80	\$56.27	\$43.83	\$48.63
Distance from Cooperative in miles		0.25	0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05904-0086	2-05792-0430	2-05904-0267	2-05787-0137
Address	3755 HENRY HUDSON PARKWAY	530 WEST 236 STREET	600 WEST 239 STREET	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	86	90	85
Year Built	1961	1954	1956	1954
Gross SqFt	151,800	103,392	98,681	100,498
Estimated Gross Income	\$2,119,128	\$1,485,010	\$1,377,757	\$1,335,746
Gross Income per SqFt	\$13.96	\$14.36	\$13.96	\$13.29
Estimated Expense	\$1,105,104	\$605,495	\$717,979	\$526,854
Expense SqFt	\$7.28	\$5.86	\$7.28	\$5.24
Net Operating Income	\$1,014,024	\$879,515	\$659,778	\$808,892
Full Market Value	\$6,648,000	\$5,818,000	\$4,325,000	\$4,174,000
Market Value per SqFt	\$43.79	\$56.27	\$43.83	\$41.53
Distance from Cooperative in miles		0.25	0.00	0.30

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05904-0100	2-05904-0267	2-05796-0129	
Address	3725 HENRY HUDSON PARKWAY	600 WEST 239 STREET	3660 OXFORD AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	86	90	77	
Year Built	1952	1956	1967	
Gross SqFt	116,424	98,681	106,934	
Estimated Gross Income	\$1,517,005	\$1,377,757	\$1,293,459	
Gross Income per SqFt	\$13.03	\$13.96	\$12.10	
Estimated Expense	\$783,534	\$717,979	\$659,664	
Expense SqFt	\$6.73	\$7.28	\$6.17	
Net Operating Income	\$733,471	\$659,778	\$633,795	
Full Market Value	\$4,695,000	\$4,325,000	\$3,949,000	
Market Value per SqFt	\$40.33	\$43.83	\$36.93	
Distance from Cooperative in miles		0.00	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05904-0246	2-03252-0310	2-05787-0154	
Address	3701 HENRY HUDSON PARKWAY	3971 GOUVERNEUR AVENUE	3300 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	49	67	67	
Year Built	1954	1928	1941	
Gross SqFt	82,500	65,394	81,880	
Estimated Gross Income	\$1,051,050	\$850,571	\$1,021,331	
Gross Income per SqFt	\$12.74	\$13.01	\$12.47	
Estimated Expense	\$531,300	\$425,752	\$520,879	
Expense SqFt	\$6.44	\$6.51	\$6.36	
Net Operating Income	\$519,750	\$424,819	\$500,452	
Full Market Value	\$3,301,000	\$2,238,000	\$1,841,000	
Market Value per SqFt	\$40.01	\$34.22	\$22.48	
Distance from Cooperative in miles		1.04	0.30	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05906-0331	2-05792-0430	2-05793-0467	2-05904-0267
Address	3720 INDEPENDENCE AVENUE	530 WEST 236 STREET	3555 OXFORD AVENUE	600 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	86	57	90
Year Built	1954	1954	1960	1956
Gross SqFt	72,594	103,392	72,553	98,681
Estimated Gross Income	\$1,013,412	\$1,485,010	\$958,288	\$1,377,757
Gross Income per SqFt	\$13.96	\$14.36	\$13.21	\$13.96
Estimated Expense	\$528,484	\$605,495	\$335,365	\$717,979
Expense SqFt	\$7.28	\$5.86	\$4.62	\$7.28
Net Operating Income	\$484,928	\$879,515	\$622,923	\$659,778
Full Market Value	\$3,085,000	\$5,818,000	\$4,007,000	\$4,325,000
Market Value per SqFt	\$42.50	\$56.27	\$55.23	\$43.83
Distance from Cooperative in miles		0.28	0.24	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05907-0362	2-05798-0086	2-05787-0137	2-05907-0352
Address	620 WEST 239 STREET	3640 JOHNSON AVENUE	3220 NETHERLAND AVENUE	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	86	85	72
Year Built	1953	1954	1954	1970
Gross SqFt	119,600	120,650	100,498	84,925
Estimated Gross Income	\$1,579,916	\$1,376,510	\$1,335,746	\$1,122,072
Gross Income per SqFt	\$13.21	\$11.41	\$13.29	\$13.21
Estimated Expense	\$736,736	\$679,846	\$526,854	\$522,926
Expense SqFt	\$6.16	\$5.63	\$5.24	\$6.16
Net Operating Income	\$843,180	\$696,664	\$808,892	\$599,146
Full Market Value	\$5,424,000	\$3,545,000	\$4,174,000	\$3,854,000
Market Value per SqFt	\$45.35	\$29.38	\$41.53	\$45.38
Distance from Cooperative in miles		0.21	0.33	0.00

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05908-0203	2-05792-0430	2-05814-1195	2-03252-0310
Address	645 WEST 239 STREET	530 WEST 236 STREET	6141 BROADWAY	3971 GOUVERNEUR AVENUE
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	86	86	67
Year Built	1953	1954	1962	1928
Gross SqFt	59,766	103,392	90,000	65,394
Estimated Gross Income	\$777,556	\$1,485,010	\$971,692	\$850,571
Gross Income per SqFt	\$13.01	\$14.36	\$10.80	\$13.01
Estimated Expense	\$389,077	\$605,495	\$549,439	\$425,752
Expense SqFt	\$6.51	\$5.86	\$6.10	\$6.51
Net Operating Income	\$388,479	\$879,515	\$422,253	\$424,819
Full Market Value	\$2,485,000	\$5,818,000	\$2,513,000	\$2,238,000
Market Value per SqFt	\$41.58	\$56.27	\$27.92	\$34.22
Distance from Cooperative in miles		0.36	0.77	1.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05908-0210	2-05904-0267	2-05845-1799	2-05732-0924
Address	3935 BLACKSTONE AVENUE	600 WEST 239 STREET	5400 FIELDSTON ROAD	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	90	127	78
Year Built	1960	1956	1939	1955
Gross SqFt	180,000	98,681	151,500	108,955
Estimated Gross Income	\$2,163,600	\$1,377,757	\$1,821,317	\$1,294,292
Gross Income per SqFt	\$12.02	\$13.96	\$12.02	\$11.88
Estimated Expense	\$1,056,600	\$717,979	\$888,915	\$540,507
Expense SqFt	\$5.87	\$7.28	\$5.87	\$4.96
Net Operating Income	\$1,107,000	\$659,778	\$932,402	\$753,785
Full Market Value	\$6,878,000	\$4,325,000	\$4,453,000	\$3,775,000
Market Value per SqFt	\$38.21	\$43.83	\$29.39	\$34.65
Distance from Cooperative in miles		0.11	1.03	0.63

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05909-0031	2-05792-0430	2-03252-0310	2-05814-1155
Address	4499 HENRY HUDSON PARKWAY	530 WEST 236 STREET	3971 GOUVERNEUR AVENUE	210 WEST 251 STREET
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	FIELDSTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	86	67	70
Year Built	1952	1954	1928	1960
Gross SqFt	70,000	103,392	65,394	75,000
Estimated Gross Income	\$933,100	\$1,485,010	\$850,571	\$1,000,065
Gross Income per SqFt	\$13.33	\$14.36	\$13.01	\$13.33
Estimated Expense	\$351,400	\$605,495	\$425,752	\$421,294
Expense SqFt	\$5.02	\$5.86	\$6.51	\$5.62
Net Operating Income	\$581,700	\$879,515	\$424,819	\$578,771
Full Market Value	\$3,754,000	\$5,818,000	\$2,238,000	\$3,735,000
Market Value per SqFt	\$53.63	\$56.27	\$34.22	\$49.80
Distance from Cooperative in miles		0.40	1.10	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05909-0152	2-05792-0430	2-03252-0310	
Address	611 WEST 239 STREET	530 WEST 236 STREET	3971 GOUVERNEUR AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	52	86	67	
Year Built	1954	1954	1928	
Gross SqFt	64,520	103,392	65,394	
Estimated Gross Income	\$883,279	\$1,485,010	\$850,571	
Gross Income per SqFt	\$13.69	\$14.36	\$13.01	
Estimated Expense	\$399,379	\$605,495	\$425,752	
Expense SqFt	\$6.19	\$5.86	\$6.51	
Net Operating Income	\$483,900	\$879,515	\$424,819	
Full Market Value	\$3,152,000	\$5,818,000	\$2,238,000	
Market Value per SqFt	\$48.85	\$56.27	\$34.22	
Distance from Cooperative in miles		0.40	1.10	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05909-0970	2-05909-0163	2-05792-0430	2-05789-0024
Address	4555 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	530 WEST 236 STREET	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	159	176	86	108
Year Built	1953	1959	1954	1938
Gross SqFt	217,360	237,000	103,392	163,197
Estimated Gross Income	\$2,766,993	\$2,880,272	\$1,485,010	\$2,077,373
Gross Income per SqFt	\$12.73	\$12.15	\$14.36	\$12.73
Estimated Expense	\$1,228,084	\$1,369,012	\$605,495	\$922,246
Expense SqFt	\$5.65	\$5.78	\$5.86	\$5.65
Net Operating Income	\$1,538,909	\$1,511,260	\$879,515	\$1,155,127
Full Market Value	\$9,771,000	\$9,431,000	\$5,818,000	\$7,335,000
Market Value per SqFt	\$44.95	\$39.79	\$56.27	\$44.95
Distance from Cooperative in miles		0.00	0.40	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05909-0977	2-05909-0163	2-05792-0430	2-05789-0024
Address	4525 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	530 WEST 236 STREET	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	145	176	86	108
Year Built	1953	1959	1954	1938
Gross SqFt	201,511	237,000	103,392	163,197
Estimated Gross Income	\$2,565,235	\$2,880,272	\$1,485,010	\$2,077,373
Gross Income per SqFt	\$12.73	\$12.15	\$14.36	\$12.73
Estimated Expense	\$1,138,537	\$1,369,012	\$605,495	\$922,246
Expense SqFt	\$5.65	\$5.78	\$5.86	\$5.65
Net Operating Income	\$1,426,698	\$1,511,260	\$879,515	\$1,155,127
Full Market Value	\$9,059,000	\$9,431,000	\$5,818,000	\$7,335,000
Market Value per SqFt	\$44.96	\$39.79	\$56.27	\$44.95
Distance from Cooperative in miles		0.00	0.40	0.46

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05911-1102	2-05801-1057	2-05801-1054	2-05825-1554
Address	4601 HENRY HUDSON PARKWAY	4652 MANHATTAN COLLEGE PK	215 WEST 242 STREET	6225 BROADWAY
Neighborhood	RIVERDALE	VAN CORTLANDT PARK	VAN CORTLANDT PARK	FIELDSTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	52	33	33	96
Year Built	1951	1923	1923	1950
Gross SqFt	57,250	24,544	21,660	78,825
Estimated Gross Income	\$820,393	\$345,064	\$345,064	\$1,129,784
Gross Income per SqFt	\$14.33	\$14.06	\$15.93	\$14.33
Estimated Expense	\$369,263	\$190,904	\$186,005	\$508,767
Expense SqFt	\$6.45	\$7.78	\$8.59	\$6.45
Net Operating Income	\$451,130	\$154,160	\$159,059	\$621,017
Full Market Value	\$2,984,000	\$1,013,000	\$1,086,000	\$4,106,000
Market Value per SqFt	\$52.12	\$41.27	\$50.14	\$52.09
Distance from Cooperative in miles		0.60	0.60	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05912-0001	2-05909-0163	2-05950-0429	
Address	4705 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	5530 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	183	176	270	
Year Built	1961	1959	1948	
Gross SqFt	213,921	237,000	235,467	
Estimated Gross Income	\$2,780,973	\$2,880,272	\$3,259,372	
Gross Income per SqFt	\$13.00	\$12.15	\$13.84	
Estimated Expense	\$1,309,197	\$1,369,012	\$1,517,665	
Expense SqFt	\$6.12	\$5.78	\$6.45	
Net Operating Income	\$1,471,776	\$1,511,260	\$1,741,707	
Full Market Value	\$9,414,000	\$9,431,000	\$11,387,000	
Market Value per SqFt	\$44.01	\$39.79	\$48.36	
Distance from Cooperative in miles		0.31	0.52	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05912-0091	2-05792-0430	2-05909-0163	2-05796-0129
Address	4901 HENRY HUDSON PARKWAY	530 WEST 236 STREET	3950 BLACKSTONE AVENUE	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	133	86	176	77
Year Built	1961	1954	1959	1967
Gross SqFt	167,108	103,392	237,000	106,934
Estimated Gross Income	\$2,030,362	\$1,485,010	\$2,880,272	\$1,293,459
Gross Income per SqFt	\$12.15	\$14.36	\$12.15	\$12.10
Estimated Expense	\$965,884	\$605,495	\$1,369,012	\$659,664
Expense SqFt	\$5.78	\$5.86	\$5.78	\$6.17
Net Operating Income	\$1,064,478	\$879,515	\$1,511,260	\$633,795
Full Market Value	\$6,641,000	\$5,818,000	\$9,431,000	\$3,949,000
Market Value per SqFt	\$39.74	\$56.27	\$39.79	\$36.93
Distance from Cooperative in miles		0.69	0.31	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05919-0436	2-05909-0163	2-05789-0024	2-05796-0129
Address	3777 INDEPENDENCE AVENUE	3950 BLACKSTONE AVENUE	3240 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	196	176	108	77
Year Built	1963	1959	1938	1967
Gross SqFt	255,000	237,000	163,197	106,934
Estimated Gross Income	\$3,098,250	\$2,880,272	\$2,077,373	\$1,293,459
Gross Income per SqFt	\$12.15	\$12.15	\$12.73	\$12.10
Estimated Expense	\$1,473,900	\$1,369,012	\$922,246	\$659,664
Expense SqFt	\$5.78	\$5.78	\$5.65	\$6.17
Net Operating Income	\$1,624,350	\$1,511,260	\$1,155,127	\$633,795
Full Market Value	\$10,133,000	\$9,431,000	\$7,335,000	\$3,949,000
Market Value per SqFt	\$39.74	\$39.79	\$44.95	\$36.93
Distance from Cooperative in miles		0.25	0.29	0.33

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05919-0448	2-05789-0024	2-05732-0924	2-05845-1799
Address	3750 HUDSON MANOR TERRACE	3240 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY	5400 FIELDSTON ROAD
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	108	78	127
Year Built	1954	1938	1955	1939
Gross SqFt	163,944	163,197	108,955	151,500
Estimated Gross Income	\$1,970,607	\$2,077,373	\$1,294,292	\$1,821,317
Gross Income per SqFt	\$12.02	\$12.73	\$11.88	\$12.02
Estimated Expense	\$962,351	\$922,246	\$540,507	\$888,915
Expense SqFt	\$5.87	\$5.65	\$4.96	\$5.87
Net Operating Income	\$1,008,256	\$1,155,127	\$753,785	\$932,402
Full Market Value	\$6,264,000	\$7,335,000	\$3,775,000	\$4,453,000
Market Value per SqFt	\$38.21	\$44.95	\$34.65	\$29.39
Distance from Cooperative in miles		0.29	0.52	1.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05919-0460	2-05909-0163	2-05904-0267	
Address	3850 HUDSON MANOR TERRACE	3950 BLACKSTONE AVENUE	600 WEST 239 STREET	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	110	176	90	
Year Built	1954	1959	1956	
Gross SqFt	188,200	237,000	98,681	
Estimated Gross Income	\$2,457,892	\$2,880,272	\$1,377,757	
Gross Income per SqFt	\$13.06	\$12.15	\$13.96	
Estimated Expense	\$1,228,946	\$1,369,012	\$717,979	
Expense SqFt	\$6.53	\$5.78	\$7.28	
Net Operating Income	\$1,228,946	\$1,511,260	\$659,778	
Full Market Value	\$7,380,000	\$9,431,000	\$4,325,000	
Market Value per SqFt	\$39.21	\$39.79	\$43.83	
Distance from Cooperative in miles		0.25	0.18	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05920-0500	2-05904-0267	2-05787-0137	
Address	3901 INDEPENDENCE AVENUE	600 WEST 239 STREET	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	106	90	85	
Year Built	1963	1956	1954	
Gross SqFt	109,152	98,681	100,498	
Estimated Gross Income	\$1,487,742	\$1,377,757	\$1,335,746	
Gross Income per SqFt	\$13.63	\$13.96	\$13.29	
Estimated Expense	\$683,292	\$717,979	\$526,854	
Expense SqFt	\$6.26	\$7.28	\$5.24	
Net Operating Income	\$804,450	\$659,778	\$808,892	
Full Market Value	\$5,232,000	\$4,325,000	\$4,174,000	
Market Value per SqFt	\$47.93	\$43.83	\$41.53	
Distance from Cooperative in miles		0.23	0.46	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05920-0510	2-05792-0430	2-05798-0086	
Address	679 WEST 239 STREET	530 WEST 236 STREET	3640 JOHNSON AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	76	86	86	
Year Built	1960	1954	1954	
Gross SqFt	125,526	103,392	120,650	
Estimated Gross Income	\$1,618,030	\$1,485,010	\$1,376,510	
Gross Income per SqFt	\$12.89	\$14.36	\$11.41	
Estimated Expense	\$721,775	\$605,495	\$679,846	
Expense SqFt	\$5.75	\$5.86	\$5.63	
Net Operating Income	\$896,255	\$879,515	\$696,664	
Full Market Value	\$5,717,000	\$5,818,000	\$3,545,000	
Market Value per SqFt	\$45.54	\$56.27	\$29.38	
Distance from Cooperative in miles		0.46	0.36	

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05920-0653	2-05792-0430	2-05950-0429	2-05789-0024
Address	3671 HUDSON MANOR TERRACE	530 WEST 236 STREET	5530 NETHERLAND AVENUE	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	185	86	270	108
Year Built	1963	1954	1948	1938
Gross SqFt	216,720	103,392	235,467	163,197
Estimated Gross Income	\$2,999,405	\$1,485,010	\$3,259,372	\$2,077,373
Gross Income per SqFt	\$13.84	\$14.36	\$13.84	\$12.73
Estimated Expense	\$1,397,844	\$605,495	\$1,517,665	\$922,246
Expense SqFt	\$6.45	\$5.86	\$6.45	\$5.65
Net Operating Income	\$1,601,561	\$879,515	\$1,741,707	\$1,155,127
Full Market Value	\$10,470,000	\$5,818,000	\$11,387,000	\$7,335,000
Market Value per SqFt	\$48.31	\$56.27	\$48.36	\$44.95
Distance from Cooperative in miles		0.46	0.95	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05946-0052	2-05792-0430	2-05796-0129	2-05780-0940
Address	5355 HENRY HUDSON PARKWAY	530 WEST 236 STREET	3660 OXFORD AVENUE	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	106	86	77	127
Year Built	1952	1954	1967	1928
Gross SqFt	126,000	103,392	106,934	134,703
Estimated Gross Income	\$1,524,600	\$1,485,010	\$1,293,459	\$1,551,982
Gross Income per SqFt	\$12.10	\$14.36	\$12.10	\$11.52
Estimated Expense	\$777,420	\$605,495	\$659,664	\$797,676
Expense SqFt	\$6.17	\$5.86	\$6.17	\$5.92
Net Operating Income	\$747,180	\$879,515	\$633,795	\$754,306
Full Market Value	\$4,654,000	\$5,818,000	\$3,949,000	\$4,608,000
Market Value per SqFt	\$36.94	\$56.27	\$36.93	\$34.21
Distance from Cooperative in miles		1.03	0.92	0.82

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05950-0406	2-05950-0430	2-05845-1799	2-05789-0024
Address	5410 NETHERLAND AVENUE	5535 NETHERLAND AVENUE	5400 FIELDSTON ROAD	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	168	127	108
Year Built	1939	1948	1939	1938
Gross SqFt	189,592	175,726	151,500	163,197
Estimated Gross Income	\$2,278,896	\$1,997,680	\$1,821,317	\$2,077,373
Gross Income per SqFt	\$12.02	\$11.37	\$12.02	\$12.73
Estimated Expense	\$1,112,905	\$878,266	\$888,915	\$922,246
Expense SqFt	\$5.87	\$5.00	\$5.87	\$5.65
Net Operating Income	\$1,165,991	\$1,119,414	\$932,402	\$1,155,127
Full Market Value	\$7,244,000	\$6,804,000	\$4,453,000	\$7,335,000
Market Value per SqFt	\$38.21	\$38.72	\$29.39	\$44.95
Distance from Cooperative in miles		0.05	0.34	1.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05950-0475	2-05845-1799	2-05792-0430	2-05780-0940
Address	5415 NETHERLAND AVENUE	5400 FIELDSTON ROAD	530 WEST 236 STREET	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	126	127	86	127
Year Built	1939	1939	1954	1928
Gross SqFt	139,416	151,500	103,392	134,703
Estimated Gross Income	\$1,675,780	\$1,821,317	\$1,485,010	\$1,551,982
Gross Income per SqFt	\$12.02	\$12.02	\$14.36	\$11.52
Estimated Expense	\$818,372	\$888,915	\$605,495	\$797,676
Expense SqFt	\$5.87	\$5.87	\$5.86	\$5.92
Net Operating Income	\$857,408	\$932,402	\$879,515	\$754,306
Full Market Value	\$5,327,000	\$4,453,000	\$5,818,000	\$4,608,000
Market Value per SqFt	\$38.21	\$29.39	\$56.27	\$34.21
Distance from Cooperative in miles		0.29	1.19	0.97

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05953-0038	2-05950-0429	2-05909-0163	2-05792-0430
Address	5700 ARLINGTON AVENUE	5530 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE	530 WEST 236 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	437	270	176	86
Year Built	1961	1948	1959	1954
Gross SqFt	404,890	235,467	237,000	103,392
Estimated Gross Income	\$5,603,678	\$3,259,372	\$2,880,272	\$1,485,010
Gross Income per SqFt	\$13.84	\$13.84	\$12.15	\$14.36
Estimated Expense	\$2,611,541	\$1,517,665	\$1,369,012	\$605,495
Expense SqFt	\$6.45	\$6.45	\$5.78	\$5.86
Net Operating Income	\$2,992,137	\$1,741,707	\$1,511,260	\$879,515
Full Market Value	\$19,562,000	\$11,387,000	\$9,431,000	\$5,818,000
Market Value per SqFt	\$48.31	\$48.36	\$39.79	\$56.27
Distance from Cooperative in miles		0.30	1.14	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05953-0230	2-05950-0429	2-05909-0163	2-05920-0687
Address	5800 ARLINGTON AVENUE	5530 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	435	270	176	132
Year Built	1961	1948	1959	1962
Gross SqFt	400,180	235,467	237,000	162,000
Estimated Gross Income	\$5,538,491	\$3,259,372	\$2,880,272	\$2,454,747
Gross Income per SqFt	\$13.84	\$13.84	\$12.15	\$15.15
Estimated Expense	\$2,581,161	\$1,517,665	\$1,369,012	\$1,030,994
Expense SqFt	\$6.45	\$6.45	\$5.78	\$6.36
Net Operating Income	\$2,957,330	\$1,741,707	\$1,511,260	\$1,423,753
Full Market Value	\$19,334,000	\$11,387,000	\$9,431,000	\$9,581,000
Market Value per SqFt	\$48.31	\$48.36	\$39.79	\$59.14
Distance from Cooperative in miles		0.30	1.14	1.25

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05953-0240	2-05950-0429	2-05909-0163	
Address	5900 ARLINGTON AVENUE	5530 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	437	270	176	
Year Built	1962	1948	1959	
Gross SqFt	407,920	235,467	237,000	
Estimated Gross Income	\$5,302,960	\$3,259,372	\$2,880,272	
Gross Income per SqFt	\$13.00	\$13.84	\$12.15	
Estimated Expense	\$2,496,470	\$1,517,665	\$1,369,012	
Expense SqFt	\$6.12	\$6.45	\$5.78	
Net Operating Income	\$2,806,490	\$1,741,707	\$1,511,260	
Full Market Value	\$17,951,000	\$11,387,000	\$9,431,000	
Market Value per SqFt	\$44.01	\$48.36	\$39.79	
Distance from Cooperative in miles		0.30	1.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05953-0545	2-05792-0430	2-05845-1799	2-05904-0267
Address	5601 RIVERDALE AVENUE	530 WEST 236 STREET	5400 FIELDSTON ROAD	600 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	86	127	90
Year Built	1954	1954	1939	1956
Gross SqFt	150,700	103,392	151,500	98,681
Estimated Gross Income	\$2,103,772	\$1,485,010	\$1,821,317	\$1,377,757
Gross Income per SqFt	\$13.96	\$14.36	\$12.02	\$13.96
Estimated Expense	\$1,097,096	\$605,495	\$888,915	\$717,979
Expense SqFt	\$7.28	\$5.86	\$5.87	\$7.28
Net Operating Income	\$1,006,676	\$879,515	\$932,402	\$659,778
Full Market Value	\$6,600,000	\$5,818,000	\$4,453,000	\$4,325,000
Market Value per SqFt	\$43.80	\$56.27	\$29.39	\$43.83
Distance from Cooperative in miles		1.50	0.43	1.31

BOROUGH OF BRONX - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05953-0550	2-05950-0429	2-05909-0163	2-05792-0430
Address	5600 NETHERLAND AVENUE	5530 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE	530 WEST 236 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	462	270	176	86
Year Built	1949	1948	1959	1954
Gross SqFt	395,000	235,467	237,000	103,392
Estimated Gross Income	\$5,466,800	\$3,259,372	\$2,880,272	\$1,485,010
Gross Income per SqFt	\$13.84	\$13.84	\$12.15	\$14.36
Estimated Expense	\$2,547,750	\$1,517,665	\$1,369,012	\$605,495
Expense SqFt	\$6.45	\$6.45	\$5.78	\$5.86
Net Operating Income	\$2,919,050	\$1,741,707	\$1,511,260	\$879,515
Full Market Value	\$19,084,000	\$11,387,000	\$9,431,000	\$5,818,000
Market Value per SqFt	\$48.31	\$48.36	\$39.79	\$56.27
Distance from Cooperative in miles		0.30	1.14	1.50