

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02290-0001	2-02285-0001	2-02550-0007
Address	401 EAST 145 STREET	401 EAST 140 STREET	218 ST ANNS AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	14	16
Year Built	1910	1910	1910
Gross SqFt	10,789	11,510	13,440
Estimated Gross Income	\$100,337	\$107,064	\$115,858
Gross Income per SqFt	\$9.30	\$9.30	\$8.62
Full Market Value	\$235,000	\$305,000	\$271,000
Market Value per SqFt	\$21.78	\$27.00	\$20.16
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02293-0041	2-02551-0064	2-02285-0070
Address	426 EAST 149 STREET	605 EAST 138 STREET	441 EAST 140 STREET
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	26	11
Year Built	1905	1905	1905
Gross SqFt	10,845	16,020	13,235
Estimated Gross Income	\$125,985	\$144,473	\$87,642
Gross Income per SqFt	\$11.62	\$9.02	\$6.62
Full Market Value	\$295,000	\$373,000	\$205,000
Market Value per SqFt	\$27.20	\$23.00	\$15.49
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02301-0004	2-02285-0003	2-02550-0003
Address	330 EAST 139 STREET	306 WILLIS AVENUE	214 ST ANNS AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	11	12
Year Built	1931	1931	1931
Gross SqFt	9,415	8,870	9,180
Estimated Gross Income	\$119,570	\$65,434	\$116,467
Gross Income per SqFt	\$12.70	\$7.38	\$12.69
Full Market Value	\$280,000	\$163,000	\$402,000
Market Value per SqFt	\$29.70	\$18.00	\$43.80
Distance from Cooperative in miles		0.20	0.50

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02360-0070	2-02748-0060	2-02612-0058
Address	530 EAST 159 STREET	1001 BRYANT AVENUE	1229 FRANKLIN AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	D3-ELEVATOR	D7-ELEVATOR
Total Units	46	26	62
Year Built	1928	1928	1928
Gross SqFt	46,210	22,075	68,722
Estimated Gross Income	\$415,890	\$224,163	\$758,209
Gross Income per SqFt	\$9.00	\$10.15	\$11.03
Full Market Value	\$974,000	\$525,000	\$2,160,000
Market Value per SqFt	\$21.08	\$24.00	\$31.40
Distance from Cooperative in miles		1.15	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02373-0043	2-02603-0067	2-02665-0061
Address	3531 3 AVENUE	576 TIMPSON PLACE	721 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	D1-ELEVATOR	C7-WALK-UP
Total Units	15	50	49
Year Built	1920	1920	1920
Gross SqFt	12,651	51,384	43,750
Estimated Gross Income	\$126,510	\$556,936	\$408,800
Gross Income per SqFt	\$10.00	\$10.84	\$9.34
Full Market Value	\$296,000	\$1,730,000	\$957,000
Market Value per SqFt	\$23.40	\$34.00	\$21.87
Distance from Cooperative in miles		1.40	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02375-0029	2-02615-0050	2-02676-0045
Address	425 EAST 153 STREET	1239 BOSTON ROAD	806 WESTCHESTER AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	21	20
Year Built	1912	1912	1912
Gross SqFt	17,220	15,765	24,560
Estimated Gross Income	\$194,586	\$177,661	\$205,939
Gross Income per SqFt	\$11.30	\$11.27	\$8.39
Full Market Value	\$456,000	\$552,000	\$482,000
Market Value per SqFt	\$26.50	\$35.00	\$19.63
Distance from Cooperative in miles		1.05	0.65

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02410-0031	2-02407-0016	2-02472-0023
Address	318 EAST 151 STREET	386 EAST 161 STREET	1055 GRAND CONCOURSE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	15	59
Year Built	1918	1918	1918
Gross SqFt	6,948	12,800	47,850
Estimated Gross Income	\$91,018	\$129,323	\$628,155
Gross Income per SqFt	\$13.10	\$10.10	\$13.13
Full Market Value	\$213,000	\$369,000	\$2,290,000
Market Value per SqFt	\$30.70	\$29.00	\$47.90
Distance from Cooperative in miles		0.50	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02410-0032	2-02407-0016	2-02472-0023
Address	320 EAST 151 STREET	386 EAST 161 STREET	1055 GRAND CONCOURSE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	15	59
Year Built	1918	1918	1918
Gross SqFt	7,560	12,800	47,850
Estimated Gross Income	\$99,036	\$129,323	\$628,155
Gross Income per SqFt	\$13.10	\$10.10	\$13.13
Full Market Value	\$232,000	\$369,000	\$2,290,000
Market Value per SqFt	\$30.70	\$29.00	\$47.90
Distance from Cooperative in miles		0.50	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02421-0013	2-02398-0027	2-02418-0001
Address	270 EAST 162 STREET	395 EAST 151 STREET	299 EAST 158 STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	11	39	15
Year Built	1931	1931	1931
Gross SqFt	10,675	36,360	11,815
Estimated Gross Income	\$117,425	\$399,132	\$143,848
Gross Income per SqFt	\$11.00	\$10.98	\$12.18
Full Market Value	\$275,000	\$1,240,000	\$496,000
Market Value per SqFt	\$25.80	\$34.00	\$42.00
Distance from Cooperative in miles		0.55	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02422-0030	2-02398-0022	2-02426-0004
Address	943 TELLER AVENUE	398 EAST 152 STREET	1120 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	D1-ELEVATOR
Total Units	37	81	54
Year Built	1920	1920	1920
Gross SqFt	33,055	76,876	46,400
Estimated Gross Income	\$347,077	\$632,159	\$581,802
Gross Income per SqFt	\$10.50	\$8.22	\$12.54
Full Market Value	\$813,000	\$1,630,000	\$1,360,000
Market Value per SqFt	\$24.60	\$21.00	\$29.30
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02430-0035	2-02430-0039	2-02447-0045
Address	1187 CLAY AVENUE	1179 CLAY AVENUE	1006 GRANT AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	16
Year Built	1913	1913	1913
Gross SqFt	11,500	11,500	9,529
Estimated Gross Income	\$103,500	\$87,319	\$122,164
Gross Income per SqFt	\$9.00	\$7.59	\$12.82
Full Market Value	\$242,000	\$204,000	\$422,000
Market Value per SqFt	\$21.04	\$18.00	\$44.30
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02443-0170	2-02314-0001	
Address	773 CONCOURSE VILLAGE EAS	271 EAST 138 STREET	
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	1,248	145	
Year Built	1964	1965	
Gross SqFt	876,500	137,800	
Estimated Gross Income	\$10,290,110	\$1,446,900	
Gross Income per SqFt	\$11.74	\$10.50	
Full Market Value	\$24,100,000	\$3,390,000	
Market Value per SqFt	\$27.50	\$25.00	
Distance from Cooperative in miles		0.80	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02443-9080	2-02314-0001	
Address	780 CONCOURSE VILLAGE WES	271 EAST 138 STREET	
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	936	145	
Year Built	1963	1965	
Gross SqFt	862,500	137,800	
Estimated Gross Income	\$10,082,625	\$1,446,900	
Gross Income per SqFt	\$11.69	\$10.50	
Full Market Value	\$23,600,000	\$3,390,000	
Market Value per SqFt	\$27.40	\$25.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02447-0001	2-02378-0001	2-02531-0005
Address	1010 SHERMAN AVENUE	760 MELROSE AVENUE	1314 MERRIAM AVENUE
Neighborhood	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	67	125	98
Year Built	1958	2004	2001
Gross SqFt	80,009	157,652	96,073
Estimated Gross Income	\$678,000	\$1,288,624	\$947,217
Gross Income per SqFt	\$8.47	\$8.17	\$9.86
Full Market Value	\$1,750,000	\$3,020,000	\$2,700,000
Market Value per SqFt	\$21.87	\$19.00	\$28.10
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02452-0029	2-02481-0028	
Address	1113 GRANT AVENUE	1265 WALTON AVENUE	
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	70	68	
Year Built	1926	1926	
Gross SqFt	57,080	71,850	
Estimated Gross Income	\$513,720	\$532,568	
Gross Income per SqFt	\$9.00	\$7.41	
Full Market Value	\$1,200,000	\$1,250,000	
Market Value per SqFt	\$21.02	\$17.00	
Distance from Cooperative in miles		0.40	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02456-0030	2-02457-0021	2-02422-0026
Address	201 EAST 165 STREET	214 EAST 168 STREET	312 EAST 163 STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	49	34
Year Built	1918	1917	1918
Gross SqFt	19,955	44,880	33,535
Estimated Gross Income	\$148,864	\$334,967	\$330,550
Gross Income per SqFt	\$7.46	\$7.46	\$9.86
Full Market Value	\$349,000	\$784,000	\$853,000
Market Value per SqFt	\$17.49	\$17.00	\$25.40
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02458-0090	2-02431-0001	2-02456-0222
Address	800 GRAND CONCOURSE	1230 TELLER AVENUE	1188 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	260	79	52
Year Built	1954	1941	1941
Gross SqFt	252,105	73,724	45,360
Estimated Gross Income	\$2,483,234	\$689,482	\$446,644
Gross Income per SqFt	\$9.85	\$9.35	\$9.85
Full Market Value	\$7,080,000	\$1,970,000	\$1,270,000
Market Value per SqFt	\$28.10	\$27.00	\$28.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02459-0030	2-02431-0001	2-02433-0028
Address	860 GRAND CONCOURSE	1230 TELLER AVENUE	1041 FINDLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	120	79	73
Year Built	1941	1941	1928
Gross SqFt	115,140	73,724	101,178
Estimated Gross Income	\$1,076,559	\$689,482	\$781,515
Gross Income per SqFt	\$9.35	\$9.35	\$7.72
Full Market Value	\$3,070,000	\$1,970,000	\$2,020,000
Market Value per SqFt	\$26.70	\$27.00	\$19.96
Distance from Cooperative in miles		0.80	0.45

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0045	2-02482-0060	2-02455-0001
Address	940 GRAND CONCOURSE	691 GERARD AVENUE	940 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	108	60	30
Year Built	1929	1929	1929
Gross SqFt	145,728	68,800	33,276
Estimated Gross Income	\$1,161,452	\$488,326	\$265,186
Gross Income per SqFt	\$7.97	\$7.10	\$7.97
Full Market Value	\$3,000,000	\$1,140,000	\$684,000
Market Value per SqFt	\$20.59	\$17.00	\$20.56
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0083	2-02481-0001	
Address	185 EAST 163 STREET	1270 GERARD AVENUE	
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	42	119	
Year Built	1927	1927	
Gross SqFt	45,483	117,000	
Estimated Gross Income	\$365,683	\$995,118	
Gross Income per SqFt	\$8.04	\$8.51	
Full Market Value	\$856,000	\$2,570,000	
Market Value per SqFt	\$18.82	\$22.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0094	2-02756-0050	2-02554-0049
Address	1020 GRAND CONCOURSE	1025 ALDUS STREET	345 CYPRESS AVENUE
Neighborhood	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	466	50	40
Year Built	1963	1924	1924
Gross SqFt	428,360	45,786	39,810
Estimated Gross Income	\$5,174,588	\$545,985	\$470,742
Gross Income per SqFt	\$12.08	\$11.92	\$11.82
Full Market Value	\$17,900,000	\$1,280,000	\$1,620,000
Market Value per SqFt	\$41.80	\$28.00	\$40.70
Distance from Cooperative in miles		1.70	1.50

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02462-0033	2-02486-0025	2-02452-0015
Address	1100 GRAND CONCOURSE	1025 GERARD AVENUE	1136 SHERMAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	74	54	47
Year Built	1928	1928	1928
Gross SqFt	107,841	59,446	52,000
Estimated Gross Income	\$918,805	\$456,811	\$443,262
Gross Income per SqFt	\$8.52	\$7.68	\$8.52
Full Market Value	\$2,370,000	\$1,180,000	\$1,140,000
Market Value per SqFt	\$21.98	\$20.00	\$21.92
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02464-0023	2-02461-0130	2-02438-0080
Address	1235 GRAND CONCOURSE	1011 SHERIDAN AVENUE	1115 COLLEGE AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	131	115	44
Year Built	1929	1929	1929
Gross SqFt	181,700	150,948	42,732
Estimated Gross Income	\$1,468,136	\$1,023,242	\$345,388
Gross Income per SqFt	\$8.08	\$6.78	\$8.08
Full Market Value	\$3,790,000	\$2,400,000	\$809,000
Market Value per SqFt	\$20.86	\$16.00	\$18.93
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02471-0036	2-02456-0222	2-02461-0022
Address	1015 GRAND CONCOURSE	1188 SHERIDAN AVENUE	917 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	62	52	99
Year Built	1941	1941	1941
Gross SqFt	75,000	45,360	101,020
Estimated Gross Income	\$631,875	\$446,644	\$716,829
Gross Income per SqFt	\$8.43	\$9.85	\$7.10
Full Market Value	\$1,630,000	\$1,270,000	\$1,680,000
Market Value per SqFt	\$21.73	\$28.00	\$16.63
Distance from Cooperative in miles		0.30	0.20

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02471-0050	2-02456-0222	2-02461-0022
Address	1001 GRAND CONCOURSE	1188 SHERIDAN AVENUE	917 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	81	52	99
Year Built	1941	1941	1941
Gross SqFt	92,417	45,360	101,020
Estimated Gross Income	\$778,613	\$446,644	\$716,829
Gross Income per SqFt	\$8.42	\$9.85	\$7.10
Full Market Value	\$2,010,000	\$1,270,000	\$1,680,000
Market Value per SqFt	\$21.75	\$28.00	\$16.63
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02472-0011	2-02455-0018	2-02465-0025
Address	1075 GRAND CONCOURSE	984 SHERIDAN AVENUE	1240 WALTON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	109	78	163
Year Built	1928	1928	1928
Gross SqFt	118,218	86,000	171,044
Estimated Gross Income	\$970,569	\$809,842	\$1,196,546
Gross Income per SqFt	\$8.21	\$9.42	\$7.00
Full Market Value	\$2,500,000	\$2,090,000	\$2,800,000
Market Value per SqFt	\$21.15	\$24.00	\$16.37
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02473-0067	2-02456-0175	2-02449-0064
Address	660 WALTON AVENUE	1181 SHERIDAN AVENUE	1185 MORRIS AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	68	53
Year Built	1936	1936	1936
Gross SqFt	119,500	72,276	45,416
Estimated Gross Income	\$967,950	\$585,544	\$474,017
Gross Income per SqFt	\$8.10	\$8.10	\$10.44
Full Market Value	\$2,500,000	\$1,510,000	\$1,220,000
Market Value per SqFt	\$20.92	\$21.00	\$26.90
Distance from Cooperative in miles		0.80	0.85

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0001	2-02476-0022	2-02458-0080
Address	811 WALTON AVENUE	975 WALTON AVENUE	774 GRAND CONCOURSE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	150	185	86
Year Built	1927	1927	1927
Gross SqFt	150,640	279,000	92,950
Estimated Gross Income	\$1,038,831	\$1,839,172	\$686,346
Gross Income per SqFt	\$6.90	\$6.59	\$7.38
Full Market Value	\$2,430,000	\$4,310,000	\$1,610,000
Market Value per SqFt	\$16.13	\$15.00	\$17.32
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0010	2-02433-0028	
Address	828 GERARD AVENUE	1041 FINDLAY AVENUE	
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	54	73	
Year Built	1924	1928	
Gross SqFt	42,660	101,178	
Estimated Gross Income	\$490,590	\$781,515	
Gross Income per SqFt	\$11.50	\$7.72	
Full Market Value	\$1,690,000	\$2,020,000	
Market Value per SqFt	\$39.60	\$20.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0015	2-02436-0033	2-02457-0050
Address	825 WALTON AVENUE	1245 FINDLAY AVENUE	1279 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	67	27
Year Built	1924	1924	1924
Gross SqFt	44,304	48,870	30,800
Estimated Gross Income	\$509,496	\$598,835	\$354,205
Gross Income per SqFt	\$11.50	\$12.25	\$11.50
Full Market Value	\$1,760,000	\$2,070,000	\$1,220,000
Market Value per SqFt	\$39.70	\$42.00	\$39.60
Distance from Cooperative in miles		0.90	0.85

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02477-0015	2-02481-0011	2-02484-0015
Address	1040 GERARD AVENUE	16 EAST 169 STREET	70 EAST 162 STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	52	65	73
Year Built	1959	1953	1953
Gross SqFt	45,786	58,882	83,969
Estimated Gross Income	\$409,785	\$586,546	\$629,018
Gross Income per SqFt	\$8.95	\$9.96	\$7.49
Full Market Value	\$1,060,000	\$1,670,000	\$1,470,000
Market Value per SqFt	\$23.15	\$28.00	\$17.51
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02479-0001	2-02479-0042	2-02438-0080
Address	85 MC CLELLAN STREET	1155 WALTON AVENUE	1115 COLLEGE AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	59	58	44
Year Built	1940	1940	1929
Gross SqFt	56,400	52,800	42,732
Estimated Gross Income	\$472,068	\$478,058	\$345,388
Gross Income per SqFt	\$8.37	\$9.05	\$8.08
Full Market Value	\$1,220,000	\$1,360,000	\$809,000
Market Value per SqFt	\$21.63	\$26.00	\$18.93
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02488-0036	2-02463-0026	2-02456-0023
Address	1175 GERARD AVENUE	115 MC CLELLAN STREET	1057 SHERIDAN AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	44	44	49
Year Built	1924	1924	1924
Gross SqFt	51,000	38,823	34,546
Estimated Gross Income	\$459,000	\$296,414	\$357,593
Gross Income per SqFt	\$9.00	\$7.64	\$10.35
Full Market Value	\$1,070,000	\$765,000	\$1,110,000
Market Value per SqFt	\$20.98	\$20.00	\$32.10
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02504-0036	2-02528-0050	2-02506-0024
Address	941 JEROME AVENUE	190 WEST 168 STREET	1220 SHAKESPEARE AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	86	36	59
Year Built	1927	1927	1927
Gross SqFt	114,941	32,250	63,990
Estimated Gross Income	\$1,160,904	\$263,627	\$647,135
Gross Income per SqFt	\$10.10	\$8.17	\$10.11
Full Market Value	\$2,720,000	\$617,000	\$1,850,000
Market Value per SqFt	\$23.66	\$19.00	\$28.90
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0026	2-02506-0134	2-02514-0025
Address	1045 ANDERSON AVENUE	1337 EDWARD L GRANT HIGHW	1085 NELSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	28	48
Year Built	1931	1931	1931
Gross SqFt	54,180	25,800	42,000
Estimated Gross Income	\$623,070	\$239,436	\$484,239
Gross Income per SqFt	\$11.50	\$9.28	\$11.53
Full Market Value	\$1,460,000	\$618,000	\$1,670,000
Market Value per SqFt	\$26.90	\$24.00	\$39.80
Distance from Cooperative in miles		0.55	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0041	2-02536-0001	
Address	1015 ANDERSON AVENUE	1406 MERRIAM AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	D7-ELEVATOR	
Total Units	22	40	
Year Built	1922	1922	
Gross SqFt	23,802	36,000	
Estimated Gross Income	\$214,218	\$340,718	
Gross Income per SqFt	\$9.00	\$9.46	
Full Market Value	\$502,000	\$972,000	
Market Value per SqFt	\$21.09	\$27.00	
Distance from Cooperative in miles		0.70	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0043	2-02636-0026	
Address	1001 ANDERSON AVENUE	771 JACKSON AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	22	30	
Year Built	1922	1916	
Gross SqFt	20,057	24,120	
Estimated Gross Income	\$189,137	\$329,720	
Gross Income per SqFt	\$9.43	\$13.67	
Full Market Value	\$443,000	\$1,200,000	
Market Value per SqFt	\$22.09	\$50.00	
Distance from Cooperative in miles		1.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02510-0050	2-02510-0040	2-02554-0049
Address	1177 ANDERSON AVENUE	1197 ANDERSON AVENUE	345 CYPRESS AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MOTT HAVEN/PORT MORRIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	129	40
Year Built	1929	1929	1924
Gross SqFt	106,386	137,282	39,810
Estimated Gross Income	\$1,095,775	\$1,414,922	\$470,742
Gross Income per SqFt	\$10.30	\$10.31	\$11.82
Full Market Value	\$2,570,000	\$4,400,000	\$1,620,000
Market Value per SqFt	\$24.16	\$32.00	\$40.70
Distance from Cooperative in miles		0.00	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02510-0074	2-02529-0063	2-02518-0001
Address	1201 SHAKESPEARE AVENUE	1261 MERRIAM AVENUE	105 WEST 168 STREET
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	61	78	303
Year Built	1930	1930	1930
Gross SqFt	57,230	72,727	335,500
Estimated Gross Income	\$564,002	\$648,000	\$3,621,015
Gross Income per SqFt	\$9.86	\$8.91	\$10.79
Full Market Value	\$1,320,000	\$1,670,000	\$11,300,000
Market Value per SqFt	\$23.06	\$23.00	\$33.70
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02511-0027	2-02508-0022	2-02505-0017
Address	100 WEST 162 STREET	74 WEST 165 STREET	1098 ANDERSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	25	24
Year Built	1907	1909	1924
Gross SqFt	13,425	16,176	12,340
Estimated Gross Income	\$143,000	\$231,912	\$180,356
Gross Income per SqFt	\$10.65	\$14.34	\$14.62
Full Market Value	\$335,000	\$847,000	\$658,000
Market Value per SqFt	\$24.95	\$52.00	\$53.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02516-0026	2-02514-0036	2-02521-0005
Address	136 WEST 168 STREET	1065 NELSON AVENUE	1360 PLIMPTON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	30	41
Year Built	1926	1926	1926
Gross SqFt	30,800	31,875	36,667
Estimated Gross Income	\$326,480	\$336,828	\$374,700
Gross Income per SqFt	\$10.60	\$10.57	\$10.22
Full Market Value	\$764,000	\$1,050,000	\$1,160,000
Market Value per SqFt	\$24.81	\$33.00	\$31.60
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02518-0028	2-02504-0126	2-02514-0032
Address	132 WEST 169 STREET	1005 JEROME AVENUE	1075 NELSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	211	37
Year Built	1931	1931	1931
Gross SqFt	27,018	205,008	36,900
Estimated Gross Income	\$243,432	\$1,833,053	\$332,547
Gross Income per SqFt	\$9.01	\$8.94	\$9.01
Full Market Value	\$570,000	\$4,730,000	\$858,000
Market Value per SqFt	\$21.10	\$23.00	\$23.25
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02521-0001	2-02510-0017	2-02510-0087
Address	127 WEST 170 STREET	1230 WOODYCREST AVENUE	1165 SHAKESPEARE AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	41	37
Year Built	1925	1925	1925
Gross SqFt	39,432	44,743	32,898
Estimated Gross Income	\$437,695	\$449,704	\$365,386
Gross Income per SqFt	\$11.10	\$10.05	\$11.11
Full Market Value	\$1,020,000	\$1,280,000	\$1,140,000
Market Value per SqFt	\$25.90	\$29.00	\$34.70
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02522-0109	2-02536-0001	2-02504-0094
Address	1383 PLIMPTON AVENUE	1406 MERRIAM AVENUE	1038 ANDERSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	D7-ELEVATOR	C1-WALK-UP
Total Units	26	40	172
Year Built	1922	1922	1926
Gross SqFt	19,250	36,000	143,606
Estimated Gross Income	\$182,105	\$340,718	\$1,120,245
Gross Income per SqFt	\$9.46	\$9.46	\$7.80
Full Market Value	\$426,000	\$972,000	\$2,890,000
Market Value per SqFt	\$22.13	\$27.00	\$20.12
Distance from Cooperative in miles		0.05	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02523-0150	2-02505-0046	2-02534-0003
Address	1015 SUMMIT AVENUE	1130 ANDERSON AVENUE	1370 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	42	47
Year Built	1928	1928	1928
Gross SqFt	36,900	40,800	58,560
Estimated Gross Income	\$259,038	\$286,565	\$400,371
Gross Income per SqFt	\$7.02	\$7.02	\$6.84
Full Market Value	\$606,000	\$671,000	\$937,000
Market Value per SqFt	\$16.42	\$16.00	\$16.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02534-0008	2-02869-0058	2-02878-0015
Address	1380 DR M L KING JR BOULE	109 WEST TREMONT AVENUE	1615 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	140	69	33
Year Built	1967	1941	1917
Gross SqFt	182,218	64,594	46,383
Estimated Gross Income	\$1,598,052	\$571,081	\$386,814
Gross Income per SqFt	\$8.77	\$8.84	\$8.34
Full Market Value	\$5,156,000	\$1,470,000	\$906,000
Market Value per SqFt	\$28.30	\$23.00	\$19.53
Distance from Cooperative in miles		1.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02534-0038	2-02532-0020	2-02532-0015
Address	185 WEST 170 STREET	1350 DR M L KING JR BOULE	1344 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	43	52
Year Built	1926	1926	1926
Gross SqFt	18,750	41,800	55,000
Estimated Gross Income	\$174,000	\$368,299	\$510,340
Gross Income per SqFt	\$9.28	\$8.81	\$9.28
Full Market Value	\$407,000	\$950,000	\$1,320,000
Market Value per SqFt	\$21.71	\$23.00	\$24.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02582-0061	2-02579-0025	2-02265-0049
Address	823 EAST 147 STREET	740 EAST 149 STREET	213 ST ANNS AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	21	11
Year Built	1920	1920	1920
Gross SqFt	25,980	15,045	12,539
Estimated Gross Income	\$195,370	\$113,142	\$125,163
Gross Income per SqFt	\$7.52	\$7.52	\$9.98
Full Market Value	\$457,000	\$265,000	\$357,000
Market Value per SqFt	\$17.59	\$18.00	\$28.50
Distance from Cooperative in miles		0.15	0.75

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02603-0024	2-02750-0022	2-02603-0026
Address	590 SOUTHERN BOULEVARD	1206 WESTCHESTER AVENUE	1034 AVENUE ST JOHN
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	29	106	32
Year Built	1924	1924	1924
Gross SqFt	26,742	81,708	31,050
Estimated Gross Income	\$257,258	\$785,685	\$255,231
Gross Income per SqFt	\$9.62	\$9.62	\$8.22
Full Market Value	\$602,000	\$2,240,000	\$598,000
Market Value per SqFt	\$22.51	\$27.00	\$19.26
Distance from Cooperative in miles		1.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02608-0019	2-02609-0028	2-02418-0001
Address	1109 FRANKLIN AVENUE	536 EAST 168 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	38	15
Year Built	1917	1917	1931
Gross SqFt	24,750	24,174	11,815
Estimated Gross Income	\$289,575	\$283,097	\$143,848
Gross Income per SqFt	\$11.70	\$11.71	\$12.18
Full Market Value	\$678,000	\$977,000	\$496,000
Market Value per SqFt	\$27.40	\$40.00	\$42.00
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02608-0022	2-02609-0028	2-02418-0001
Address	1103 FRANKLIN AVENUE	536 EAST 168 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	38	15
Year Built	1917	1917	1931
Gross SqFt	24,750	24,174	11,815
Estimated Gross Income	\$289,575	\$283,097	\$143,848
Gross Income per SqFt	\$11.70	\$11.71	\$12.18
Full Market Value	\$678,000	\$977,000	\$496,000
Market Value per SqFt	\$27.40	\$40.00	\$42.00
Distance from Cooperative in miles		0.20	0.65

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02609-0051	2-02433-0057	2-02418-0001
Address	1165 FULTON AVENUE	320 EAST 166 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	40	15	15
Year Built	1927	1928	1931
Gross SqFt	36,560	15,925	11,815
Estimated Gross Income	\$310,760	\$115,022	\$143,848
Gross Income per SqFt	\$8.50	\$7.22	\$12.18
Full Market Value	\$728,000	\$269,000	\$496,000
Market Value per SqFt	\$19.91	\$17.00	\$42.00
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02615-0055	2-02615-0029	2-02376-0049
Address	1225 BOSTON ROAD	622 EAST 169 STREET	3009 3 AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	24	12
Year Built	1905	1905	1905
Gross SqFt	24,930	25,790	11,022
Estimated Gross Income	\$229,854	\$237,845	\$116,136
Gross Income per SqFt	\$9.22	\$9.22	\$10.54
Full Market Value	\$538,000	\$678,000	\$361,000
Market Value per SqFt	\$21.58	\$26.00	\$32.80
Distance from Cooperative in miles		0.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02627-0005	2-02620-0001	2-02680-0077
Address	902 EAGLE AVENUE	575 EAST 161 STREET	1095 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	14	24
Year Built	1914	1914	1914
Gross SqFt	21,295	10,829	15,020
Estimated Gross Income	\$234,245	\$91,956	\$222,769
Gross Income per SqFt	\$11.00	\$8.49	\$14.83
Full Market Value	\$548,000	\$237,000	\$813,000
Market Value per SqFt	\$25.70	\$22.00	\$54.00
Distance from Cooperative in miles		0.05	0.50

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02627-0007	2-02427-0001	
Address	906 EAGLE AVENUE	391 EAST 168 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	25	16	
Year Built	1914	1923	
Gross SqFt	21,295	11,055	
Estimated Gross Income	\$234,245	\$131,325	
Gross Income per SqFt	\$11.00	\$11.88	
Full Market Value	\$548,000	\$453,000	
Market Value per SqFt	\$25.70	\$41.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02638-0001	2-02723-0012	2-02723-0040
Address	872 TRINITY AVENUE	923 SIMPSON STREET	1018 EAST 163 STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	320	44	112
Year Built	1960	1909	1909
Gross SqFt	292,000	48,000	156,980
Estimated Gross Income	\$3,331,720	\$536,292	\$1,790,959
Gross Income per SqFt	\$11.41	\$11.17	\$11.41
Full Market Value	\$7,800,000	\$1,260,000	\$4,190,000
Market Value per SqFt	\$26.70	\$26.00	\$26.70
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02663-0004	2-02615-0029	2-02615-0053
Address	1218 BOSTON ROAD	622 EAST 169 STREET	1227 BOSTON ROAD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	13	24	26
Year Built	1905	1905	1905
Gross SqFt	14,516	25,790	24,930
Estimated Gross Income	\$138,192	\$237,845	\$237,255
Gross Income per SqFt	\$9.52	\$9.22	\$9.52
Full Market Value	\$324,000	\$678,000	\$677,000
Market Value per SqFt	\$22.32	\$26.00	\$27.20
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02663-0011	2-02749-0010	2-02749-0020
Address	1230 BOSTON ROAD	1018 HOE AVENUE	1046 HOE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	21
Year Built	1909	1909	1909
Gross SqFt	21,500	14,450	14,450
Estimated Gross Income	\$249,400	\$150,784	\$167,832
Gross Income per SqFt	\$11.60	\$10.43	\$11.61
Full Market Value	\$584,000	\$469,000	\$522,000
Market Value per SqFt	\$27.20	\$33.00	\$36.10
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02669-0050	2-02615-0048	2-02676-0038
Address	975 UNION AVENUE	1245 BOSTON ROAD	778 UNION AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	35	14	28
Year Built	1912	1912	1912
Gross SqFt	33,790	11,725	18,080
Estimated Gross Income	\$398,722	\$112,715	\$203,694
Gross Income per SqFt	\$11.80	\$9.61	\$11.27
Full Market Value	\$933,000	\$322,000	\$633,000
Market Value per SqFt	\$27.60	\$28.00	\$35.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0041	2-02677-0014	2-02620-0022
Address	571 SOUTHERN BOULEVARD	824 EAST 161 STREET	3246 3 AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	42	22	25
Year Built	1907	1907	1907
Gross SqFt	25,926	19,500	22,672
Estimated Gross Income	\$311,112	\$191,041	\$327,870
Gross Income per SqFt	\$12.00	\$9.80	\$14.46
Full Market Value	\$728,000	\$545,000	\$1,200,000
Market Value per SqFt	\$28.10	\$28.00	\$53.00
Distance from Cooperative in miles		0.50	0.75

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0052	2-02653-0067	2-02653-0065
Address	547 SOUTHERN BOULEVARD	786 EAST 152 STREET	644 WALES AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	31	25
Year Built	1906	1906	1906
Gross SqFt	16,875	19,422	20,700
Estimated Gross Income	\$197,437	\$236,183	\$215,705
Gross Income per SqFt	\$11.70	\$12.16	\$10.42
Full Market Value	\$462,000	\$815,000	\$670,000
Market Value per SqFt	\$27.40	\$42.00	\$32.40
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0100	2-02742-0043	2-02757-0014
Address	1021 AVENUE ST JOHN	952 ALDUS STREET	1244 WESTCHESTER AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	79	19	58
Year Built	1925	1925	1925
Gross SqFt	61,878	15,780	43,565
Estimated Gross Income	\$504,924	\$128,700	\$388,600
Gross Income per SqFt	\$8.16	\$8.16	\$8.92
Full Market Value	\$1,180,000	\$332,000	\$910,000
Market Value per SqFt	\$19.07	\$21.00	\$20.89
Distance from Cooperative in miles		0.75	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02684-0074	2-02612-0053	2-02684-0072
Address	986 LEGGETT AVENUE	1253 FRANKLIN AVENUE	982 LEGGETT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	37	21
Year Built	1916	1916	1916
Gross SqFt	16,950	33,055	16,950
Estimated Gross Income	\$165,432	\$317,335	\$165,353
Gross Income per SqFt	\$9.76	\$9.60	\$9.76
Full Market Value	\$387,000	\$819,000	\$472,000
Market Value per SqFt	\$22.83	\$25.00	\$27.80
Distance from Cooperative in miles		1.15	0.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02691-0117	2-03249-0108	2-04655-0011
Address	883 EAST 165 STREET	2769 UNIVERSITY AVENUE	630 EAST 221 STREET
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE/JEROME PARK	WILLIAMSBRIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	37	38
Year Built	1907	1923	1931
Gross SqFt	29,664	31,875	32,780
Estimated Gross Income	\$385,322	\$385,322	\$356,934
Gross Income per SqFt	\$12.99	\$12.09	\$10.89
Full Market Value	\$902,000	\$1,330,000	\$836,000
Market Value per SqFt	\$30.40	\$42.00	\$25.50
Distance from Cooperative in miles		3.15	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02698-0063	2-05042-0025	2-02785-0048
Address	941 ROGERS PLACE	676 NEREID AVENUE	1369 COLLEGE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WAKEFIELD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	22	21
Year Built	1925	1924	1924
Gross SqFt	16,950	17,952	16,000
Estimated Gross Income	\$193,060	\$208,063	\$131,782
Gross Income per SqFt	\$11.39	\$11.59	\$8.24
Full Market Value	\$452,000	\$718,000	\$340,000
Market Value per SqFt	\$26.70	\$40.00	\$21.25
Distance from Cooperative in miles		5.70	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02700-0053	2-02716-0034	2-02948-0018
Address	1061 INTERVALE AVENUE	900 EAST 167 STREET	1795 CLINTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	CROTONA PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	31	31	30
Year Built	1925	1924	1924
Gross SqFt	20,825	22,770	20,785
Estimated Gross Income	\$246,961	\$246,961	\$216,787
Gross Income per SqFt	\$11.86	\$10.85	\$10.43
Full Market Value	\$578,000	\$767,000	\$674,000
Market Value per SqFt	\$27.80	\$34.00	\$32.40
Distance from Cooperative in miles		0.10	1.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02711-0021	2-02700-0001	2-04305-0004
Address	921 TIFFANY STREET	911 EAST 165 STREET	1110 LYDIG AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	PELHAM PARKWAY SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	18	18	15
Year Built	1989	1989	1952
Gross SqFt	14,000	12,730	14,400
Estimated Gross Income	\$143,220	\$139,853	\$173,232
Gross Income per SqFt	\$10.23	\$10.99	\$12.03
Full Market Value	\$445,000	\$435,000	\$598,000
Market Value per SqFt	\$31.80	\$34.00	\$41.50
Distance from Cooperative in miles		0.35	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02717-0048	2-03172-0011	2-03324-0055
Address	1049 FOX STREET	2324 MORRIS AVENUE	3450 GATES PLACE
Neighborhood	MORRISANIA/LONGWOOD	FORDHAM	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	43	43
Year Built	1915	1937	1937
Gross SqFt	42,000	41,910	41,610
Estimated Gross Income	\$475,648	\$414,086	\$452,061
Gross Income per SqFt	\$11.32	\$9.88	\$10.86
Full Market Value	\$1,110,000	\$1,180,000	\$1,400,000
Market Value per SqFt	\$26.40	\$28.00	\$33.60
Distance from Cooperative in miles		2.35	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02717-0070	2-02690-0105	2-03334-0022
Address	1020 TIFFANY STREET	954 PROSPECT AVENUE	3070 BAINBRIDGE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	13	12	11
Year Built	1931	1904	1920
Gross SqFt	10,055	12,495	9,000
Estimated Gross Income	\$131,803	\$105,114	\$131,803
Gross Income per SqFt	\$13.11	\$8.41	\$14.64
Full Market Value	\$309,000	\$271,000	\$481,000
Market Value per SqFt	\$30.70	\$22.00	\$53.00
Distance from Cooperative in miles		0.35	3.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02720-0041	2-02855-0020	2-03305-0001
Address	1025 LEGGETT AVENUE	8 WEST 169 STREET	2851 VALENTINE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	57	54	59
Year Built	1924	1928	1922
Gross SqFt	41,010	38,288	53,000
Estimated Gross Income	\$628,138	\$730,067	\$628,138
Gross Income per SqFt	\$15.32	\$19.07	\$11.85
Full Market Value	\$1,470,000	\$3,170,000	\$2,170,000
Market Value per SqFt	\$35.80	\$83.00	\$40.90
Distance from Cooperative in miles		1.95	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02721-0020	2-03196-0058	2-03923-0009
Address	829 SOUTHERN BOULEVARD	2265 DAVIDSON AVENUE	1565 WHITE PLAINS ROAD
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	PARKCHESTER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	49	56	49
Year Built	1925	1926	1927
Gross SqFt	31,335	38,920	31,282
Estimated Gross Income	\$406,668	\$523,531	\$381,928
Gross Income per SqFt	\$12.98	\$13.45	\$12.21
Full Market Value	\$952,000	\$1,910,000	\$1,320,000
Market Value per SqFt	\$30.40	\$49.00	\$42.20
Distance from Cooperative in miles		2.85	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02721-0042	2-02426-0002	2-03071-0039
Address	1019 LONGWOOD AVENUE	1100 CLAY AVENUE	2220 ADAMS PLACE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1929	1931
Gross SqFt	18,300	14,355	14,652
Estimated Gross Income	\$184,647	\$139,049	\$211,574
Gross Income per SqFt	\$10.09	\$9.69	\$14.44
Full Market Value	\$527,000	\$397,000	\$772,000
Market Value per SqFt	\$28.80	\$28.00	\$53.00
Distance from Cooperative in miles		1.20	2.45

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02721-0043	2-04839-0017	2-02522-0124
Address	1015 LONGWOOD AVENUE	765 EAST 225 STREET	1345 PLIMPTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	23	23
Year Built	1931	1927	1917
Gross SqFt	20,580	19,080	20,800
Estimated Gross Income	\$210,898	\$210,898	\$284,336
Gross Income per SqFt	\$10.25	\$11.05	\$13.67
Full Market Value	\$494,000	\$655,000	\$666,000
Market Value per SqFt	\$24.00	\$34.00	\$32.00
Distance from Cooperative in miles		5.20	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02722-0001	2-02410-0001	2-03080-0038
Address	854 INTERVALE AVENUE	271 EAST 150 STREET	2037 BELMONT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	20	17
Year Built	1931	1910	1909
Gross SqFt	10,220	10,587	11,629
Estimated Gross Income	\$170,722	\$170,722	\$125,843
Gross Income per SqFt	\$16.70	\$16.13	\$10.82
Full Market Value	\$400,000	\$676,000	\$295,000
Market Value per SqFt	\$39.10	\$64.00	\$25.40
Distance from Cooperative in miles		1.35	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02723-0028	2-04833-0058	2-03301-0066
Address	906 SIMPSON STREET	636 EAST 231 STREET	2821 BRIGGS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	31	31
Year Built	1925	1929	1916
Gross SqFt	34,875	32,710	30,780
Estimated Gross Income	\$357,102	\$277,981	\$357,102
Gross Income per SqFt	\$10.24	\$8.50	\$11.60
Full Market Value	\$836,000	\$717,000	\$1,230,000
Market Value per SqFt	\$23.97	\$22.00	\$40.00
Distance from Cooperative in miles		5.20	3.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02723-0029	2-04833-0058	2-03301-0066
Address	914 SIMPSON STREET	636 EAST 231 STREET	2821 BRIGGS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	31	31
Year Built	1925	1929	1916
Gross SqFt	34,875	32,710	30,780
Estimated Gross Income	\$357,102	\$277,981	\$357,102
Gross Income per SqFt	\$10.24	\$8.50	\$11.60
Full Market Value	\$836,000	\$717,000	\$1,230,000
Market Value per SqFt	\$23.97	\$22.00	\$40.00
Distance from Cooperative in miles		5.20	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02727-0039	2-02699-0048	2-02740-0007
Address	1111 SOUTHERN BOULEVARD	993 INTERVALE AVENUE	887 HUNT'S POINT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	HUNTS POINT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	25	25
Year Built	1925	1925	1925
Gross SqFt	21,917	21,995	22,120
Estimated Gross Income	\$180,315	\$339,822	\$154,921
Gross Income per SqFt	\$8.23	\$15.45	\$7.00
Full Market Value	\$422,000	\$796,000	\$363,000
Market Value per SqFt	\$19.25	\$36.00	\$16.41
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02732-0021	2-02603-0020	2-02674-0012
Address	850 SOUTHERN BOULEVARD	582 SOUTHERN BOULEVARD	565 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	58	35	40
Year Built	1923	1923	1923
Gross SqFt	41,874	29,230	31,420
Estimated Gross Income	\$364,304	\$273,592	\$327,119
Gross Income per SqFt	\$8.70	\$9.36	\$10.41
Full Market Value	\$853,000	\$641,000	\$1,020,000
Market Value per SqFt	\$20.37	\$22.00	\$32.50
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02740-0071	2-02762-0049	2-02740-0073
Address	874 MANIDA STREET	1216 SENECA AVENUE	1002 GARRISON AVENUE
Neighborhood	HUNTS POINT	HUNTS POINT	HUNTS POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	26	21
Year Built	1910	1910	1910
Gross SqFt	14,880	18,470	15,915
Estimated Gross Income	\$168,144	\$159,634	\$180,151
Gross Income per SqFt	\$11.30	\$8.64	\$11.32
Full Market Value	\$394,000	\$374,000	\$560,000
Market Value per SqFt	\$26.50	\$20.00	\$35.20
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02744-0060	2-02762-0047	2-02740-0001
Address	1116 HOE AVENUE	1212 SENECA AVENUE	893 HUNT'S POINT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	HUNTS POINT	HUNTS POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	24	20	26
Year Built	1914	1914	1914
Gross SqFt	21,025	18,000	24,640
Estimated Gross Income	\$182,707	\$156,487	\$317,155
Gross Income per SqFt	\$8.69	\$8.69	\$12.87
Full Market Value	\$428,000	\$404,000	\$743,000
Market Value per SqFt	\$20.36	\$22.00	\$30.20
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02746-0021	2-02743-0030	2-02663-0029
Address	946 HOE AVENUE	1057 HOE AVENUE	1272 BOSTON ROAD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	20	55	14
Year Built	1913	1913	1913
Gross SqFt	17,550	53,744	11,000
Estimated Gross Income	\$168,831	\$516,905	\$96,238
Gross Income per SqFt	\$9.62	\$9.62	\$8.75
Full Market Value	\$395,000	\$1,470,000	\$225,000
Market Value per SqFt	\$22.51	\$27.00	\$20.45
Distance from Cooperative in miles		0.15	0.80

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02746-0023	2-02743-0030	2-02663-0029
Address	950 HOE AVENUE	1057 HOE AVENUE	1272 BOSTON ROAD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	20	55	14
Year Built	1913	1913	1913
Gross SqFt	17,550	53,744	11,000
Estimated Gross Income	\$168,831	\$516,905	\$96,238
Gross Income per SqFt	\$9.62	\$9.62	\$8.75
Full Market Value	\$395,000	\$1,470,000	\$225,000
Market Value per SqFt	\$22.51	\$27.00	\$20.45
Distance from Cooperative in miles		0.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02751-0008	2-02622-0004	2-02622-0002
Address	1096 WEST FARMS ROAD	992 BOSTON ROAD	988 BOSTON ROAD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	15
Year Built	1910	1910	1910
Gross SqFt	14,575	11,455	15,894
Estimated Gross Income	\$128,988	\$101,416	\$103,181
Gross Income per SqFt	\$8.85	\$8.85	\$6.49
Full Market Value	\$302,000	\$262,000	\$242,000
Market Value per SqFt	\$20.72	\$23.00	\$15.23
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02763-0227	2-02740-0001	2-02762-0181
Address	750 FAILE STREET	893 HUNT'S POINT AVENUE	1325 LAFAYETTE AVENUE
Neighborhood	HUNTS POINT	HUNTS POINT	HUNTS POINT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	111	26	60
Year Built	1965	1914	1931
Gross SqFt	108,306	24,640	67,800
Estimated Gross Income	\$1,393,898	\$317,155	\$606,492
Gross Income per SqFt	\$12.87	\$12.87	\$8.95
Full Market Value	\$3,260,000	\$743,000	\$1,560,000
Market Value per SqFt	\$30.10	\$30.00	\$23.01
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02765-0140	2-02761-0103	2-02762-0097
Address	1230 SPOFFORD AVENUE	887 BRYANT AVENUE	1314 SENECA AVENUE
Neighborhood	HUNTS POINT	HUNTS POINT	HUNTS POINT
Building Classification	C6-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	68	35	61
Year Built	1928	1928	1928
Gross SqFt	56,400	50,052	64,200
Estimated Gross Income	\$475,452	\$407,845	\$541,127
Gross Income per SqFt	\$8.43	\$8.15	\$8.43
Full Market Value	\$1,110,000	\$955,000	\$1,400,000
Market Value per SqFt	\$19.68	\$19.00	\$21.81
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02765-0146	2-02762-0086	2-02763-0149
Address	645 BARRETTO STREET	836 FAILE STREET	745 HUNT'S POINT AVENUE
Neighborhood	HUNTS POINT	HUNTS POINT	HUNTS POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	48	35	29
Year Built	1927	1927	1927
Gross SqFt	38,720	33,880	25,000
Estimated Gross Income	\$379,843	\$332,260	\$436,312
Gross Income per SqFt	\$9.81	\$9.81	\$17.45
Full Market Value	\$889,000	\$948,000	\$1,730,000
Market Value per SqFt	\$22.96	\$28.00	\$69.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02791-0052	2-02792-0014	2-02795-0026
Address	1695 TOPPING AVENUE	1665 MONROE AVENUE	1796 GRAND CONCOURSE
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	27	48	24
Year Built	1926	1926	1911
Gross SqFt	17,000	28,000	24,500
Estimated Gross Income	\$175,270	\$483,607	\$278,203
Gross Income per SqFt	\$10.31	\$17.27	\$11.36
Full Market Value	\$410,000	\$1,910,000	\$718,000
Market Value per SqFt	\$24.12	\$68.00	\$29.30
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02791-0054	2-02845-0062	2-02847-0022
Address	1685 TOPPING AVENUE	1535 WALTON AVENUE	1605 TOWNSEND AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	48	36
Year Built	1931	1928	1927
Gross SqFt	33,000	45,630	33,000
Estimated Gross Income	\$408,210	\$564,286	\$340,563
Gross Income per SqFt	\$12.37	\$12.37	\$10.32
Full Market Value	\$956,000	\$1,320,000	\$1,060,000
Market Value per SqFt	\$29.00	\$29.00	\$32.10
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02794-0062	2-02791-0005	2-02794-0054
Address	221 EAST 173 STREET	1654 MONROE AVENUE	1691 EASTBURN AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	50	36
Year Built	1939	1940	1937
Gross SqFt	32,150	44,000	26,000
Estimated Gross Income	\$244,340	\$334,206	\$266,780
Gross Income per SqFt	\$7.60	\$7.60	\$10.26
Full Market Value	\$572,000	\$782,000	\$829,000
Market Value per SqFt	\$17.79	\$18.00	\$31.90
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02799-0022	2-02810-0050	2-02877-0458
Address	1776 TOPPING AVENUE	219 ECHO PLACE	1759 MONTGOMERY AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	31	21
Year Built	1931	1939	1921
Gross SqFt	21,080	21,600	21,250
Estimated Gross Income	\$239,047	\$244,878	\$252,327
Gross Income per SqFt	\$11.34	\$11.34	\$11.87
Full Market Value	\$743,000	\$761,000	\$871,000
Market Value per SqFt	\$35.20	\$35.00	\$41.00
Distance from Cooperative in miles		0.30	0.80

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02802-0005	2-02792-0014	2-02795-0026
Address	1854 MONROE AVENUE	1665 MONROE AVENUE	1796 GRAND CONCOURSE
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	26	48	24
Year Built	1915	1926	1911
Gross SqFt	22,500	28,000	24,500
Estimated Gross Income	\$255,600	\$483,607	\$278,203
Gross Income per SqFt	\$11.36	\$17.27	\$11.36
Full Market Value	\$598,000	\$1,910,000	\$718,000
Market Value per SqFt	\$26.60	\$68.00	\$29.30
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02809-0022	2-02797-0025	2-02814-0065
Address	240 ECHO PLACE	1790 WEEKS AVENUE	2000 ANTHONY AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	45	55
Year Built	1931	1936	1939
Gross SqFt	45,700	40,000	48,600
Estimated Gross Income	\$487,619	\$426,914	\$563,630
Gross Income per SqFt	\$10.67	\$10.67	\$11.60
Full Market Value	\$1,140,000	\$1,330,000	\$1,940,000
Market Value per SqFt	\$24.95	\$33.00	\$39.90
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02810-0026	2-02804-0052	2-02807-0070
Address	250 EAST 178 STREET	215 MT HOPE PLACE	2015 CRESTON AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	73	67
Year Built	1936	1937	1939
Gross SqFt	70,000	78,000	68,000
Estimated Gross Income	\$739,900	\$824,592	\$462,247
Gross Income per SqFt	\$10.57	\$10.57	\$6.80
Full Market Value	\$1,730,000	\$2,350,000	\$1,080,000
Market Value per SqFt	\$24.71	\$30.00	\$15.88
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02821-0052	2-02827-0053	2-02827-0046
Address	1561 SHERIDAN AVENUE	1881 MORRIS AVENUE	1895 MORRIS AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	55	55
Year Built	1928	1941	1936
Gross SqFt	74,462	57,600	52,800
Estimated Gross Income	\$690,262	\$495,680	\$492,904
Gross Income per SqFt	\$9.27	\$8.61	\$9.34
Full Market Value	\$1,970,000	\$1,280,000	\$1,270,000
Market Value per SqFt	\$26.50	\$22.00	\$24.05
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02826-0011	2-02829-0030	2-02829-0042
Address	1770 WALTON AVENUE	55 EAST 179 STREET	2030 WALTON AVENUE
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	37	33	36
Year Built	1925	1923	1924
Gross SqFt	29,600	29,655	26,835
Estimated Gross Income	\$311,984	\$302,777	\$282,840
Gross Income per SqFt	\$10.54	\$10.21	\$10.54
Full Market Value	\$730,000	\$941,000	\$879,000
Market Value per SqFt	\$24.66	\$32.00	\$32.80
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02826-0024	2-02829-0030	2-02829-0042
Address	110 EAST 176 STREET	55 EAST 179 STREET	2030 WALTON AVENUE
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	37	33	36
Year Built	1924	1923	1924
Gross SqFt	28,100	29,655	26,835
Estimated Gross Income	\$296,174	\$302,777	\$282,840
Gross Income per SqFt	\$10.54	\$10.21	\$10.54
Full Market Value	\$693,000	\$941,000	\$879,000
Market Value per SqFt	\$24.66	\$32.00	\$32.80
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02850-0040	2-02850-0067	2-02850-0047
Address	1770 TOWNSEND AVENUE	65 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	49	53
Year Built	1925	1924	1924
Gross SqFt	44,440	37,500	37,090
Estimated Gross Income	\$462,620	\$390,266	\$358,738
Gross Income per SqFt	\$10.41	\$10.41	\$9.67
Full Market Value	\$1,080,000	\$1,210,000	\$840,000
Market Value per SqFt	\$24.30	\$32.00	\$22.65
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02861-0114	2-02506-0010	2-02505-0064
Address	1770 DAVIDSON AVENUE	1190 SHAKESPEARE AVENUE	1161 JEROME AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	80	96
Year Built	1927	1929	1927
Gross SqFt	81,502	97,000	84,018
Estimated Gross Income	\$688,691	\$819,498	\$881,351
Gross Income per SqFt	\$8.45	\$8.45	\$10.49
Full Market Value	\$1,610,000	\$2,110,000	\$2,740,000
Market Value per SqFt	\$19.75	\$22.00	\$32.60
Distance from Cooperative in miles		1.05	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02861-0119	2-02505-0046	2-02506-0022
Address	1780 DAVIDSON AVENUE	1130 ANDERSON AVENUE	1214 SHAKESPEARE AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	43
Year Built	1928	1928	1926
Gross SqFt	42,450	40,800	39,816
Estimated Gross Income	\$297,999	\$286,565	\$352,385
Gross Income per SqFt	\$7.02	\$7.02	\$8.85
Full Market Value	\$698,000	\$671,000	\$825,000
Market Value per SqFt	\$16.44	\$16.00	\$20.72
Distance from Cooperative in miles		1.15	1.05

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02867-0047	2-02505-0064	2-02505-0019
Address	1711 DAVIDSON AVENUE	1161 JEROME AVENUE	1105 JEROME AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	96	79
Year Built	1928	1927	1927
Gross SqFt	98,700	84,018	92,600
Estimated Gross Income	\$1,035,363	\$881,351	\$1,033,814
Gross Income per SqFt	\$10.49	\$10.49	\$11.16
Full Market Value	\$2,420,000	\$2,740,000	\$3,210,000
Market Value per SqFt	\$24.52	\$33.00	\$34.70
Distance from Cooperative in miles		1.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02868-0121	2-02876-0067	2-02876-0065
Address	1966 DR M L KING JR BOULE	1600 DR M L KING JR BOULE	1592 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	32	32
Year Built	1914	1922	1922
Gross SqFt	17,100	29,315	29,315
Estimated Gross Income	\$169,461	\$290,385	\$290,385
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$397,000	\$828,000	\$828,000
Market Value per SqFt	\$23.22	\$28.00	\$28.20
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02869-0143	2-02876-0065	
Address	2015 GRAND AVENUE	1592 DR M L KING JR BOULE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	31	32	
Year Built	1924	1922	
Gross SqFt	25,000	29,315	
Estimated Gross Income	\$247,750	\$290,385	
Gross Income per SqFt	\$9.91	\$9.91	
Full Market Value	\$580,000	\$828,000	
Market Value per SqFt	\$23.20	\$28.00	
Distance from Cooperative in miles		0.55	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02870-0007	2-02876-0067	2-02876-0065
Address	1986 GRAND AVENUE	1600 DR M L KING JR BOULE	1592 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	32	32
Year Built	1924	1922	1922
Gross SqFt	18,000	29,315	29,315
Estimated Gross Income	\$178,380	\$290,385	\$290,385
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$418,000	\$828,000	\$828,000
Market Value per SqFt	\$23.22	\$28.00	\$28.20
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02872-0001	2-02876-0065	2-02876-0067
Address	1372 SHAKESPEARE AVENUE	1592 DR M L KING JR BOULE	1600 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	57	32	32
Year Built	1926	1922	1922
Gross SqFt	39,745	29,315	29,315
Estimated Gross Income	\$393,872	\$290,385	\$290,385
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$922,000	\$828,000	\$828,000
Market Value per SqFt	\$23.20	\$28.00	\$28.20
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02876-0001	2-02876-0065	2-02876-0067
Address	1600 NELSON AVENUE	1592 DR M L KING JR BOULE	1600 DR M L KING JR BOULE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	32
Year Built	1912	1922	1922
Gross SqFt	26,650	29,315	29,315
Estimated Gross Income	\$264,101	\$290,385	\$290,385
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$618,000	\$828,000	\$828,000
Market Value per SqFt	\$23.19	\$28.00	\$28.20
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02876-0131	2-02870-0016	2-02870-0020
Address	1713 NELSON AVENUE	2010 GRAND AVENUE	2020 GRAND AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	55
Year Built	1927	1924	1925
Gross SqFt	58,350	50,400	50,400
Estimated Gross Income	\$481,971	\$416,156	\$353,882
Gross Income per SqFt	\$8.26	\$8.26	\$7.02
Full Market Value	\$1,130,000	\$1,070,000	\$828,000
Market Value per SqFt	\$19.37	\$21.00	\$16.43
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02878-0061	2-02865-0032	2-02879-0080
Address	1641 ANDREWS AVENUE SOUTH	1566 MACOMBS ROAD	1834 PHELAN PLACE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	61	56	60
Year Built	1925	1925	1926
Gross SqFt	55,750	60,000	55,700
Estimated Gross Income	\$485,025	\$521,891	\$481,500
Gross Income per SqFt	\$8.70	\$8.70	\$8.64
Full Market Value	\$1,140,000	\$1,220,000	\$1,240,000
Market Value per SqFt	\$20.45	\$20.00	\$22.26
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02931-0098	2-03237-0097	2-03298-0028
Address	605 EAST 169 STREET	160 WEST KINGSBRIDGE ROAD	2986 BRIGGS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	36	36
Year Built	1931	1927	1938
Gross SqFt	41,580	39,600	40,381
Estimated Gross Income	\$339,708	\$305,614	\$283,893
Gross Income per SqFt	\$8.17	\$7.72	\$7.03
Full Market Value	\$795,000	\$715,000	\$665,000
Market Value per SqFt	\$19.12	\$18.00	\$16.47
Distance from Cooperative in miles		2.45	2.75

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02933-0029	2-03352-0012	2-03356-0178
Address	1372 FRANKLIN AVENUE	3312 HULL AVENUE	3510 DECATUR AVENUE
Neighborhood	MORRISANIA/LONGWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	49
Year Built	1931	1927	1929
Gross SqFt	48,852	52,000	49,700
Estimated Gross Income	\$470,408	\$470,408	\$428,929
Gross Income per SqFt	\$9.63	\$9.05	\$8.63
Full Market Value	\$1,100,000	\$1,340,000	\$1,110,000
Market Value per SqFt	\$22.52	\$26.00	\$22.33
Distance from Cooperative in miles		3.40	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02935-0001	2-02556-0017	2-03335-0142
Address	625 JEFFERSON PLACE	364 ST ANNS AVENUE	171 EAST MOSHOLU PARKWAY
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	17	18
Year Built	1906	1905	1923
Gross SqFt	17,100	12,830	21,000
Estimated Gross Income	\$189,925	\$189,925	\$189,875
Gross Income per SqFt	\$11.11	\$14.80	\$9.04
Full Market Value	\$445,000	\$693,000	\$542,000
Market Value per SqFt	\$26.00	\$54.00	\$25.80
Distance from Cooperative in miles		1.85	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02948-0025	2-02968-0014	2-03369-0034
Address	705 CROTONA PARK NORTH	1347 PROSPECT AVENUE	125 EAST 233 STREET
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	WOODLAWN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1916	1913	1929
Gross SqFt	15,000	14,325	14,798
Estimated Gross Income	\$190,500	\$186,225	\$190,036
Gross Income per SqFt	\$12.70	\$13.00	\$12.84
Full Market Value	\$446,000	\$680,000	\$656,000
Market Value per SqFt	\$29.70	\$48.00	\$44.30
Distance from Cooperative in miles		0.90	3.90

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02948-0028	2-02754-0044	2-03082-0031
Address	701 CROTONA PARK NORTH	1145 LONGFELLOW AVENUE	650 EAST 182 STREET
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	25	25
Year Built	1916	1915	1911
Gross SqFt	17,860	17,270	17,835
Estimated Gross Income	\$218,701	\$245,091	\$218,701
Gross Income per SqFt	\$12.25	\$14.19	\$12.26
Full Market Value	\$512,000	\$895,000	\$755,000
Market Value per SqFt	\$28.70	\$52.00	\$42.30
Distance from Cooperative in miles		1.00	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02961-0015	2-03225-0169	2-02998-0166
Address	757 EAST 169 STREET	2333 LORING PLACE NORTH	985 EAST 174 STREET
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	CROTONA PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	26	28
Year Built	1926	1927	1931
Gross SqFt	26,347	26,556	24,750
Estimated Gross Income	\$320,335	\$330,091	\$320,512
Gross Income per SqFt	\$12.16	\$12.43	\$12.95
Full Market Value	\$1,110,000	\$1,140,000	\$1,170,000
Market Value per SqFt	\$42.10	\$43.00	\$47.30
Distance from Cooperative in miles		2.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02962-0044	2-02688-0054	2-02754-0061
Address	1409 PROSPECT AVENUE	874 LONGWOOD AVENUE	1120 BRYANT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	11	11
Year Built	1904	1904	1910
Gross SqFt	14,175	13,275	10,030
Estimated Gross Income	\$161,878	\$151,662	\$114,601
Gross Income per SqFt	\$11.42	\$11.42	\$11.43
Full Market Value	\$379,000	\$355,000	\$395,000
Market Value per SqFt	\$26.70	\$27.00	\$39.40
Distance from Cooperative in miles		0.95	0.60

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02966-0017	2-02683-0043	2-03974-0004
Address	1500 BOSTON ROAD	567 SOUTHERN BOULEVARD	1410 ROWLAND STREET
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	WESTCHESTER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	43	41	39
Year Built	1933	1907	1928
Gross SqFt	30,000	25,926	32,000
Estimated Gross Income	\$312,212	\$208,548	\$312,212
Gross Income per SqFt	\$10.41	\$8.04	\$9.76
Full Market Value	\$970,000	\$488,000	\$890,000
Market Value per SqFt	\$32.30	\$19.00	\$27.80
Distance from Cooperative in miles		1.60	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02967-0006	2-02453-0030	2-03197-0001
Address	1574 BOSTON ROAD	1210 SHERMAN AVENUE	2280 GRAND AVENUE
Neighborhood	CROTONA PARK	MELROSE/CONCOURSE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	56	55
Year Built	1929	1938	1927
Gross SqFt	50,000	53,000	53,662
Estimated Gross Income	\$632,154	\$706,835	\$632,154
Gross Income per SqFt	\$12.64	\$13.34	\$11.78
Full Market Value	\$1,480,000	\$2,580,000	\$2,180,000
Market Value per SqFt	\$29.60	\$49.00	\$40.60
Distance from Cooperative in miles		1.25	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02968-0035	2-02422-0048	2-02955-0005
Address	810 RITTER PLACE	299 EAST 162 STREET	1912 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	21	21
Year Built	1910	1910	1910
Gross SqFt	17,520	17,550	18,250
Estimated Gross Income	\$194,753	\$159,556	\$194,753
Gross Income per SqFt	\$11.12	\$9.09	\$10.67
Full Market Value	\$456,000	\$412,000	\$605,000
Market Value per SqFt	\$26.00	\$23.00	\$33.20
Distance from Cooperative in miles		1.05	1.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02985-0023	2-03214-0080	2-03335-0142
Address	1922 CROTONA PARKWAY	2533 AQUEDUCT AVENUE WEST	171 EAST MOSHOLU PARKWAY
Neighborhood	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	18	18
Year Built	1911	1929	1923
Gross SqFt	27,691	24,500	21,000
Estimated Gross Income	\$243,957	\$163,100	\$189,875
Gross Income per SqFt	\$8.81	\$6.66	\$9.04
Full Market Value	\$571,000	\$382,000	\$542,000
Market Value per SqFt	\$20.62	\$16.00	\$25.80
Distance from Cooperative in miles		1.90	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02992-0018	2-03077-0050	2-03199-0007
Address	1898 DALY AVENUE	2463 HUGHES AVENUE	2392 GRAND AVENUE
Neighborhood	EAST TREMONT	BELMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1993	2004	2005
Gross SqFt	15,840	13,520	15,712
Estimated Gross Income	\$260,295	\$260,295	\$302,456
Gross Income per SqFt	\$16.43	\$19.25	\$19.25
Full Market Value	\$1,030,000	\$1,130,000	\$1,310,000
Market Value per SqFt	\$65.00	\$84.00	\$83.00
Distance from Cooperative in miles		1.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02992-0073	2-03077-0050	2-03199-0007
Address	1883 VYSE AVENUE	2463 HUGHES AVENUE	2392 GRAND AVENUE
Neighborhood	EAST TREMONT	BELMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1993	2004	2005
Gross SqFt	15,840	13,520	15,712
Estimated Gross Income	\$260,295	\$260,295	\$302,456
Gross Income per SqFt	\$16.43	\$19.25	\$19.25
Full Market Value	\$1,030,000	\$1,130,000	\$1,310,000
Market Value per SqFt	\$65.00	\$84.00	\$83.00
Distance from Cooperative in miles		1.10	1.80

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02998-0145	2-02609-0046	2-02754-0005
Address	1003 EAST 174 STREET	1175 FULTON AVENUE	1134 WEST FARMS ROAD
Neighborhood	CROTONA PARK	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	43	43
Year Built	1923	1925	1926
Gross SqFt	28,165	28,800	30,540
Estimated Gross Income	\$320,475	\$383,020	\$320,475
Gross Income per SqFt	\$11.38	\$13.30	\$10.49
Full Market Value	\$750,000	\$1,400,000	\$996,000
Market Value per SqFt	\$26.60	\$49.00	\$32.60
Distance from Cooperative in miles		1.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03010-0004	2-02453-0045	2-03909-0081
Address	1670 LONGFELLOW AVENUE	1254 SHERMAN AVENUE	1230 EAST TREMONT AVENUE
Neighborhood	CROTONA PARK	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	60
Year Built	1928	1927	1932
Gross SqFt	66,258	60,360	62,400
Estimated Gross Income	\$534,978	\$372,224	\$534,978
Gross Income per SqFt	\$8.07	\$6.17	\$8.57
Full Market Value	\$1,250,000	\$871,000	\$1,380,000
Market Value per SqFt	\$18.87	\$14.00	\$22.12
Distance from Cooperative in miles		1.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03016-0005	2-03055-0014	2-03282-0042
Address	1898 LONGFELLOW AVENUE	540 EAST 187 STREET	2679 DECATUR AVENUE
Neighborhood	EAST TREMONT	BELMONT	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	17
Year Built	1914	1910	1912
Gross SqFt	19,250	13,600	18,839
Estimated Gross Income	\$176,908	\$117,831	\$138,137
Gross Income per SqFt	\$9.19	\$8.66	\$7.33
Full Market Value	\$414,000	\$304,000	\$323,000
Market Value per SqFt	\$21.51	\$22.00	\$17.15
Distance from Cooperative in miles		1.25	1.85

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03016-0007	2-03287-0066	2-03346-0017
Address	1900 LONGFELLOW AVENUE	314 EAST 196 STREET	3220 PERRY AVENUE
Neighborhood	EAST TREMONT	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	28	28
Year Built	1931	1922	1927
Gross SqFt	27,550	27,000	25,250
Estimated Gross Income	\$222,577	\$208,427	\$216,152
Gross Income per SqFt	\$8.08	\$7.72	\$8.56
Full Market Value	\$521,000	\$538,000	\$506,000
Market Value per SqFt	\$18.91	\$20.00	\$20.04
Distance from Cooperative in miles		1.90	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03030-0143	2-03050-0089	2-03030-0138
Address	2250 WEBSTER AVENUE	509 EAST 182 STREET	2242 WEBSTER AVENUE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	25
Year Built	1913	1914	1916
Gross SqFt	16,120	11,200	19,500
Estimated Gross Income	\$194,407	\$154,336	\$235,197
Gross Income per SqFt	\$12.06	\$13.78	\$12.06
Full Market Value	\$455,000	\$563,000	\$811,000
Market Value per SqFt	\$28.20	\$50.00	\$41.60
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03035-0048	2-03046-0003	
Address	463 EAST 178 STREET	2028 WASHINGTON AVENUE	
Neighborhood	BATHGATE	BATHGATE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	38	34	
Year Built	1935	1928	
Gross SqFt	32,200	29,300	
Estimated Gross Income	\$265,972	\$214,769	
Gross Income per SqFt	\$8.26	\$7.33	
Full Market Value	\$623,000	\$503,000	
Market Value per SqFt	\$19.35	\$17.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03038-0046	2-03050-0008	2-02927-0050
Address	4554 PARK AVENUE	2235 BASSFORD AVENUE	1485 FULTON AVENUE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	33	46
Year Built	1915	1925	1931
Gross SqFt	33,663	28,000	41,474
Estimated Gross Income	\$326,867	\$297,360	\$402,716
Gross Income per SqFt	\$9.71	\$10.62	\$9.71
Full Market Value	\$765,000	\$924,000	\$1,040,000
Market Value per SqFt	\$22.73	\$33.00	\$25.10
Distance from Cooperative in miles		0.15	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03044-0027	2-03044-0029	2-02927-0033
Address	1993 BATHGATE AVENUE	1991 BATHGATE AVENUE	545 ST PAUL'S PLACE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	17	20
Year Built	1908	1908	1928
Gross SqFt	15,175	15,175	17,020
Estimated Gross Income	\$154,481	\$130,353	\$173,277
Gross Income per SqFt	\$10.18	\$8.59	\$10.18
Full Market Value	\$362,000	\$305,000	\$447,000
Market Value per SqFt	\$23.86	\$20.00	\$26.30
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03044-0040	2-03044-0035	2-02929-0024
Address	495 EAST 178 STREET	1975 BATHGATE AVENUE	1605 FULTON AVENUE
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	54	49
Year Built	1941	1928	1928
Gross SqFt	55,137	49,500	45,444
Estimated Gross Income	\$351,774	\$315,612	\$429,194
Gross Income per SqFt	\$6.38	\$6.38	\$9.44
Full Market Value	\$824,000	\$739,000	\$1,000,000
Market Value per SqFt	\$14.94	\$15.00	\$22.01
Distance from Cooperative in miles		0.00	0.75

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03045-0019	2-03031-0069	2-03038-0055
Address	2068 BATHGATE AVENUE	4575 PARK AVENUE	450 EAST 184 STREET
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	62	47
Year Built	1911	1926	1926
Gross SqFt	32,700	52,547	40,715
Estimated Gross Income	\$317,844	\$510,563	\$377,738
Gross Income per SqFt	\$9.72	\$9.72	\$9.28
Full Market Value	\$744,000	\$1,460,000	\$1,080,000
Market Value per SqFt	\$22.75	\$28.00	\$26.50
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03047-0014	2-03047-0067	2-03048-0030
Address	490 EAST 181 STREET	503 EAST 180 STREET	546 EAST 182 STREET
Neighborhood	BATHGATE	BATHGATE	BATHGATE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	21	25
Year Built	1927	1911	1913
Gross SqFt	26,000	20,050	21,200
Estimated Gross Income	\$235,820	\$181,791	\$292,136
Gross Income per SqFt	\$9.07	\$9.07	\$13.78
Full Market Value	\$552,000	\$519,000	\$1,070,000
Market Value per SqFt	\$21.23	\$26.00	\$50.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03061-0070	2-03070-0026	2-03070-0028
Address	565 EAST 178 STREET	2119 HUGHES AVENUE	2115 HUGHES AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	27
Year Built	1907	1911	1911
Gross SqFt	16,100	22,000	22,000
Estimated Gross Income	\$185,150	\$253,106	\$250,847
Gross Income per SqFt	\$11.50	\$11.50	\$11.40
Full Market Value	\$433,000	\$593,000	\$587,000
Market Value per SqFt	\$26.90	\$27.00	\$26.70
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03068-0006	2-03070-0026	2-03070-0028
Address	1974 LA FONTAINE AVENUE	2119 HUGHES AVENUE	2115 HUGHES AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	25	27
Year Built	1925	1911	1911
Gross SqFt	46,800	22,000	22,000
Estimated Gross Income	\$538,200	\$253,106	\$250,847
Gross Income per SqFt	\$11.50	\$11.50	\$11.40
Full Market Value	\$1,860,000	\$593,000	\$587,000
Market Value per SqFt	\$39.70	\$27.00	\$26.70
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03069-0024	2-03110-0063	2-03119-0037
Address	2089 ARTHUR AVENUE	786 EAST 182 STREET	2136 SOUTHERN BOULEVARD
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	72	52	66
Year Built	1925	1924	1931
Gross SqFt	55,920	41,550	43,910
Estimated Gross Income	\$646,994	\$480,893	\$1,433,595
Gross Income per SqFt	\$11.57	\$11.57	\$32.60
Full Market Value	\$1,510,000	\$1,660,000	\$6,870,000
Market Value per SqFt	\$27.00	\$40.00	\$156.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03069-0090	2-03061-0032	2-03061-0034
Address	2039 HUGHES AVENUE	2005 MONTEREY AVENUE	547 MONTEREY AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	18	20
Year Built	1911	1913	1913
Gross SqFt	13,200	17,407	18,800
Estimated Gross Income	\$138,732	\$182,932	\$219,517
Gross Income per SqFt	\$10.51	\$10.51	\$11.68
Full Market Value	\$325,000	\$428,000	\$514,000
Market Value per SqFt	\$24.62	\$25.00	\$27.30
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03073-0041	2-03078-0010	2-03086-0007
Address	2386 ARTHUR AVENUE	2500 ARTHUR AVENUE	643 EAST 182 STREET
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	16	17
Year Built	1905	1903	1907
Gross SqFt	10,776	13,600	11,232
Estimated Gross Income	\$106,143	\$154,851	\$109,224
Gross Income per SqFt	\$9.85	\$11.39	\$9.72
Full Market Value	\$249,000	\$534,000	\$312,000
Market Value per SqFt	\$23.11	\$39.00	\$27.80
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03080-0082	2-03080-0038	2-03081-0048
Address	2076 BELMONT AVENUE	2037 BELMONT AVENUE	666 EAST 181 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	17	20
Year Built	1925	1909	1927
Gross SqFt	14,850	11,629	20,250
Estimated Gross Income	\$141,817	\$125,843	\$168,284
Gross Income per SqFt	\$9.55	\$10.82	\$8.31
Full Market Value	\$332,000	\$295,000	\$394,000
Market Value per SqFt	\$22.36	\$25.00	\$19.46
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03081-0013	2-03080-0038	2-03081-0045
Address	2121 BELMONT AVENUE	2037 BELMONT AVENUE	2120 BELMONT AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	17	25
Year Built	1910	1909	1914
Gross SqFt	17,000	11,629	18,113
Estimated Gross Income	\$183,600	\$125,843	\$184,429
Gross Income per SqFt	\$10.80	\$10.82	\$10.18
Full Market Value	\$430,000	\$295,000	\$432,000
Market Value per SqFt	\$25.30	\$25.00	\$23.85
Distance from Cooperative in miles		0.10	0.05

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03081-0042	2-03080-0038	2-03111-0040
Address	2114 BELMONT AVENUE	2037 BELMONT AVENUE	2136 MAPES AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	17	20
Year Built	1927	1909	1931
Gross SqFt	12,200	11,629	16,840
Estimated Gross Income	\$132,370	\$125,843	\$187,065
Gross Income per SqFt	\$10.85	\$10.82	\$11.11
Full Market Value	\$310,000	\$295,000	\$438,000
Market Value per SqFt	\$25.40	\$25.00	\$26.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-0001	2-03138-0001	2-03113-0009
Address	661 EAST 181 STREET	999 EAST 180 STREET	769 GROTE STREET
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	281	237	249
Year Built	1959	1974	1973
Gross SqFt	272,000	276,135	207,850
Estimated Gross Income	\$2,937,600	\$3,056,850	\$2,764,094
Gross Income per SqFt	\$10.80	\$11.07	\$13.30
Full Market Value	\$6,880,000	\$7,160,000	\$6,470,000
Market Value per SqFt	\$25.30	\$26.00	\$31.10
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-0045	2-03129-0029	2-03169-0053
Address	2167 CROTONA AVENUE	2131 VYSE AVENUE	2075 CRESTON AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	22	20	32
Year Built	1926	1931	1921
Gross SqFt	21,000	26,700	29,000
Estimated Gross Income	\$210,000	\$267,330	\$290,305
Gross Income per SqFt	\$10.00	\$10.01	\$10.01
Full Market Value	\$492,000	\$626,000	\$828,000
Market Value per SqFt	\$23.43	\$23.00	\$28.60
Distance from Cooperative in miles		0.50	0.90

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03090-0049	2-03102-0029	2-03115-0001
Address	684 EAST 189 STREET	724 EAST 187 STREET	751 EAST 187 STREET
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	37	41	31
Year Built	1928	1927	1931
Gross SqFt	33,984	28,000	22,500
Estimated Gross Income	\$395,913	\$408,084	\$258,473
Gross Income per SqFt	\$11.65	\$14.57	\$11.49
Full Market Value	\$1,370,000	\$1,490,000	\$892,000
Market Value per SqFt	\$40.30	\$53.00	\$39.60
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03092-0006	2-03096-0052	2-03107-0016
Address	1974 CROTONA AVENUE	2120 CROTONA AVENUE	800 EAST 179 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	35	29
Year Built	1927	1914	1912
Gross SqFt	24,100	24,540	20,300
Estimated Gross Income	\$234,975	\$255,131	\$233,417
Gross Income per SqFt	\$9.75	\$10.40	\$11.50
Full Market Value	\$550,000	\$793,000	\$805,000
Market Value per SqFt	\$22.82	\$32.00	\$39.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03095-0001	2-03096-0052	2-03119-0052
Address	705 EAST 179 STREET	2120 CROTONA AVENUE	2144 CROTONA PARKWAY
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	35	44
Year Built	1916	1914	1931
Gross SqFt	30,000	24,540	33,200
Estimated Gross Income	\$292,500	\$255,131	\$323,595
Gross Income per SqFt	\$9.75	\$10.40	\$9.75
Full Market Value	\$685,000	\$793,000	\$923,000
Market Value per SqFt	\$22.83	\$32.00	\$27.80
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03095-0007	2-03129-0018	2-03198-0110
Address	700 OAKLAND PLACE	938 BRONX PARK SOUTH	15 EVELYN PLACE
Neighborhood	EAST TREMONT	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	38	30
Year Built	1931	1931	1931
Gross SqFt	25,176	37,000	29,892
Estimated Gross Income	\$245,466	\$390,248	\$291,248
Gross Income per SqFt	\$9.75	\$10.55	\$9.74
Full Market Value	\$575,000	\$1,210,000	\$831,000
Market Value per SqFt	\$22.84	\$33.00	\$27.80
Distance from Cooperative in miles		0.45	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03097-0053	2-03080-0038	2-03119-0058
Address	2141 PROSPECT AVENUE	2037 BELMONT AVENUE	2150 CROTONA PARKWAY
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	17	11
Year Built	1910	1909	1914
Gross SqFt	10,560	11,629	9,815
Estimated Gross Income	\$105,600	\$125,843	\$94,374
Gross Income per SqFt	\$10.00	\$10.82	\$9.62
Full Market Value	\$247,000	\$295,000	\$221,000
Market Value per SqFt	\$23.39	\$25.00	\$22.52
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03098-0050	2-03107-0016	2-03107-0034
Address	2131 CLINTON AVENUE	800 EAST 179 STREET	1981 MARMION AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	29	25
Year Built	1927	1912	1915
Gross SqFt	29,600	20,300	21,213
Estimated Gross Income	\$291,560	\$233,417	\$208,083
Gross Income per SqFt	\$9.85	\$11.50	\$9.81
Full Market Value	\$683,000	\$805,000	\$594,000
Market Value per SqFt	\$23.07	\$40.00	\$28.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03100-0018	2-03099-0006	2-03102-0035
Address	765 GARDEN STREET	743 EAST 182 STREET	2367 PROSPECT AVENUE
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	24
Year Built	1931	1913	1916
Gross SqFt	17,600	19,750	17,200
Estimated Gross Income	\$169,840	\$183,905	\$190,207
Gross Income per SqFt	\$9.65	\$9.31	\$11.06
Full Market Value	\$398,000	\$525,000	\$591,000
Market Value per SqFt	\$22.61	\$27.00	\$34.40
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03105-0005	2-03090-0036	2-03114-0075
Address	2420 BEAUMONT AVENUE	691 EAST 188 STREET	775 EAST 185 STREET
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	20	20
Year Built	1912	1913	1931
Gross SqFt	11,580	17,845	17,200
Estimated Gross Income	\$127,380	\$220,432	\$178,500
Gross Income per SqFt	\$11.00	\$12.35	\$10.38
Full Market Value	\$298,000	\$761,000	\$555,000
Market Value per SqFt	\$25.70	\$43.00	\$32.30
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03106-0044	2-03080-0038	
Address	1961 MAPES AVENUE	2037 BELMONT AVENUE	
Neighborhood	EAST TREMONT	EAST TREMONT	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	24	17	
Year Built	1910	1909	
Gross SqFt	23,550	11,629	
Estimated Gross Income	\$235,500	\$125,843	
Gross Income per SqFt	\$10.00	\$10.82	
Full Market Value	\$551,000	\$295,000	
Market Value per SqFt	\$23.40	\$25.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03107-0006	2-03111-0040	2-03134-0033
Address	810 EAST 178 STREET	2136 MAPES AVENUE	983 EAST 181 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1911	1931	1913
Gross SqFt	18,450	16,840	18,200
Estimated Gross Income	\$202,950	\$187,065	\$210,129
Gross Income per SqFt	\$11.00	\$11.11	\$11.55
Full Market Value	\$475,000	\$438,000	\$725,000
Market Value per SqFt	\$25.70	\$26.00	\$39.80
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03110-0089	2-03119-0060	2-03121-0058
Address	785 EAST 181 STREET	840 BRONX PARK SOUTH	1963 DALY AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	14	26
Year Built	1913	1931	1911
Gross SqFt	19,523	14,805	22,619
Estimated Gross Income	\$204,991	\$202,911	\$242,218
Gross Income per SqFt	\$10.50	\$13.71	\$10.71
Full Market Value	\$480,000	\$741,000	\$753,000
Market Value per SqFt	\$24.59	\$50.00	\$33.30
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03111-0004	2-03119-0021	2-03107-0016
Address	2120 MAPES AVENUE	2115 MOHEGAN AVENUE	800 EAST 179 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	25	29
Year Built	1914	1916	1912
Gross SqFt	27,495	19,800	20,300
Estimated Gross Income	\$270,825	\$193,493	\$233,417
Gross Income per SqFt	\$9.85	\$9.77	\$11.50
Full Market Value	\$634,000	\$552,000	\$805,000
Market Value per SqFt	\$23.06	\$28.00	\$39.70
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03112-0003	2-03084-0008	2-03089-0001
Address	803 EAST 182 STREET	670 GARDEN STREET	685 EAST 183 STREET
Neighborhood	BELMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	42	45
Year Built	1931	1923	1913
Gross SqFt	35,715	33,350	37,392
Estimated Gross Income	\$348,221	\$331,037	\$393,435
Gross Income per SqFt	\$9.75	\$9.93	\$10.52
Full Market Value	\$815,000	\$944,000	\$1,220,000
Market Value per SqFt	\$22.82	\$28.00	\$32.60
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03117-0010	2-03111-0010	2-03121-0058
Address	851 EAST TREMONT AVENUE	2125 SOUTHERN BOULEVARD	1963 DALY AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	41	26
Year Built	1931	1931	1911
Gross SqFt	21,150	31,190	22,619
Estimated Gross Income	\$190,350	\$259,103	\$242,218
Gross Income per SqFt	\$9.00	\$8.31	\$10.71
Full Market Value	\$446,000	\$669,000	\$753,000
Market Value per SqFt	\$21.09	\$21.00	\$33.30
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03117-0023	2-03737-0018	2-05704-0050
Address	855 EAST 178 STREET	1130 COLGATE AVENUE	224 NAPLES TERRACE
Neighborhood	EAST TREMONT	SOUNDVIEW	KINGSBRIDGE/JEROME PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	107	118	100
Year Built	1931	1927	1927
Gross SqFt	90,600	94,208	122,640
Estimated Gross Income	\$806,340	\$758,306	\$1,124,547
Gross Income per SqFt	\$8.90	\$8.05	\$9.17
Full Market Value	\$1,890,000	\$1,960,000	\$2,900,000
Market Value per SqFt	\$20.86	\$21.00	\$23.65
Distance from Cooperative in miles		1.20	2.65

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03126-0028	2-03080-0038	2-03187-0045
Address	940 EAST 178 STREET	2037 BELMONT AVENUE	2327 WALTON AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	17	17
Year Built	1992	1909	1926
Gross SqFt	17,820	11,629	16,200
Estimated Gross Income	\$220,077	\$125,843	\$200,000
Gross Income per SqFt	\$12.35	\$10.82	\$12.35
Full Market Value	\$759,000	\$295,000	\$690,000
Market Value per SqFt	\$42.60	\$25.00	\$42.60
Distance from Cooperative in miles		0.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03127-0001	2-03111-0049	2-03119-0029
Address	2000 DALY AVENUE	2158 MAPES AVENUE	2104 EAST 180 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	50	46	43
Year Built	1926	1931	1924
Gross SqFt	42,455	46,000	42,426
Estimated Gross Income	\$369,358	\$399,762	\$366,151
Gross Income per SqFt	\$8.70	\$8.69	\$8.63
Full Market Value	\$865,000	\$1,030,000	\$945,000
Market Value per SqFt	\$20.37	\$22.00	\$22.27
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03130-0007	2-03082-0031	2-03128-0005
Address	1962 VYSE AVENUE	650 EAST 182 STREET	2114 DALY AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	25	27
Year Built	1992	1911	1911
Gross SqFt	23,760	17,835	21,355
Estimated Gross Income	\$292,248	\$218,701	\$261,000
Gross Income per SqFt	\$12.30	\$12.26	\$12.22
Full Market Value	\$1,010,000	\$755,000	\$901,000
Market Value per SqFt	\$42.50	\$42.00	\$42.20
Distance from Cooperative in miles		0.75	0.25

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03130-0100	2-03124-0001	2-03136-0001
Address	1010 EAST 178 STREET	883 EAST 180 STREET	2008 BRYANT AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	225	196	204
Year Built	1972	1979	1973
Gross SqFt	214,344	181,093	222,060
Estimated Gross Income	\$2,732,886	\$2,624,741	\$2,669,734
Gross Income per SqFt	\$12.75	\$14.49	\$12.02
Full Market Value	\$6,400,000	\$9,580,000	\$6,250,000
Market Value per SqFt	\$29.90	\$53.00	\$28.10
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03131-0020	2-03108-0044	2-03797-0001
Address	998 EAST 179 STREET	825 EAST 179 STREET	2001 BRUCKNER BOULEVARD
Neighborhood	EAST TREMONT	EAST TREMONT	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	90	90	118
Year Built	1971	2001	1964
Gross SqFt	90,900	82,309	112,507
Estimated Gross Income	\$1,054,440	\$797,128	\$1,412,246
Gross Income per SqFt	\$11.60	\$9.68	\$12.55
Full Market Value	\$3,640,000	\$2,270,000	\$4,870,000
Market Value per SqFt	\$40.00	\$28.00	\$43.30
Distance from Cooperative in miles		0.35	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03144-0018	2-03153-0037	2-03148-0034
Address	2122 VALENTINE AVENUE	2463 VALENTINE AVENUE	2463 TIEBOUT AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	30	20
Year Built	1926	1915	1915
Gross SqFt	19,715	22,700	17,545
Estimated Gross Income	\$207,007	\$353,482	\$197,871
Gross Income per SqFt	\$10.50	\$15.57	\$11.28
Full Market Value	\$485,000	\$1,400,000	\$615,000
Market Value per SqFt	\$24.60	\$62.00	\$35.10
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03145-0026	2-03143-0172	2-03183-0024
Address	2279 TIEBOUT AVENUE	2245 WEBSTER AVENUE	2332 WALTON AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	11
Year Built	1925	1911	1916
Gross SqFt	10,032	9,684	11,625
Estimated Gross Income	\$123,393	\$120,466	\$103,917
Gross Income per SqFt	\$12.30	\$12.44	\$8.94
Full Market Value	\$289,000	\$416,000	\$268,000
Market Value per SqFt	\$28.80	\$43.00	\$23.05
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03149-0061	2-03146-0023	2-03149-0118
Address	2025 VALENTINE AVENUE	2340 VALENTINE AVENUE	253 EAST 181 STREET
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	49	37
Year Built	1940	1927	1939
Gross SqFt	37,350	38,500	32,175
Estimated Gross Income	\$356,692	\$447,009	\$292,722
Gross Income per SqFt	\$9.55	\$11.61	\$9.10
Full Market Value	\$835,000	\$1,540,000	\$835,000
Market Value per SqFt	\$22.36	\$40.00	\$26.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03149-0096	2-03148-0001	2-03153-0037
Address	268 EAST 181 STREET	2460 VALENTINE AVENUE	2463 VALENTINE AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	23	30
Year Built	1913	1915	1915
Gross SqFt	22,202	17,870	22,700
Estimated Gross Income	\$234,231	\$188,539	\$353,482
Gross Income per SqFt	\$10.55	\$10.55	\$15.57
Full Market Value	\$548,000	\$486,000	\$1,400,000
Market Value per SqFt	\$24.68	\$27.00	\$62.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03151-0028	2-03151-0022	2-03174-0024
Address	254 EAST 184 STREET	2350 RYER AVENUE	62 EAST 190 STREET
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	26
Year Built	1916	1923	1916
Gross SqFt	20,955	17,640	21,190
Estimated Gross Income	\$199,072	\$177,460	\$183,037
Gross Income per SqFt	\$9.50	\$10.06	\$8.64
Full Market Value	\$466,000	\$506,000	\$429,000
Market Value per SqFt	\$22.24	\$29.00	\$20.25
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03165-0022	2-03171-0034	2-03148-0010
Address	2414 CRESTON AVENUE	2255 CRESTON AVENUE	2482 VALENTINE AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	28	26
Year Built	1914	1923	1915
Gross SqFt	23,250	22,000	21,585
Estimated Gross Income	\$230,175	\$255,832	\$215,188
Gross Income per SqFt	\$9.90	\$11.63	\$9.97
Full Market Value	\$539,000	\$883,000	\$555,000
Market Value per SqFt	\$23.18	\$40.00	\$25.70
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03173-0001	2-03168-0049	2-03169-0053
Address	2386 MORRIS AVENUE	2625 GRAND CONCOURSE	2075 CRESTON AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	33	41	32
Year Built	1928	1948	1921
Gross SqFt	30,886	44,550	29,000
Estimated Gross Income	\$293,417	\$386,986	\$290,305
Gross Income per SqFt	\$9.50	\$8.69	\$10.01
Full Market Value	\$687,000	\$998,000	\$828,000
Market Value per SqFt	\$22.24	\$22.00	\$28.60
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03173-0013	2-03143-0001	2-03169-0045
Address	2420 MORRIS AVENUE	2100 TIEBOUT AVENUE	2089 CRESTON AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	84	92
Year Built	1955	1971	2003
Gross SqFt	75,010	86,275	92,728
Estimated Gross Income	\$723,846	\$1,067,304	\$891,566
Gross Income per SqFt	\$9.65	\$12.37	\$9.61
Full Market Value	\$2,060,000	\$2,500,000	\$2,540,000
Market Value per SqFt	\$27.50	\$29.00	\$27.40
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03175-0010	2-03147-0026	2-03157-0020
Address	55 EAST 190 STREET	2395 TIEBOUT AVENUE	2186 GRAND CONCOURSE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	54	54
Year Built	1942	1936	1940
Gross SqFt	55,440	51,240	46,495
Estimated Gross Income	\$554,400	\$545,555	\$516,269
Gross Income per SqFt	\$10.00	\$10.65	\$11.10
Full Market Value	\$1,580,000	\$1,700,000	\$1,600,000
Market Value per SqFt	\$28.50	\$33.00	\$34.40
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03179-0052	2-03144-0058	2-03173-0024
Address	2075 WALTON AVENUE	2206 VALENTINE AVENUE	2438 MORRIS AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	66	65
Year Built	1927	1928	1928
Gross SqFt	53,898	62,094	48,000
Estimated Gross Income	\$466,217	\$517,390	\$480,770
Gross Income per SqFt	\$8.65	\$8.33	\$10.02
Full Market Value	\$1,090,000	\$1,330,000	\$1,370,000
Market Value per SqFt	\$20.22	\$21.00	\$28.50
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03180-0013	2-03158-0043	2-03183-0072
Address	2163 MORRIS AVENUE	2243 RYER AVENUE	2307 MORRIS AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	21	21
Year Built	1917	1924	1916
Gross SqFt	18,710	18,000	21,544
Estimated Gross Income	\$182,422	\$208,645	\$197,372
Gross Income per SqFt	\$9.75	\$11.59	\$9.16
Full Market Value	\$520,000	\$720,000	\$563,000
Market Value per SqFt	\$27.80	\$40.00	\$26.10
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03199-0062	2-03193-0001	2-03214-0013
Address	2400 DAVIDSON AVENUE	2042 GRAND AVENUE	2532 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	52	55	57
Year Built	1923	1923	1922
Gross SqFt	40,000	54,723	42,730
Estimated Gross Income	\$424,000	\$486,578	\$474,956
Gross Income per SqFt	\$10.60	\$8.89	\$11.12
Full Market Value	\$993,000	\$1,260,000	\$1,230,000
Market Value per SqFt	\$24.83	\$23.00	\$28.80
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03199-0066	2-03214-0074	2-03213-0063
Address	2410 DAVIDSON AVENUE	2525 AQUEDUCT AVENUE WEST	60 WEST 190 STREET
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	51	47
Year Built	1923	1923	1922
Gross SqFt	40,000	42,790	45,035
Estimated Gross Income	\$424,000	\$420,600	\$468,413
Gross Income per SqFt	\$10.60	\$9.83	\$10.40
Full Market Value	\$993,000	\$1,200,000	\$1,460,000
Market Value per SqFt	\$24.83	\$28.00	\$32.40
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03201-0003	2-03216-0016	2-03225-0106
Address	2506 DAVIDSON AVENUE	1940 ANDREWS AVENUE SOUTH	2326 LORING PLACE NORTH
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	43	42
Year Built	1941	1925	1928
Gross SqFt	37,000	54,150	39,780
Estimated Gross Income	\$314,500	\$434,728	\$405,070
Gross Income per SqFt	\$8.50	\$8.03	\$10.18
Full Market Value	\$811,000	\$1,120,000	\$1,260,000
Market Value per SqFt	\$21.92	\$21.00	\$31.70
Distance from Cooperative in miles		0.95	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03209-0045	2-03196-0001	2-03218-0052
Address	2333 GRAND AVENUE	2200 GRAND AVENUE	2325 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	49	49
Year Built	1926	1932	1924
Gross SqFt	40,428	45,387	39,792
Estimated Gross Income	\$448,750	\$402,515	\$553,917
Gross Income per SqFt	\$11.10	\$8.87	\$13.92
Full Market Value	\$1,050,000	\$942,000	\$2,020,000
Market Value per SqFt	\$26.00	\$21.00	\$51.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03212-0092	2-03196-0074	2-03228-0005
Address	55 WEST 184 STREET	18 WEST 183 STREET	183 WEST BURNSIDE AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	27	29	39
Year Built	1926	1924	1925
Gross SqFt	22,500	22,475	39,400
Estimated Gross Income	\$216,000	\$235,945	\$370,734
Gross Income per SqFt	\$9.60	\$10.50	\$9.41
Full Market Value	\$506,000	\$733,000	\$957,000
Market Value per SqFt	\$22.49	\$33.00	\$24.29
Distance from Cooperative in miles		0.15	0.65

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03213-0033	2-03228-0097	
Address	2471 GRAND AVENUE	1945 LORING PLACE SOUTH	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	42	42	
Year Built	1928	1927	
Gross SqFt	43,000	47,500	
Estimated Gross Income	\$451,500	\$398,833	
Gross Income per SqFt	\$10.50	\$8.40	
Full Market Value	\$1,400,000	\$1,030,000	
Market Value per SqFt	\$32.60	\$22.00	
Distance from Cooperative in miles		0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03218-0074	2-03216-0016	2-03225-0094
Address	2265 DR M L KING JR BOULE	1940 ANDREWS AVENUE SOUTH	2300 LORING PLACE NORTH
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	43	47
Year Built	1936	1925	1927
Gross SqFt	46,440	54,150	48,500
Estimated Gross Income	\$394,740	\$434,728	\$439,148
Gross Income per SqFt	\$8.50	\$8.03	\$9.05
Full Market Value	\$1,020,000	\$1,120,000	\$1,030,000
Market Value per SqFt	\$21.96	\$21.00	\$21.24
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03219-0201	2-03219-0091	2-03214-0005
Address	2471 UNIVERSITY AVENUE	2440 WEBB AVENUE	2512 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	24
Year Built	1915	1917	1914
Gross SqFt	21,750	19,280	21,385
Estimated Gross Income	\$215,325	\$172,334	\$247,453
Gross Income per SqFt	\$9.90	\$8.94	\$11.57
Full Market Value	\$504,000	\$445,000	\$854,000
Market Value per SqFt	\$23.17	\$23.00	\$39.90
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03225-0022	2-03225-0052	
Address	2295 ANDREWS AVENUE NORTH	135 WEST 183 STREET	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	36	52	
Year Built	1922	1924	
Gross SqFt	41,107	47,054	
Estimated Gross Income	\$442,000	\$439,430	
Gross Income per SqFt	\$10.75	\$9.34	
Full Market Value	\$1,030,000	\$1,250,000	
Market Value per SqFt	\$25.10	\$27.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03226-0053	2-03623-0001	2-03142-0200
Address	4 FORDHAM HILL OVAL	823 COLGATE AVENUE	1937 WEBSTER AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	SOUNDVIEW	FORDHAM
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	1,153	968	99
Year Built	1950	1969	1972
Gross SqFt	1,230,965	1,069,698	199,500
Estimated Gross Income	\$12,001,908	\$10,009,550	\$2,067,904
Gross Income per SqFt	\$9.75	\$9.36	\$10.37
Full Market Value	\$34,200,000	\$23,400,000	\$4,840,000
Market Value per SqFt	\$27.80	\$22.00	\$24.26
Distance from Cooperative in miles		3.45	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03237-0067	2-03230-0016	2-03212-0005
Address	2630 KINGSBRIDGE TERRACE	1981 SEDGWICK AVENUE	2260 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	185	225	110
Year Built	1955	1952	1959
Gross SqFt	200,000	202,600	122,883
Estimated Gross Income	\$2,050,000	\$2,472,876	\$1,137,080
Gross Income per SqFt	\$10.25	\$12.21	\$9.25
Full Market Value	\$6,370,000	\$8,530,000	\$3,240,000
Market Value per SqFt	\$31.90	\$42.00	\$26.40
Distance from Cooperative in miles		0.90	0.50

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03237-0145	2-03212-0088	2-03211-0035
Address	2545 SEDGWICK AVENUE	2385 GRAND AVENUE	2230 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	51	84
Year Built	1964	1961	1951
Gross SqFt	71,640	50,000	75,085
Estimated Gross Income	\$698,490	\$457,850	\$829,425
Gross Income per SqFt	\$9.75	\$9.16	\$11.05
Full Market Value	\$1,990,000	\$1,310,000	\$1,940,000
Market Value per SqFt	\$27.80	\$26.00	\$25.80
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03246-0056	2-02880-0115	2-03253-0063
Address	3850 SEDGWICK AVENUE	1655 UNDERCLIFF AVENUE	2735 SEDGWICK AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	122	125	124
Year Built	1955	1967	1922
Gross SqFt	141,055	146,286	137,495
Estimated Gross Income	\$1,489,940	\$1,160,203	\$1,744,570
Gross Income per SqFt	\$10.56	\$7.93	\$12.69
Full Market Value	\$4,630,000	\$2,990,000	\$6,020,000
Market Value per SqFt	\$32.80	\$20.00	\$43.80
Distance from Cooperative in miles		2.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03250-0040	2-02431-0001	2-03343-0042
Address	2835 WEBB AVENUE	1230 TELLER AVENUE	277 EAST 207 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	73	79	68
Year Built	1959	1941	1959
Gross SqFt	83,000	73,724	75,000
Estimated Gross Income	\$764,048	\$689,482	\$764,048
Gross Income per SqFt	\$9.21	\$9.35	\$10.19
Full Market Value	\$2,180,000	\$1,970,000	\$2,370,000
Market Value per SqFt	\$26.30	\$27.00	\$31.60
Distance from Cooperative in miles		2.85	1.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03251-0420	2-03668-0001	2-03672-0001
Address	3400 PAUL AVENUE	920 THIERIOT AVENUE	1965 LAFAYETTE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	352	459	353
Year Built	1967	1965	1969
Gross SqFt	381,213	490,000	400,932
Estimated Gross Income	\$4,287,758	\$4,287,758	\$2,970,226
Gross Income per SqFt	\$11.25	\$8.75	\$7.41
Full Market Value	\$10,000,000	\$11,100,000	\$6,950,000
Market Value per SqFt	\$26.20	\$23.00	\$17.33
Distance from Cooperative in miles		3.95	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0052	2-02944-0001	2-04347-0007
Address	3975 SEDGWICK AVENUE	1803 CROTONA PARK NORTH	2324 BOSTON ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	CROTONA PARK	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	317	281	322
Year Built	1968	1962	1963
Gross SqFt	425,070	286,346	337,570
Estimated Gross Income	\$3,663,456	\$3,081,083	\$3,666,010
Gross Income per SqFt	\$8.62	\$10.76	\$10.86
Full Market Value	\$8,580,000	\$7,210,000	\$11,400,000
Market Value per SqFt	\$20.18	\$25.00	\$33.80
Distance from Cooperative in miles		2.80	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0117	2-02386-0144	2-03262-0077
Address	3960 SEDGWICK AVENUE	1011 WASHINGTON AVENUE	114 WEST 238 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MORRISANIA/LONGWOOD	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	139	136	139
Year Built	1950	2004	1928
Gross SqFt	186,000	126,284	115,428
Estimated Gross Income	\$1,317,681	\$1,317,681	\$1,314,475
Gross Income per SqFt	\$7.08	\$10.43	\$11.39
Full Market Value	\$3,080,000	\$4,090,000	\$4,530,000
Market Value per SqFt	\$16.56	\$32.00	\$39.20
Distance from Cooperative in miles		4.05	0.45

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0135	2-03636-0001	2-04248-0026
Address	4016 HILLMAN AVENUE	1735 LAFAYETTE AVENUE	2954 EAST 196 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	SCHUYLerville/PELHAM BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	32	33
Year Built	1947	1929	1932
Gross SqFt	31,150	31,300	31,500
Estimated Gross Income	\$268,317	\$422,237	\$354,690
Gross Income per SqFt	\$8.61	\$13.49	\$11.26
Full Market Value	\$628,000	\$1,540,000	\$1,100,000
Market Value per SqFt	\$20.16	\$49.00	\$34.90
Distance from Cooperative in miles		4.40	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0143	2-03191-0048	2-03258-0177
Address	74 VAN CORTLANDT PARK SOU	25 EAST 193 STREET	3470 CANNON PLACE
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	KINGSBRIDGE/JEROME PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	55	56	55
Year Built	1928	1921	1927
Gross SqFt	76,320	69,000	65,000
Estimated Gross Income	\$613,043	\$613,043	\$430,187
Gross Income per SqFt	\$8.03	\$8.88	\$6.62
Full Market Value	\$1,440,000	\$1,580,000	\$1,010,000
Market Value per SqFt	\$18.87	\$23.00	\$15.54
Distance from Cooperative in miles		1.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0209	2-02420-0120	2-03124-0001
Address	80 GOUVERNEUR AVENUE	280 EAST 161 STREET	883 EAST 180 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	207	204	196
Year Built	1930	1980	1979
Gross SqFt	197,406	239,712	181,093
Estimated Gross Income	\$2,624,741	\$2,629,541	\$2,624,741
Gross Income per SqFt	\$13.30	\$10.97	\$14.49
Full Market Value	\$6,140,000	\$8,170,000	\$9,580,000
Market Value per SqFt	\$31.10	\$34.00	\$53.00
Distance from Cooperative in miles		4.35	2.65

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0237	2-03326-0060	2-04322-0043
Address	3989 HILLMAN AVENUE	3310 KOSSUTH AVENUE	2179 MATTHEWS AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	48	48	48
Year Built	1941	1928	1948
Gross SqFt	30,552	34,620	35,960
Estimated Gross Income	\$439,884	\$478,851	\$432,598
Gross Income per SqFt	\$14.40	\$13.83	\$12.03
Full Market Value	\$1,030,000	\$1,750,000	\$1,490,000
Market Value per SqFt	\$33.70	\$51.00	\$41.40
Distance from Cooperative in miles		0.60	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0268	2-03332-0021	2-05834-3001
Address	91 VAN CORTLANDT AVENUE E	3070 HULL AVENUE	6255 BROADWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	50	50
Year Built	1963	1939	1958
Gross SqFt	55,800	56,000	55,400
Estimated Gross Income	\$554,896	\$524,108	\$532,096
Gross Income per SqFt	\$9.94	\$9.36	\$9.60
Full Market Value	\$1,580,000	\$1,490,000	\$1,520,000
Market Value per SqFt	\$28.30	\$27.00	\$27.40
Distance from Cooperative in miles		1.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0276	2-02823-0046	2-05760-0112
Address	3980 ORLOFF AVENUE	1700 GRAND CONCOURSE	3424 KINGSBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	MOUNT HOPE/MOUNT EDEN	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	151	158	138
Year Built	1950	1963	1962
Gross SqFt	155,477	154,656	128,500
Estimated Gross Income	\$1,503,878	\$1,633,855	\$1,503,878
Gross Income per SqFt	\$9.67	\$10.56	\$11.70
Full Market Value	\$3,520,000	\$5,080,000	\$5,190,000
Market Value per SqFt	\$22.64	\$33.00	\$40.40
Distance from Cooperative in miles		2.90	0.60

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0287	2-03778-0010	2-04178-0010
Address	92 VAN CORTLANDT PARK SOU	1240 MORRISON AVENUE	3555 BRUCKNER BOULEVARD
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	SCHUYLerville/PELHAM BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	145	154	142
Year Built	1949	1968	1960
Gross SqFt	150,500	147,727	112,000
Estimated Gross Income	\$1,589,501	\$1,589,502	\$1,274,936
Gross Income per SqFt	\$10.56	\$10.76	\$11.38
Full Market Value	\$3,720,000	\$4,530,000	\$4,400,000
Market Value per SqFt	\$24.72	\$31.00	\$39.30
Distance from Cooperative in miles		3.75	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0340	2-02822-0019	2-03642-0001
Address	120 GALE PLACE	1749 GRAND CONCOURSE	880 THIÉRIOT AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	MOUNT HOPE/MOUNT EDEN	SOUNDVIEW
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	282	279	317
Year Built	1949	1924	1968
Gross SqFt	351,827	423,500	352,866
Estimated Gross Income	\$3,346,920	\$3,651,185	\$3,290,510
Gross Income per SqFt	\$9.51	\$8.62	\$9.33
Full Market Value	\$7,840,000	\$9,420,000	\$7,700,000
Market Value per SqFt	\$22.28	\$22.00	\$21.82
Distance from Cooperative in miles		2.80	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03252-0361	2-03211-0009	2-03212-0005
Address	100 VAN CORTLANDT PARK SO	2170 DR M L KING JR BOULE	2260 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	111	110
Year Built	1932	1959	1959
Gross SqFt	120,000	141,800	122,883
Estimated Gross Income	\$1,213,043	\$1,213,043	\$1,137,080
Gross Income per SqFt	\$10.11	\$8.55	\$9.25
Full Market Value	\$2,840,000	\$3,130,000	\$3,240,000
Market Value per SqFt	\$23.67	\$22.00	\$26.40
Distance from Cooperative in miles		2.00	1.80

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03253-0221	2-03343-0126	2-04319-0045
Address	3065 SEDGWICK AVENUE	3320 RESERVOIR OVAL EAST	2157 HOLLAND AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	73	73
Year Built	1960	1959	1930
Gross SqFt	75,390	75,821	73,842
Estimated Gross Income	\$768,543	\$742,035	\$768,543
Gross Income per SqFt	\$10.19	\$9.79	\$10.41
Full Market Value	\$2,390,000	\$2,120,000	\$2,390,000
Market Value per SqFt	\$31.70	\$28.00	\$32.40
Distance from Cooperative in miles		1.35	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03253-0255	2-03250-0102	2-04320-0005
Address	2875 SEDGWICK AVENUE	117 WEST 197 STREET	2160 HOLLAND AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	85	85
Year Built	1927	1926	1930
Gross SqFt	107,220	108,500	82,548
Estimated Gross Income	\$923,320	\$923,320	\$893,517
Gross Income per SqFt	\$8.61	\$8.51	\$10.82
Full Market Value	\$2,380,000	\$2,160,000	\$2,780,000
Market Value per SqFt	\$22.20	\$20.00	\$33.70
Distance from Cooperative in miles		0.20	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03255-0065	2-03262-0077	2-04323-0018
Address	3355 SEDGWICK AVENUE	114 WEST 238 STREET	2160 MATTHEWS AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	135	139	133
Year Built	1963	1928	1964
Gross SqFt	117,045	115,428	136,122
Estimated Gross Income	\$1,496,552	\$1,314,475	\$1,496,552
Gross Income per SqFt	\$12.79	\$11.39	\$10.99
Full Market Value	\$5,160,000	\$4,530,000	\$4,650,000
Market Value per SqFt	\$44.10	\$39.00	\$34.20
Distance from Cooperative in miles		0.20	2.50

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03256-0156	2-02483-0059	2-04222-0093
Address	2865 KINGSBRIDGE TERRACE	831 GERARD AVENUE	1545 RHINELANDER AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	106	100	106
Year Built	1965	1938	1962
Gross SqFt	111,300	107,250	112,339
Estimated Gross Income	\$1,315,951	\$943,355	\$1,316,992
Gross Income per SqFt	\$11.82	\$8.80	\$11.72
Full Market Value	\$3,080,000	\$2,430,000	\$4,540,000
Market Value per SqFt	\$27.70	\$23.00	\$40.40
Distance from Cooperative in miles		3.50	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03258-0013	2-02483-0059	2-03249-0010
Address	3311 GILES PLACE	831 GERARD AVENUE	2780 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	100	100	100
Year Built	1962	1938	1949
Gross SqFt	98,000	107,250	98,312
Estimated Gross Income	\$1,252,645	\$943,355	\$1,252,645
Gross Income per SqFt	\$12.78	\$8.80	\$12.74
Full Market Value	\$4,320,000	\$2,430,000	\$4,320,000
Market Value per SqFt	\$44.10	\$23.00	\$43.90
Distance from Cooperative in miles		3.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03258-0073	2-02269-0001	2-03140-0007
Address	3400 FT INDEPENDENCE STRE	370 BROOK AVENUE	2082 BOSTON ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	MOTT HAVEN/PORT MORRIS	EAST TREMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	171	173	169
Year Built	1965	1970	1974
Gross SqFt	232,808	209,819	200,529
Estimated Gross Income	\$2,197,111	\$1,993,280	\$2,197,111
Gross Income per SqFt	\$9.44	\$9.50	\$10.96
Full Market Value	\$5,140,000	\$4,670,000	\$5,140,000
Market Value per SqFt	\$22.08	\$22.00	\$25.60
Distance from Cooperative in miles		4.90	2.90

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03260-0005	2-05732-0924	2-05746-0567
Address	2860 BAILEY AVENUE	2700 HENRY HUDSON PARKWAY	2675 HENRY HUDSON PARKWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	78	78
Year Built	1955	1955	1951
Gross SqFt	77,760	108,955	92,782
Estimated Gross Income	\$1,108,525	\$1,108,525	\$1,085,344
Gross Income per SqFt	\$14.26	\$10.17	\$11.70
Full Market Value	\$4,050,000	\$3,160,000	\$3,740,000
Market Value per SqFt	\$52.00	\$29.00	\$40.30
Distance from Cooperative in miles		0.75	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0067	2-02840-0038	2-04286-0004
Address	3915 ORLOFF AVENUE	15 CLARKE PLACE EAST	2070 BRONX PARK EAST
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	102	104
Year Built	1957	2005	1928
Gross SqFt	115,000	115,000	129,000
Estimated Gross Income	\$1,296,014	\$225,441	\$1,117,978
Gross Income per SqFt	\$11.27	\$1.96	\$8.67
Full Market Value	\$3,030,000	\$528,000	\$2,880,000
Market Value per SqFt	\$26.30	\$5.00	\$22.33
Distance from Cooperative in miles		3.40	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0085	2-03670-0001	2-05909-0163
Address	3900 BAILEY AVENUE	950 UNDERHILL AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	188	209	176
Year Built	1963	1966	1959
Gross SqFt	247,530	216,650	237,000
Estimated Gross Income	\$2,849,258	\$1,997,360	\$2,849,258
Gross Income per SqFt	\$11.51	\$9.22	\$12.02
Full Market Value	\$6,670,000	\$5,700,000	\$9,830,000
Market Value per SqFt	\$26.90	\$26.00	\$41.50
Distance from Cooperative in miles		4.45	0.95

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0225	2-03287-0031	2-05047-0014
Address	75 WEST 238 STREET	2670 BAINBRIDGE AVENUE	4382 FURMAN AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	WAKEFIELD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	70	72
Year Built	1960	1959	1931
Gross SqFt	77,000	81,315	75,630
Estimated Gross Income	\$770,000	\$1,056,281	\$571,750
Gross Income per SqFt	\$10.00	\$12.99	\$7.56
Full Market Value	\$2,200,000	\$3,860,000	\$1,340,000
Market Value per SqFt	\$28.60	\$48.00	\$17.72
Distance from Cooperative in miles		1.20	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03263-0235	2-02511-0022	2-03100-0065
Address	3840 CANNON PLACE	939 WOODYCREST AVENUE	711 GARDEN STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	BELMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	171	169	167
Year Built	1958	1928	1971
Gross SqFt	170,350	196,432	190,000
Estimated Gross Income	\$2,014,214	\$1,659,956	\$2,147,783
Gross Income per SqFt	\$11.82	\$8.45	\$11.30
Full Market Value	\$4,720,000	\$4,280,000	\$5,030,000
Market Value per SqFt	\$27.70	\$22.00	\$26.50
Distance from Cooperative in miles		4.05	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03267-0056	2-02449-0064	2-03324-0077
Address	3123 BAILEY AVENUE	1185 MORRIS AVENUE	3435 KNOX PLACE
Neighborhood	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	53	54
Year Built	1964	1936	1949
Gross SqFt	43,645	45,416	44,280
Estimated Gross Income	\$511,440	\$474,017	\$511,440
Gross Income per SqFt	\$11.72	\$10.44	\$11.55
Full Market Value	\$1,760,000	\$1,220,000	\$1,760,000
Market Value per SqFt	\$40.30	\$27.00	\$39.70
Distance from Cooperative in miles		3.25	1.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03267-0060	2-03156-0044	2-04348-0005
Address	3119 BAILEY AVENUE	2056 ANTHONY AVENUE	2310 HOLLAND AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	66	66
Year Built	1961	1942	1951
Gross SqFt	65,000	64,963	65,250
Estimated Gross Income	\$685,085	\$678,863	\$640,626
Gross Income per SqFt	\$10.54	\$10.45	\$9.82
Full Market Value	\$2,130,000	\$2,110,000	\$1,650,000
Market Value per SqFt	\$32.80	\$33.00	\$25.30
Distance from Cooperative in miles		1.85	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03271-0210	2-02844-0105	2-03343-0126
Address	180 VAN CORTLANDT PARK SO	1459 WYTHE PLACE	3320 RESERVOIR OVAL EAST
Neighborhood	KINGSBRIDGE/JEROME PARK	MOUNT HOPE/MOUNT EDEN	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	73	73
Year Built	1956	1929	1959
Gross SqFt	78,864	76,000	75,821
Estimated Gross Income	\$890,658	\$890,658	\$742,035
Gross Income per SqFt	\$11.29	\$11.72	\$9.79
Full Market Value	\$2,770,000	\$3,070,000	\$2,120,000
Market Value per SqFt	\$35.10	\$40.00	\$28.00
Distance from Cooperative in miles		3.20	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03277-0002	2-03278-0018	2-03277-0014
Address	389 EAST 194 STREET	2726 DECATUR AVENUE	2656 DECATUR AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	31	23
Year Built	1910	1915	1910
Gross SqFt	13,475	24,080	22,000
Estimated Gross Income	\$149,303	\$249,134	\$266,416
Gross Income per SqFt	\$11.08	\$10.35	\$12.11
Full Market Value	\$350,000	\$774,000	\$624,000
Market Value per SqFt	\$26.00	\$32.00	\$28.40
Distance from Cooperative in miles		0.10	0.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03277-0023	2-03277-0014	2-03278-0018
Address	2676 DECATUR AVENUE	2656 DECATUR AVENUE	2726 DECATUR AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	31
Year Built	1908	1910	1915
Gross SqFt	18,000	22,000	24,080
Estimated Gross Income	\$199,440	\$266,416	\$249,134
Gross Income per SqFt	\$11.08	\$12.11	\$10.35
Full Market Value	\$467,000	\$624,000	\$774,000
Market Value per SqFt	\$25.90	\$28.00	\$32.10
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03279-0016	2-03285-0015	2-03297-0001
Address	398 OLIVER PLACE	2970 MARION AVENUE	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	36	55
Year Built	1938	1936	1955
Gross SqFt	42,975	36,185	59,085
Estimated Gross Income	\$477,022	\$384,192	\$683,603
Gross Income per SqFt	\$11.10	\$10.62	\$11.57
Full Market Value	\$1,480,000	\$1,190,000	\$2,360,000
Market Value per SqFt	\$34.40	\$33.00	\$39.90
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03280-0013	2-03297-0001	
Address	2962 DECATUR AVENUE	2929 BAINBRIDGE AVENUE	
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	74	55	
Year Built	1940	1955	
Gross SqFt	43,195	59,085	
Estimated Gross Income	\$479,464	\$683,603	
Gross Income per SqFt	\$11.10	\$11.57	
Full Market Value	\$1,490,000	\$2,360,000	
Market Value per SqFt	\$34.50	\$40.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03281-0001	2-03308-0051	2-03320-0044
Address	325 EAST 201 STREET	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	101	63
Year Built	1950	1965	1939
Gross SqFt	96,250	101,050	71,250
Estimated Gross Income	\$970,200	\$1,063,504	\$685,849
Gross Income per SqFt	\$10.08	\$10.52	\$9.63
Full Market Value	\$2,770,000	\$3,300,000	\$1,960,000
Market Value per SqFt	\$28.80	\$33.00	\$27.50
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03281-0018	2-03285-0015	2-03297-0001
Address	340 EAST MOSHOLU PARKWAY	2970 MARION AVENUE	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	36	55
Year Built	1937	1936	1955
Gross SqFt	48,628	36,185	59,085
Estimated Gross Income	\$539,770	\$384,192	\$683,603
Gross Income per SqFt	\$11.10	\$10.62	\$11.57
Full Market Value	\$1,680,000	\$1,190,000	\$2,360,000
Market Value per SqFt	\$34.50	\$33.00	\$39.90
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03282-0007	2-03308-0051	2-03320-0044
Address	2640 MARION AVENUE	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	101	63
Year Built	1961	1965	1939
Gross SqFt	91,075	101,050	71,250
Estimated Gross Income	\$918,036	\$1,063,504	\$685,849
Gross Income per SqFt	\$10.08	\$10.52	\$9.63
Full Market Value	\$2,620,000	\$3,300,000	\$1,960,000
Market Value per SqFt	\$28.80	\$33.00	\$27.50
Distance from Cooperative in miles		0.65	0.50

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03282-0046	2-03282-0019	2-03278-0018
Address	2665 DECATUR AVENUE	2654 MARION AVENUE	2726 DECATUR AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	21	31
Year Built	1916	1911	1915
Gross SqFt	24,000	23,750	24,080
Estimated Gross Income	\$237,120	\$230,397	\$249,134
Gross Income per SqFt	\$9.88	\$9.70	\$10.35
Full Market Value	\$555,000	\$657,000	\$774,000
Market Value per SqFt	\$23.13	\$28.00	\$32.10
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03283-0013	2-03308-0051	2-03320-0044
Address	2716 MARION AVENUE	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	101	63
Year Built	1950	1965	1939
Gross SqFt	88,400	101,050	71,250
Estimated Gross Income	\$891,072	\$1,063,504	\$685,849
Gross Income per SqFt	\$10.08	\$10.52	\$9.63
Full Market Value	\$2,540,000	\$3,300,000	\$1,960,000
Market Value per SqFt	\$28.70	\$33.00	\$27.50
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03284-0048	2-03308-0051	2-03320-0044
Address	2866 MARION AVENUE	253 EAST 202 STREET	222 BEDFORD PARK BOULEVAR
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	101	63
Year Built	1956	1965	1939
Gross SqFt	71,652	101,050	71,250
Estimated Gross Income	\$722,252	\$1,063,504	\$685,849
Gross Income per SqFt	\$10.08	\$10.52	\$9.63
Full Market Value	\$2,060,000	\$3,300,000	\$1,960,000
Market Value per SqFt	\$28.80	\$33.00	\$27.50
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03285-0052	2-03281-0040	2-03281-0050
Address	2965 DECATUR AVENUE	357 EAST 201 STREET	366 EAST MOSHOLU PARKWAY
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	37	60	37
Year Built	1936	1948	1934
Gross SqFt	39,550	64,824	26,750
Estimated Gross Income	\$405,387	\$654,444	\$277,900
Gross Income per SqFt	\$10.25	\$10.10	\$10.39
Full Market Value	\$1,260,000	\$1,870,000	\$863,000
Market Value per SqFt	\$31.90	\$29.00	\$32.30
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03287-0100	2-03308-0051	2-03281-0040
Address	2661 MARION AVENUE	253 EAST 202 STREET	357 EAST 201 STREET
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	101	60
Year Built	1966	1965	1948
Gross SqFt	81,730	101,050	64,824
Estimated Gross Income	\$843,453	\$1,063,504	\$654,444
Gross Income per SqFt	\$10.32	\$10.52	\$10.10
Full Market Value	\$2,620,000	\$3,300,000	\$1,870,000
Market Value per SqFt	\$32.10	\$33.00	\$28.80
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03293-0052	2-03278-0018	2-03287-0001
Address	274 EAST 194 STREET	2726 DECATUR AVENUE	301 EAST 193 STREET
Neighborhood	FORDHAM	BEDFORD PARK/NORWOOD	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	12
Year Built	1912	1915	1910
Gross SqFt	18,500	24,080	14,220
Estimated Gross Income	\$179,265	\$249,134	\$132,545
Gross Income per SqFt	\$9.69	\$10.35	\$9.32
Full Market Value	\$420,000	\$774,000	\$378,000
Market Value per SqFt	\$22.70	\$32.00	\$26.60
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03295-0033	2-03281-0040	2-03297-0001
Address	2830 BRIGGS AVENUE	357 EAST 201 STREET	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	60	55
Year Built	1955	1948	1955
Gross SqFt	51,060	64,824	59,085
Estimated Gross Income	\$553,490	\$654,444	\$683,603
Gross Income per SqFt	\$10.84	\$10.10	\$11.57
Full Market Value	\$1,720,000	\$1,870,000	\$2,360,000
Market Value per SqFt	\$33.70	\$29.00	\$39.90
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03299-0014	2-03320-0044	2-03297-0001
Address	306 MOSHOLU PARKWAY	222 BEDFORD PARK BOULEVAR	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	63	55
Year Built	1939	1939	1955
Gross SqFt	65,070	71,250	59,085
Estimated Gross Income	\$689,742	\$685,849	\$683,603
Gross Income per SqFt	\$10.60	\$9.63	\$11.57
Full Market Value	\$2,140,000	\$1,960,000	\$2,360,000
Market Value per SqFt	\$32.90	\$28.00	\$39.90
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03307-0001	2-03320-0044	2-03297-0001
Address	3000 VALENTINE AVENUE	222 BEDFORD PARK BOULEVAR	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	63	55
Year Built	1937	1939	1955
Gross SqFt	55,800	71,250	59,085
Estimated Gross Income	\$591,480	\$685,849	\$683,603
Gross Income per SqFt	\$10.60	\$9.63	\$11.57
Full Market Value	\$1,840,000	\$1,960,000	\$2,360,000
Market Value per SqFt	\$33.00	\$28.00	\$39.90
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-0001	2-03323-0022	2-03307-0072
Address	3127 GRAND CONCOURSE	3235 GRAND CONCOURSE	3010 GRAND CONCOURSE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	120	86	96
Year Built	1956	1928	1963
Gross SqFt	128,900	105,000	106,146
Estimated Gross Income	\$1,607,383	\$1,046,228	\$1,152,087
Gross Income per SqFt	\$12.47	\$9.96	\$10.85
Full Market Value	\$5,550,000	\$2,980,000	\$3,580,000
Market Value per SqFt	\$43.10	\$28.00	\$33.70
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-0044	2-03308-0051	2-03297-0001
Address	3201 GRAND CONCOURSE	253 EAST 202 STREET	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	101	55
Year Built	1963	1965	1955
Gross SqFt	93,000	101,050	59,085
Estimated Gross Income	\$1,027,650	\$1,063,504	\$683,603
Gross Income per SqFt	\$11.05	\$10.52	\$11.57
Full Market Value	\$3,190,000	\$3,300,000	\$2,360,000
Market Value per SqFt	\$34.30	\$33.00	\$39.90
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-0138	2-03320-0044	2-03297-0001
Address	190 EAST MOSHOLU PARKWAY	222 BEDFORD PARK BOULEVAR	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	63	55
Year Built	1939	1939	1955
Gross SqFt	63,763	71,250	59,085
Estimated Gross Income	\$675,887	\$685,849	\$683,603
Gross Income per SqFt	\$10.60	\$9.63	\$11.57
Full Market Value	\$2,100,000	\$1,960,000	\$2,360,000
Market Value per SqFt	\$32.90	\$28.00	\$39.90
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03313-0069	2-03308-0051	2-03297-0001
Address	3184 GRAND CONCOURSE	253 EAST 202 STREET	2929 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	101	55
Year Built	1963	1965	1955
Gross SqFt	80,811	101,050	59,085
Estimated Gross Income	\$892,961	\$1,063,504	\$683,603
Gross Income per SqFt	\$11.05	\$10.52	\$11.57
Full Market Value	\$2,770,000	\$3,300,000	\$2,360,000
Market Value per SqFt	\$34.30	\$33.00	\$39.90
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03316-0050	2-03320-0044	2-03320-0037
Address	2685 CRESTON AVENUE	222 BEDFORD PARK BOULEVAR	2940 GRAND CONCOURSE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	73	63	66
Year Built	1940	1939	1923
Gross SqFt	77,850	71,250	75,121
Estimated Gross Income	\$746,581	\$685,849	\$936,007
Gross Income per SqFt	\$9.59	\$9.63	\$12.46
Full Market Value	\$2,130,000	\$1,960,000	\$3,230,000
Market Value per SqFt	\$27.40	\$28.00	\$43.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03322-0037	2-03305-0017	2-03306-0018
Address	3175 VILLA AVENUE	2860 GRAND CONCOURSE	210 EAST 201 STREET
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	25	34
Year Built	1914	1929	1936
Gross SqFt	34,820	23,478	32,300
Estimated Gross Income	\$345,066	\$204,365	\$346,828
Gross Income per SqFt	\$9.91	\$8.70	\$10.74
Full Market Value	\$808,000	\$527,000	\$1,080,000
Market Value per SqFt	\$23.21	\$22.00	\$33.40
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03326-0045	2-03089-0026	2-03196-0029
Address	91 EAST 208 STREET	2350 CAMBRELENG AVENUE	2234 DAVIDSON AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BELMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	65	65	65
Year Built	1926	1925	1923
Gross SqFt	56,000	55,780	51,000
Estimated Gross Income	\$553,870	\$545,814	\$558,090
Gross Income per SqFt	\$9.89	\$9.79	\$10.94
Full Market Value	\$1,580,000	\$1,560,000	\$1,590,000
Market Value per SqFt	\$28.20	\$28.00	\$31.20
Distance from Cooperative in miles		1.80	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03343-0076	2-03324-0025	2-05907-0348
Address	3245 PERRY AVENUE	51 WEST MOSHOLU PARKWAY N	3725 BLACKSTONE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	42
Year Built	1940	1940	1968
Gross SqFt	41,000	45,934	41,803
Estimated Gross Income	\$475,648	\$505,274	\$622,298
Gross Income per SqFt	\$11.60	\$11.00	\$14.89
Full Market Value	\$1,640,000	\$1,570,000	\$2,270,000
Market Value per SqFt	\$40.00	\$34.00	\$54.00
Distance from Cooperative in miles		0.55	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03343-0260	2-04286-0004	2-04286-0013
Address	3388 WAYNE AVENUE	2070 BRONX PARK EAST	2084 BRONX PARK EAST
Neighborhood	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	104	106
Year Built	1928	1928	1929
Gross SqFt	148,000	129,000	132,000
Estimated Gross Income	\$1,296,000	\$1,117,978	\$1,148,792
Gross Income per SqFt	\$8.76	\$8.67	\$8.70
Full Market Value	\$3,340,000	\$2,880,000	\$2,960,000
Market Value per SqFt	\$22.57	\$22.00	\$22.42
Distance from Cooperative in miles		1.90	1.90

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03344-0086	2-02867-0103	2-04831-0064
Address	3520 TRYON AVENUE	1718 GRAND AVENUE	4054 CARPENTER AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	HIGHBRIDGE/MORRIS HEIGHTS	WILLIAMSBRIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	64	64
Year Built	1962	1938	1928
Gross SqFt	53,700	59,700	53,664
Estimated Gross Income	\$599,345	\$552,051	\$599,345
Gross Income per SqFt	\$11.16	\$9.25	\$11.17
Full Market Value	\$1,860,000	\$1,570,000	\$1,860,000
Market Value per SqFt	\$34.60	\$26.00	\$34.70
Distance from Cooperative in miles		2.85	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03344-0102	2-03253-0063	2-05732-0941
Address	3535 KINGS COLLEGE PLACE	2735 SEDGWICK AVENUE	2728 HENRY HUDSON PARKWAY
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	124	121
Year Built	1954	1922	1928
Gross SqFt	160,000	137,495	158,408
Estimated Gross Income	\$1,691,047	\$1,744,570	\$2,099,998
Gross Income per SqFt	\$10.57	\$12.69	\$13.26
Full Market Value	\$5,250,000	\$6,020,000	\$7,670,000
Market Value per SqFt	\$32.80	\$44.00	\$48.40
Distance from Cooperative in miles		1.55	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03347-0043	2-02466-0040	2-03197-0005
Address	3279 HULL AVENUE	155 EAST 168 STREET	2284 GRAND AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	MELROSE/CONCOURSE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	51	51
Year Built	1924	1924	1924
Gross SqFt	44,950	45,500	46,285
Estimated Gross Income	\$362,282	\$323,235	\$362,282
Gross Income per SqFt	\$8.06	\$7.10	\$7.83
Full Market Value	\$848,000	\$757,000	\$848,000
Market Value per SqFt	\$18.87	\$17.00	\$18.32
Distance from Cooperative in miles		3.50	1.90

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03352-0001	2-02785-0020	2-03308-0030
Address	333 EAST 209 STREET	1340 MORRIS AVENUE	225 EAST 202 STREET
Neighborhood	BEDFORD PARK/NORWOOD	MELROSE/CONCOURSE	BEDFORD PARK/NORWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	44	43
Year Built	1924	1923	1927
Gross SqFt	36,000	36,000	36,200
Estimated Gross Income	\$420,744	\$364,154	\$379,376
Gross Income per SqFt	\$11.69	\$10.12	\$10.48
Full Market Value	\$985,000	\$1,040,000	\$1,180,000
Market Value per SqFt	\$27.40	\$29.00	\$32.60
Distance from Cooperative in miles		3.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03353-0033	2-03285-0019	2-03344-0014
Address	3176 DECATUR AVENUE	2976 MARION AVENUE	3530 BAINBRIDGE AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	62	62
Year Built	1960	1950	1959
Gross SqFt	59,000	67,930	61,000
Estimated Gross Income	\$671,815	\$671,815	\$514,530
Gross Income per SqFt	\$11.39	\$9.89	\$8.43
Full Market Value	\$2,320,000	\$1,920,000	\$1,330,000
Market Value per SqFt	\$39.30	\$28.00	\$21.80
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03356-0096	2-03198-0050	2-03377-0047
Address	316 EAST 211 STREET	2324 DAVIDSON AVENUE	256 EAST 237 STREET
Neighborhood	BEDFORD PARK/NORWOOD	KINGSBRIDGE HTS/UNIV HTS	WOODLAWN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	17
Year Built	1927	1911	1927
Gross SqFt	16,600	16,560	15,480
Estimated Gross Income	\$159,089	\$122,359	\$125,596
Gross Income per SqFt	\$9.58	\$7.39	\$8.11
Full Market Value	\$454,000	\$286,000	\$324,000
Market Value per SqFt	\$27.30	\$17.00	\$20.93
Distance from Cooperative in miles		2.10	1.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03363-0058	2-02797-0025	2-03299-0026
Address	4200 HERKIMER PLACE	1790 WEEKS AVENUE	3015 PERRY AVENUE
Neighborhood	WOODLAWN	MOUNT HOPE/MOUNT EDEN	BEDFORD PARK/NORWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	45	44
Year Built	1967	1936	1942
Gross SqFt	39,959	40,000	40,196
Estimated Gross Income	\$427,561	\$426,914	\$363,153
Gross Income per SqFt	\$10.70	\$10.67	\$9.03
Full Market Value	\$1,330,000	\$1,330,000	\$1,040,000
Market Value per SqFt	\$33.30	\$33.00	\$25.90
Distance from Cooperative in miles		3.80	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03368-0010	2-04286-0013	2-04338-0012
Address	4320 VAN CORTLANDT PARK E	2084 BRONX PARK EAST	660 THWAITES PLACE
Neighborhood	WOODLAWN	PELHAM PARKWAY SOUTH	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	106	108
Year Built	1958	1929	1954
Gross SqFt	151,800	132,000	137,350
Estimated Gross Income	\$1,296,000	\$1,148,792	\$1,366,632
Gross Income per SqFt	\$8.54	\$8.70	\$9.95
Full Market Value	\$3,340,000	\$2,960,000	\$3,900,000
Market Value per SqFt	\$22.00	\$22.00	\$28.40
Distance from Cooperative in miles		3.15	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03379-0001	2-03168-0052	2-04426-0005
Address	201 EAST 238 STREET	2615 GRAND CONCOURSE	679 WARING AVENUE
Neighborhood	WOODLAWN	FORDHAM	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	49	49
Year Built	1954	1938	1931
Gross SqFt	47,679	47,776	47,886
Estimated Gross Income	\$507,860	\$496,171	\$507,860
Gross Income per SqFt	\$10.65	\$10.39	\$10.61
Full Market Value	\$1,580,000	\$1,540,000	\$1,580,000
Market Value per SqFt	\$33.10	\$32.00	\$33.00
Distance from Cooperative in miles		2.75	2.55

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03383-0001	2-03308-0051	2-03395-0047
Address	4260 KATONAH AVENUE	253 EAST 202 STREET	530 EAST 234 STREET
Neighborhood	WOODLAWN	BEDFORD PARK/NORWOOD	WOODLAWN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	108	101	88
Year Built	1958	1965	1955
Gross SqFt	93,645	101,050	113,670
Estimated Gross Income	\$1,063,504	\$1,063,504	\$897,172
Gross Income per SqFt	\$11.36	\$10.52	\$7.89
Full Market Value	\$2,490,000	\$3,300,000	\$2,310,000
Market Value per SqFt	\$26.60	\$33.00	\$20.32
Distance from Cooperative in miles		1.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03396-0021	2-03256-0020	2-04365-0064
Address	4265 WEBSTER AVENUE	201 WEST KINGSBRIDGE ROAD	1135 PELHAM PARKWAY NORTH
Neighborhood	WOODLAWN	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	54	53
Year Built	1955	1998	1955
Gross SqFt	62,015	76,362	57,000
Estimated Gross Income	\$663,560	\$885,799	\$583,553
Gross Income per SqFt	\$10.70	\$11.60	\$10.24
Full Market Value	\$2,060,000	\$3,060,000	\$1,810,000
Market Value per SqFt	\$33.20	\$40.00	\$31.80
Distance from Cooperative in miles		2.70	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03398-0044	2-04087-0033	2-05780-0940
Address	4380 VIREO AVENUE	1541 WILLIAMSBRIDGE ROAD	3900 GREYSTONE AVENUE
Neighborhood	WOODLAWN	MORRIS PARK/VAN NEST	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	127	125	127
Year Built	1958	1928	1928
Gross SqFt	109,206	107,340	134,703
Estimated Gross Income	\$1,461,293	\$1,220,868	\$1,461,293
Gross Income per SqFt	\$13.38	\$11.37	\$10.85
Full Market Value	\$5,330,000	\$4,210,000	\$4,540,000
Market Value per SqFt	\$48.80	\$39.00	\$33.70
Distance from Cooperative in miles		3.75	2.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03398-0087	2-03256-0053	2-04999-0068
Address	4315 WEBSTER AVENUE	2800 HEATH AVENUE	730 EAST 236 STREET
Neighborhood	WOODLAWN	KINGSBRIDGE/JEROME PARK	WAKEFIELD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	78	78
Year Built	1958	1962	1929
Gross SqFt	61,914	57,349	60,968
Estimated Gross Income	\$662,479	\$660,284	\$622,382
Gross Income per SqFt	\$10.70	\$11.51	\$10.21
Full Market Value	\$2,060,000	\$2,280,000	\$1,930,000
Market Value per SqFt	\$33.30	\$40.00	\$31.70
Distance from Cooperative in miles		2.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03398-0097	2-04827-0029	2-04999-0068
Address	4295 WEBSTER AVENUE	641 EAST 225 STREET	730 EAST 236 STREET
Neighborhood	WOODLAWN	WILLIAMSBRIDGE	WAKEFIELD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	77	78
Year Built	1957	1998	1929
Gross SqFt	57,840	63,115	60,968
Estimated Gross Income	\$701,889	\$701,889	\$622,382
Gross Income per SqFt	\$12.14	\$11.12	\$10.21
Full Market Value	\$2,420,000	\$1,640,000	\$1,930,000
Market Value per SqFt	\$41.80	\$26.00	\$31.70
Distance from Cooperative in miles		0.80	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03567-0001	2-03132-0001	2-03681-0001
Address	633 OLMSTEAD AVENUE	989 EAST 179 STREET	2001 STORY AVENUE
Neighborhood	CASTLE HILL/UNIONPORT	EAST TREMONT	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	624	328	355
Year Built	1966	1974	1973
Gross SqFt	598,478	402,290	421,833
Estimated Gross Income	\$6,702,953	\$4,298,697	\$4,853,186
Gross Income per SqFt	\$11.20	\$10.69	\$11.50
Full Market Value	\$15,700,000	\$10,100,000	\$13,800,000
Market Value per SqFt	\$26.20	\$25.00	\$32.70
Distance from Cooperative in miles		2.10	0.40

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03659-0001	2-03670-0001	2-03136-0001
Address	920 METCALF AVENUE	950 UNDERHILL AVENUE	2008 BRYANT AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	EAST TREMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	239	209	204
Year Built	1967	1966	1973
Gross SqFt	212,300	216,650	222,060
Estimated Gross Income	\$2,154,845	\$1,997,360	\$2,669,734
Gross Income per SqFt	\$10.15	\$9.22	\$12.02
Full Market Value	\$5,040,000	\$5,700,000	\$6,250,000
Market Value per SqFt	\$23.74	\$26.00	\$28.10
Distance from Cooperative in miles		0.55	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03663-0002	2-03642-0001	2-03668-0001
Address	1760 BRUCKNER BOULEVARD	880 THIERIOT AVENUE	920 THIERIOT AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	408	317	459
Year Built	1958	1968	1965
Gross SqFt	361,452	352,866	490,000
Estimated Gross Income	\$3,162,705	\$3,290,510	\$4,287,758
Gross Income per SqFt	\$8.75	\$9.33	\$8.75
Full Market Value	\$7,400,000	\$7,700,000	\$11,100,000
Market Value per SqFt	\$20.47	\$22.00	\$22.65
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03716-0001	2-03115-0005	2-03143-0036
Address	1569 BRUCKNER BOULEVARD	2405 SOUTHERN BOULEVARD	333 EAST 181 STREET
Neighborhood	SOUNDVIEW	BELMONT	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	142	120
Year Built	1962	1970	1972
Gross SqFt	124,778	125,075	125,685
Estimated Gross Income	\$1,247,780	\$1,195,589	\$1,618,323
Gross Income per SqFt	\$10.00	\$9.56	\$12.88
Full Market Value	\$2,920,000	\$2,800,000	\$3,790,000
Market Value per SqFt	\$23.40	\$22.00	\$30.20
Distance from Cooperative in miles		2.10	2.25

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03717-0001	2-03115-0005	2-03143-0036
Address	1591 BRUCKNER BOULEVARD	2405 SOUTHERN BOULEVARD	333 EAST 181 STREET
Neighborhood	SOUNDVIEW	BELMONT	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	142	120
Year Built	1960	1970	1972
Gross SqFt	117,922	125,075	125,685
Estimated Gross Income	\$1,149,739	\$1,195,589	\$1,618,323
Gross Income per SqFt	\$9.75	\$9.56	\$12.88
Full Market Value	\$2,690,000	\$2,800,000	\$3,790,000
Market Value per SqFt	\$22.81	\$22.00	\$30.20
Distance from Cooperative in miles		2.10	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03717-0018	2-03738-0046	2-03753-0030
Address	1036 MANOR AVENUE	1175 WHEELER AVENUE	1150 ST LAWRENCE AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	39	30
Year Built	1928	1928	1927
Gross SqFt	35,700	30,500	33,000
Estimated Gross Income	\$332,010	\$250,798	\$307,226
Gross Income per SqFt	\$9.30	\$8.22	\$9.31
Full Market Value	\$777,000	\$647,000	\$876,000
Market Value per SqFt	\$21.76	\$21.00	\$26.50
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03737-0037	2-03737-0035	2-03772-0010
Address	1160 COLGATE AVENUE	1156 COLGATE AVENUE	1210 WHEELER AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	16
Year Built	1927	1927	1913
Gross SqFt	13,446	13,446	13,400
Estimated Gross Income	\$127,737	\$121,279	\$127,152
Gross Income per SqFt	\$9.50	\$9.02	\$9.49
Full Market Value	\$299,000	\$313,000	\$363,000
Market Value per SqFt	\$22.24	\$23.00	\$27.10
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03788-0021	2-03143-0036	2-03797-0001
Address	1041 PUGSLEY AVENUE	333 EAST 181 STREET	2001 BRUCKNER BOULEVARD
Neighborhood	CASTLE HILL/UNIONPORT	FORDHAM	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	133	120	118
Year Built	1963	1972	1964
Gross SqFt	151,155	125,685	112,507
Estimated Gross Income	\$1,594,685	\$1,618,323	\$1,412,246
Gross Income per SqFt	\$10.55	\$12.88	\$12.55
Full Market Value	\$3,730,000	\$3,790,000	\$4,870,000
Market Value per SqFt	\$24.68	\$30.00	\$43.30
Distance from Cooperative in miles		2.70	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03794-0013	2-03143-0036	2-03797-0001
Address	1966 NEWBOLD AVENUE	333 EAST 181 STREET	2001 BRUCKNER BOULEVARD
Neighborhood	CASTLE HILL/UNIONPORT	FORDHAM	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	139	120	118
Year Built	1967	1972	1964
Gross SqFt	144,460	125,685	112,507
Estimated Gross Income	\$1,459,046	\$1,618,323	\$1,412,246
Gross Income per SqFt	\$10.10	\$12.88	\$12.55
Full Market Value	\$4,160,000	\$3,790,000	\$4,870,000
Market Value per SqFt	\$28.80	\$30.00	\$43.30
Distance from Cooperative in miles		2.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03900-0039	2-03649-0001	2-03797-0001
Address	1475 THIERIOT AVENUE	955 EVERGREEN AVENUE	2001 BRUCKNER BOULEVARD
Neighborhood	PARKCHESTER	SOUNDVIEW	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	169	144	118
Year Built	1954	1964	1964
Gross SqFt	216,000	153,400	112,507
Estimated Gross Income	\$1,924,560	\$1,366,281	\$1,412,246
Gross Income per SqFt	\$8.91	\$8.91	\$12.55
Full Market Value	\$4,970,000	\$3,200,000	\$4,870,000
Market Value per SqFt	\$23.01	\$21.00	\$43.30
Distance from Cooperative in miles		1.20	0.85

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03901-0031	2-04178-0010	2-04323-0018
Address	1430 THIERIOT AVENUE	3555 BRUCKNER BOULEVARD	2160 MATTHEWS AVENUE
Neighborhood	PARKCHESTER	SCHUYLerville/PELHAM BAY	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	170	142	133
Year Built	1960	1960	1964
Gross SqFt	217,800	112,000	136,122
Estimated Gross Income	\$2,478,564	\$1,274,936	\$1,496,552
Gross Income per SqFt	\$11.38	\$11.38	\$10.99
Full Market Value	\$8,550,000	\$4,400,000	\$4,650,000
Market Value per SqFt	\$39.30	\$39.00	\$34.20
Distance from Cooperative in miles		2.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03931-0001	2-03295-0016	2-04328-0023
Address	1332 METROPOLITAN AVENUE	2770 BRIGGS AVENUE	1025 ESPLANADE
Neighborhood	PARKCHESTER	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	55	48
Year Built	1962	1948	1954
Gross SqFt	67,800	68,340	56,200
Estimated Gross Income	\$751,224	\$851,516	\$622,946
Gross Income per SqFt	\$11.08	\$12.46	\$11.08
Full Market Value	\$2,330,000	\$2,940,000	\$1,940,000
Market Value per SqFt	\$34.40	\$43.00	\$34.50
Distance from Cooperative in miles		2.75	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03931-0006	2-04430-0028	2-04432-0028
Address	1910 MC GRAW AVENUE	2455 CRUGER AVENUE	750 MACE AVENUE
Neighborhood	PARKCHESTER	BRONXDALE	PELHAM PARKWAY NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	54	58
Year Built	1929	1928	1928
Gross SqFt	57,000	66,368	67,400
Estimated Gross Income	\$344,850	\$401,813	\$394,643
Gross Income per SqFt	\$6.05	\$6.05	\$5.86
Full Market Value	\$807,000	\$941,000	\$924,000
Market Value per SqFt	\$14.16	\$14.00	\$13.71
Distance from Cooperative in miles		1.95	1.95

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03948-0047	2-04994-0017	2-04328-0011
Address	2181 STARLING AVENUE	667 EAST 233 STREET	2185 HONE AVENUE
Neighborhood	PARKCHESTER	WAKEFIELD	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	51	43
Year Built	1962	1963	1962
Gross SqFt	30,927	48,041	41,225
Estimated Gross Income	\$337,722	\$524,467	\$276,385
Gross Income per SqFt	\$10.92	\$10.92	\$6.70
Full Market Value	\$1,050,000	\$1,630,000	\$647,000
Market Value per SqFt	\$34.00	\$34.00	\$15.69
Distance from Cooperative in miles		3.95	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03987-0058	2-03982-0035	2-04068-0001
Address	1500 OVERING STREET	1443 OVERING STREET	1500 HONE AVENUE
Neighborhood	WESTCHESTER	WESTCHESTER	WESTCHESTER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	57	49
Year Built	1926	1927	1927
Gross SqFt	27,150	49,044	43,340
Estimated Gross Income	\$244,621	\$325,795	\$390,521
Gross Income per SqFt	\$9.01	\$6.64	\$9.01
Full Market Value	\$631,000	\$763,000	\$1,010,000
Market Value per SqFt	\$23.24	\$16.00	\$23.30
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04162-0002	2-04178-0010	
Address	1720 MAYFLOWER AVENUE	3555 BRUCKNER BOULEVARD	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	120	142	
Year Built	1966	1960	
Gross SqFt	127,000	112,000	
Estimated Gross Income	\$1,445,260	\$1,274,936	
Gross Income per SqFt	\$11.38	\$11.38	
Full Market Value	\$3,380,000	\$4,400,000	
Market Value per SqFt	\$26.60	\$39.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04174-0024	2-04178-0010	
Address	3121 MIDDLETOWN ROAD	3555 BRUCKNER BOULEVARD	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	157	142	
Year Built	1963	1960	
Gross SqFt	135,250	112,000	
Estimated Gross Income	\$1,539,145	\$1,274,936	
Gross Income per SqFt	\$11.38	\$11.38	
Full Market Value	\$5,310,000	\$4,400,000	
Market Value per SqFt	\$39.30	\$39.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04230-0015	2-04178-0010	
Address	1950 HUTCH RIVER PARKWAY	3555 BRUCKNER BOULEVARD	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	158	142	
Year Built	1961	1960	
Gross SqFt	179,920	112,000	
Estimated Gross Income	\$2,047,489	\$1,274,936	
Gross Income per SqFt	\$11.38	\$11.38	
Full Market Value	\$4,790,000	\$4,400,000	
Market Value per SqFt	\$26.60	\$39.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04247-0057	2-04246-0020	2-04178-0010
Address	2015 ST PAUL AVENUE	2025 CONTINENTAL AVENUE	3555 BRUCKNER BOULEVARD
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	66	55	142
Year Built	1964	1963	1960
Gross SqFt	58,600	57,840	112,000
Estimated Gross Income	\$666,868	\$677,884	\$1,274,936
Gross Income per SqFt	\$11.38	\$11.72	\$11.38
Full Market Value	\$2,300,000	\$2,340,000	\$4,400,000
Market Value per SqFt	\$39.20	\$41.00	\$39.30
Distance from Cooperative in miles		0.03	0.40

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04251-0011	2-04246-0020	2-04178-0010
Address	1874 PELHAM PARKWAY SOUTH	2025 CONTINENTAL AVENUE	3555 BRUCKNER BOULEVARD
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	95	55	142
Year Built	1970	1963	1960
Gross SqFt	85,218	57,840	112,000
Estimated Gross Income	\$969,780	\$677,884	\$1,274,936
Gross Income per SqFt	\$11.38	\$11.72	\$11.38
Full Market Value	\$3,350,000	\$2,340,000	\$4,400,000
Market Value per SqFt	\$39.30	\$41.00	\$39.30
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04252-0017	2-04178-0010	2-04246-0020
Address	1910 PELHAM PARKWAY SOUTH	3555 BRUCKNER BOULEVARD	2025 CONTINENTAL AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	52	142	55
Year Built	1964	1960	1963
Gross SqFt	44,329	112,000	57,840
Estimated Gross Income	\$504,464	\$1,274,936	\$677,884
Gross Income per SqFt	\$11.38	\$11.38	\$11.72
Full Market Value	\$1,740,000	\$4,400,000	\$2,340,000
Market Value per SqFt	\$39.30	\$39.00	\$40.50
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04256-0003	2-04284-0001	2-04285-0010
Address	1944 UNIONPORT ROAD	2039 CRUGER AVENUE	2036 CRUGER AVENUE
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	73	43
Year Built	1927	1935	1937
Gross SqFt	56,634	81,456	43,854
Estimated Gross Income	\$504,042	\$724,971	\$418,153
Gross Income per SqFt	\$8.90	\$8.90	\$9.54
Full Market Value	\$1,300,000	\$1,870,000	\$1,190,000
Market Value per SqFt	\$22.95	\$23.00	\$27.10
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04256-0008	2-04284-0001	2-04285-0010
Address	1954 UNIONPORT ROAD	2039 CRUGER AVENUE	2036 CRUGER AVENUE
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	73	43
Year Built	1928	1935	1937
Gross SqFt	63,540	81,456	43,854
Estimated Gross Income	\$565,506	\$724,971	\$418,153
Gross Income per SqFt	\$8.90	\$8.90	\$9.54
Full Market Value	\$1,460,000	\$1,870,000	\$1,190,000
Market Value per SqFt	\$22.98	\$23.00	\$27.10
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04287-0001	2-04321-0038	2-04320-0042
Address	2081 CRUGER AVENUE	2198 WALLACE AVENUE	2181 WALLACE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	85	72
Year Built	1931	1929	1931
Gross SqFt	87,924	87,810	84,588
Estimated Gross Income	\$884,515	\$883,747	\$862,164
Gross Income per SqFt	\$10.06	\$10.06	\$10.19
Full Market Value	\$2,520,000	\$2,520,000	\$2,680,000
Market Value per SqFt	\$28.70	\$29.00	\$31.70
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0015	2-04287-0050	2-04287-0055
Address	762 BRADY AVENUE	2105 CRUGER AVENUE	2095 CRUGER AVENUE
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	49	42
Year Built	1932	1939	1939
Gross SqFt	54,184	46,212	53,400
Estimated Gross Income	\$590,605	\$503,522	\$492,480
Gross Income per SqFt	\$10.90	\$10.90	\$9.22
Full Market Value	\$1,840,000	\$1,560,000	\$1,400,000
Market Value per SqFt	\$34.00	\$34.00	\$26.20
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0020	2-04284-0001	
Address	764 BRADY AVENUE	2039 CRUGER AVENUE	
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	105	73	
Year Built	1933	1935	
Gross SqFt	94,000	81,456	
Estimated Gross Income	\$836,600	\$724,971	
Gross Income per SqFt	\$8.90	\$8.90	
Full Market Value	\$2,160,000	\$1,870,000	
Market Value per SqFt	\$22.98	\$23.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0035	2-04284-0001	
Address	754 BRADY AVENUE	2039 CRUGER AVENUE	
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	59	73	
Year Built	1932	1935	
Gross SqFt	75,260	81,456	
Estimated Gross Income	\$669,814	\$724,971	
Gross Income per SqFt	\$8.90	\$8.90	
Full Market Value	\$1,730,000	\$1,870,000	
Market Value per SqFt	\$22.99	\$23.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04289-0050	2-04284-0001	
Address	758 BRADY AVENUE	2039 CRUGER AVENUE	
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	58	73	
Year Built	1932	1935	
Gross SqFt	67,500	81,456	
Estimated Gross Income	\$600,750	\$724,971	
Gross Income per SqFt	\$8.90	\$8.90	
Full Market Value	\$1,550,000	\$1,870,000	
Market Value per SqFt	\$22.96	\$23.00	
Distance from Cooperative in miles		0.10	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04291-0001	2-04286-0022	2-04291-0024
Address	2075 WALLACE AVENUE	2100 BRONX PARK EAST	2131 WALLACE AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	190	157	187
Year Built	1930	1929	1929
Gross SqFt	174,400	168,990	178,126
Estimated Gross Income	\$1,785,856	\$1,729,743	\$1,920,049
Gross Income per SqFt	\$10.24	\$10.24	\$10.78
Full Market Value	\$5,550,000	\$4,930,000	\$5,480,000
Market Value per SqFt	\$31.80	\$29.00	\$30.80
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04291-0014	2-04222-0046	
Address	2105 WALLACE AVENUE	1560 PELHAM PARKWAY SOUTH	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	192	177	
Year Built	1952	1960	
Gross SqFt	220,000	184,500	
Estimated Gross Income	\$2,182,400	\$1,831,024	
Gross Income per SqFt	\$9.92	\$9.92	
Full Market Value	\$6,220,000	\$5,220,000	
Market Value per SqFt	\$28.30	\$28.00	
Distance from Cooperative in miles		1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04292-0014	2-04286-0022	
Address	2100 WALLACE AVENUE	2100 BRONX PARK EAST	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	148	157	
Year Built	1940	1929	
Gross SqFt	144,354	168,990	
Estimated Gross Income	\$1,478,184	\$1,729,743	
Gross Income per SqFt	\$10.24	\$10.24	
Full Market Value	\$4,590,000	\$4,930,000	
Market Value per SqFt	\$31.80	\$29.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04293-0010	2-04222-0028	2-04222-0093
Address	2080 BARNES AVENUE	1540 PELHAM PARKWAY SOUTH	1545 RHINELANDER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	61	106
Year Built	1951	1953	1962
Gross SqFt	127,000	91,705	112,339
Estimated Gross Income	\$1,068,070	\$771,254	\$1,316,992
Gross Income per SqFt	\$8.41	\$8.41	\$11.72
Full Market Value	\$2,760,000	\$1,990,000	\$4,540,000
Market Value per SqFt	\$21.73	\$22.00	\$40.40
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04298-0022	2-04221-0001	2-04222-0093
Address	900 LYDIG AVENUE	2100 EASTCHESTER ROAD	1545 RHINELANDER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	70	106
Year Built	1959	1963	1962
Gross SqFt	105,000	81,000	112,339
Estimated Gross Income	\$998,369	\$757,659	\$1,316,992
Gross Income per SqFt	\$9.51	\$9.35	\$11.72
Full Market Value	\$2,850,000	\$2,160,000	\$4,540,000
Market Value per SqFt	\$27.10	\$27.00	\$40.40
Distance from Cooperative in miles		1.00	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0006	2-04317-0040	2-04317-0046
Address	2160 BRONX PARK EAST	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	67	67
Year Built	1938	1935	1935
Gross SqFt	64,291	70,704	70,230
Estimated Gross Income	\$592,763	\$652,102	\$703,486
Gross Income per SqFt	\$9.22	\$9.22	\$10.02
Full Market Value	\$1,690,000	\$1,530,000	\$2,010,000
Market Value per SqFt	\$26.30	\$22.00	\$28.60
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0015	2-04317-0040	2-04317-0046
Address	2166 BRONX PARK EAST	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	67	67
Year Built	1936	1935	1935
Gross SqFt	73,610	70,704	70,230
Estimated Gross Income	\$678,684	\$652,102	\$703,486
Gross Income per SqFt	\$9.22	\$9.22	\$10.02
Full Market Value	\$1,940,000	\$1,530,000	\$2,010,000
Market Value per SqFt	\$26.40	\$22.00	\$28.60
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0025	2-04317-0040	2-04317-0046
Address	2190 BOSTON ROAD	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	67	67
Year Built	1941	1935	1935
Gross SqFt	87,354	70,704	70,230
Estimated Gross Income	\$805,403	\$652,102	\$703,486
Gross Income per SqFt	\$9.22	\$9.22	\$10.02
Full Market Value	\$2,300,000	\$1,530,000	\$2,010,000
Market Value per SqFt	\$26.30	\$22.00	\$28.60
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0037	2-04317-0040	2-04317-0046
Address	2191 BOLTON STREET	2185 BOLTON STREET	2165 BOLTON STREET
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	67	67
Year Built	1941	1935	1935
Gross SqFt	44,270	70,704	70,230
Estimated Gross Income	\$408,169	\$652,102	\$703,486
Gross Income per SqFt	\$9.22	\$9.22	\$10.02
Full Market Value	\$1,160,000	\$1,530,000	\$2,010,000
Market Value per SqFt	\$26.20	\$22.00	\$28.60
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0010	2-04319-0045	
Address	2156 CRUGER AVENUE	2157 HOLLAND AVENUE	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	73	73	
Year Built	1930	1930	
Gross SqFt	70,836	73,842	
Estimated Gross Income	\$737,402	\$768,543	
Gross Income per SqFt	\$10.41	\$10.41	
Full Market Value	\$2,290,000	\$2,390,000	
Market Value per SqFt	\$32.30	\$32.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0015	2-04319-0045	
Address	2186 CRUGER AVENUE	2157 HOLLAND AVENUE	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	73	73	
Year Built	1930	1930	
Gross SqFt	70,812	73,842	
Estimated Gross Income	\$737,152	\$768,543	
Gross Income per SqFt	\$10.41	\$10.41	
Full Market Value	\$2,290,000	\$2,390,000	
Market Value per SqFt	\$32.30	\$32.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0030	2-04319-0025	2-04319-0045
Address	2199 HOLLAND AVENUE	2198 CRUGER AVENUE	2157 HOLLAND AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	88	73
Year Built	1930	1930	1930
Gross SqFt	88,386	88,386	73,842
Estimated Gross Income	\$973,129	\$972,976	\$768,543
Gross Income per SqFt	\$11.01	\$11.01	\$10.41
Full Market Value	\$3,020,000	\$3,020,000	\$2,390,000
Market Value per SqFt	\$34.20	\$34.00	\$32.40
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04319-0040	2-04319-0025	2-04319-0045
Address	2187 HOLLAND AVENUE	2198 CRUGER AVENUE	2157 HOLLAND AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	88	73
Year Built	1930	1930	1930
Gross SqFt	73,182	88,386	73,842
Estimated Gross Income	\$805,733	\$972,976	\$768,543
Gross Income per SqFt	\$11.01	\$11.01	\$10.41
Full Market Value	\$2,500,000	\$3,020,000	\$2,390,000
Market Value per SqFt	\$34.20	\$34.00	\$32.40
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04322-0051	2-04319-0025	2-04319-0045
Address	2165 MATTHEWS AVENUE	2198 CRUGER AVENUE	2157 HOLLAND AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	88	73
Year Built	1959	1930	1930
Gross SqFt	58,500	88,386	73,842
Estimated Gross Income	\$644,085	\$972,976	\$768,543
Gross Income per SqFt	\$11.01	\$11.01	\$10.41
Full Market Value	\$2,000,000	\$3,020,000	\$2,390,000
Market Value per SqFt	\$34.20	\$34.00	\$32.40
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04325-0021	2-04323-0018	
Address	2121 PAULDING AVENUE	2160 MATTHEWS AVENUE	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	121	133	
Year Built	1964	1964	
Gross SqFt	153,804	136,122	
Estimated Gross Income	\$1,690,305	\$1,496,552	
Gross Income per SqFt	\$10.99	\$10.99	
Full Market Value	\$5,250,000	\$4,650,000	
Market Value per SqFt	\$34.10	\$34.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04337-0001	2-04426-0017	2-04342-0010
Address	601 PELHAM PARKWAY NORTH	2440 OLINVILLE AVENUE	2280 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	83	256
Year Built	1937	1965	1965
Gross SqFt	108,757	95,700	255,000
Estimated Gross Income	\$1,267,019	\$862,834	\$2,971,510
Gross Income per SqFt	\$11.65	\$9.02	\$11.65
Full Market Value	\$4,370,000	\$2,230,000	\$10,300,000
Market Value per SqFt	\$40.20	\$23.00	\$40.40
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04337-0018	2-04337-0032	
Address	2244 BRONX PARK EAST	2245 BARKER AVENUE	
Neighborhood	BRONXDALE	BRONXDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	68	50	
Year Built	1956	1959	
Gross SqFt	65,071	57,678	
Estimated Gross Income	\$590,844	\$523,961	
Gross Income per SqFt	\$9.08	\$9.08	
Full Market Value	\$1,690,000	\$1,490,000	
Market Value per SqFt	\$26.00	\$26.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04341-0001	2-04633-0001	2-04342-0010
Address	665 THWAITES PLACE	831 BARTHOLDI STREET	2280 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	135	122	256
Year Built	1962	1973	1965
Gross SqFt	125,891	127,629	255,000
Estimated Gross Income	\$1,524,540	\$1,545,572	\$2,971,510
Gross Income per SqFt	\$12.11	\$12.11	\$11.65
Full Market Value	\$5,260,000	\$4,410,000	\$10,300,000
Market Value per SqFt	\$41.80	\$35.00	\$40.40
Distance from Cooperative in miles		1.05	0.05

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04343-0001	2-04633-0001	2-04342-0010
Address	2215 CRUGER AVENUE	831 BARTHOLDI STREET	2280 OLINVILLE AVENUE
Neighborhood	PELHAM PARKWAY NORTH	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	122	256
Year Built	1952	1973	1965
Gross SqFt	140,662	127,629	255,000
Estimated Gross Income	\$1,703,416	\$1,545,572	\$2,971,510
Gross Income per SqFt	\$12.11	\$12.11	\$11.65
Full Market Value	\$5,880,000	\$4,410,000	\$10,300,000
Market Value per SqFt	\$41.80	\$35.00	\$40.40
Distance from Cooperative in miles		1.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04425-0001	2-04633-0001	2-04338-0012
Address	2410 BARKER AVENUE	831 BARTHOLDI STREET	660 THWAITES PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	122	108
Year Built	1963	1973	1954
Gross SqFt	183,600	127,629	137,350
Estimated Gross Income	\$2,223,396	\$1,545,572	\$1,366,632
Gross Income per SqFt	\$12.11	\$12.11	\$9.95
Full Market Value	\$5,210,000	\$4,410,000	\$3,900,000
Market Value per SqFt	\$28.40	\$35.00	\$28.40
Distance from Cooperative in miles		0.90	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04429-0001	2-04338-0012	2-04342-0010
Address	2550 OLINVILLE AVENUE	660 THWAITES PLACE	2280 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	213	108	256
Year Built	1965	1954	1965
Gross SqFt	232,532	137,350	255,000
Estimated Gross Income	\$2,708,997	\$1,366,632	\$2,971,510
Gross Income per SqFt	\$11.65	\$9.95	\$11.65
Full Market Value	\$9,350,000	\$3,900,000	\$10,300,000
Market Value per SqFt	\$40.20	\$28.00	\$40.40
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04508-0010	2-04337-0032	2-04337-0064
Address	2750 OLINVILLE AVENUE	2245 BARKER AVENUE	620 REISS PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	50	74
Year Built	1955	1959	1959
Gross SqFt	71,256	57,678	86,527
Estimated Gross Income	\$647,004	\$523,961	\$669,326
Gross Income per SqFt	\$9.08	\$9.08	\$7.74
Full Market Value	\$1,850,000	\$1,490,000	\$1,730,000
Market Value per SqFt	\$26.00	\$26.00	\$19.99
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04543-0001	2-04342-0010	2-04633-0001
Address	3000 BRONX PARK EAST	2280 OLINVILLE AVENUE	831 BARTHOLDI STREET
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	297	256	122
Year Built	1961	1965	1973
Gross SqFt	352,360	255,000	127,629
Estimated Gross Income	\$4,104,994	\$2,971,510	\$1,545,572
Gross Income per SqFt	\$11.65	\$11.65	\$12.11
Full Market Value	\$9,610,000	\$10,300,000	\$4,410,000
Market Value per SqFt	\$27.30	\$40.00	\$34.60
Distance from Cooperative in miles		0.75	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04550-0012	2-04633-0001	2-04338-0012
Address	2922 BARNES AVENUE	831 BARTHOLDI STREET	660 THWAITES PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	122	108
Year Built	1928	1973	1954
Gross SqFt	127,566	127,629	137,350
Estimated Gross Income	\$1,544,824	\$1,545,572	\$1,366,632
Gross Income per SqFt	\$12.11	\$12.11	\$9.95
Full Market Value	\$5,330,000	\$4,410,000	\$3,900,000
Market Value per SqFt	\$41.80	\$35.00	\$28.40
Distance from Cooperative in miles		0.40	0.75

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04573-0005	2-04550-0027	2-04424-0012
Address	829 ADEE AVENUE	808 ADEE AVENUE	2420 BRONX PARK EAST
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	78	66
Year Built	1927	1927	1928
Gross SqFt	48,944	82,320	79,366
Estimated Gross Income	\$503,633	\$846,717	\$682,882
Gross Income per SqFt	\$10.29	\$10.29	\$8.60
Full Market Value	\$1,180,000	\$2,410,000	\$1,760,000
Market Value per SqFt	\$24.11	\$29.00	\$22.18
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04593-0036	2-04111-0060	2-04305-0004
Address	3231 BARKER AVENUE	1650 WILLIAMSBRIDGE ROAD	1110 LYDIG AVENUE
Neighborhood	BRONXDALE	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	26	15
Year Built	1953	1960	1952
Gross SqFt	27,225	17,100	14,400
Estimated Gross Income	\$262,449	\$164,840	\$173,232
Gross Income per SqFt	\$9.64	\$9.64	\$12.03
Full Market Value	\$749,000	\$470,000	\$598,000
Market Value per SqFt	\$27.50	\$28.00	\$41.50
Distance from Cooperative in miles		2.00	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04594-0044	2-04340-0086	2-04341-0075
Address	3215 OLINVILLE AVENUE	2255 BARKER AVENUE	2265 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	42	40
Year Built	1963	1964	1962
Gross SqFt	38,150	31,320	31,320
Estimated Gross Income	\$453,222	\$371,997	\$247,936
Gross Income per SqFt	\$11.88	\$11.88	\$7.92
Full Market Value	\$1,060,000	\$1,280,000	\$640,000
Market Value per SqFt	\$27.80	\$41.00	\$20.43
Distance from Cooperative in miles		0.85	0.85

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04597-0021	2-04426-0010	2-04570-0032
Address	3230 CRUGER AVENUE	2418 OLINVILLE AVENUE	3039 WALLACE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	72	60
Year Built	1930	1932	1929
Gross SqFt	67,248	69,120	52,980
Estimated Gross Income	\$666,427	\$684,816	\$575,106
Gross Income per SqFt	\$9.91	\$9.91	\$10.86
Full Market Value	\$1,900,000	\$1,950,000	\$1,790,000
Market Value per SqFt	\$28.30	\$28.00	\$33.80
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04599-0017	2-04342-0010	2-04426-0017
Address	3260 CRUGER AVENUE	2280 OLINVILLE AVENUE	2440 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	256	83
Year Built	1965	1965	1965
Gross SqFt	116,222	255,000	95,700
Estimated Gross Income	\$1,353,986	\$2,971,510	\$862,834
Gross Income per SqFt	\$11.65	\$11.65	\$9.02
Full Market Value	\$3,170,000	\$10,300,000	\$2,230,000
Market Value per SqFt	\$27.30	\$40.00	\$23.30
Distance from Cooperative in miles		0.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04641-0016	2-03115-0005	2-04178-0010
Address	3555 OLINVILLE AVENUE	2405 SOUTHERN BOULEVARD	3555 BRUCKNER BOULEVARD
Neighborhood	WILLIAMSBRIDGE	BELMONT	SCHUYLerville/PELHAM BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	142	142	142
Year Built	1965	1970	1960
Gross SqFt	167,000	125,075	112,000
Estimated Gross Income	\$1,786,900	\$1,195,589	\$1,274,936
Gross Income per SqFt	\$10.70	\$9.56	\$11.38
Full Market Value	\$4,180,000	\$2,800,000	\$4,400,000
Market Value per SqFt	\$25.00	\$22.00	\$39.30
Distance from Cooperative in miles		1.80	3.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04653-0049	2-02823-0046	2-03057-0011
Address	3850 BRONX BOULEVARD	1700 GRAND CONCOURSE	2410 WASHINGTON AVENUE
Neighborhood	WILLIAMSBRIDGE	MOUNT HOPE/MOUNT EDEN	BELMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	166	158	170
Year Built	1958	1963	1967
Gross SqFt	167,750	154,656	148,500
Estimated Gross Income	\$1,794,925	\$1,633,855	\$1,522,125
Gross Income per SqFt	\$10.70	\$10.56	\$10.25
Full Market Value	\$4,200,000	\$5,080,000	\$4,730,000
Market Value per SqFt	\$25.00	\$33.00	\$31.90
Distance from Cooperative in miles		3.70	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04659-0031	2-04323-0018	2-05780-0940
Address	3511 BARNES AVENUE	2160 MATTHEWS AVENUE	3900 GREYSTONE AVENUE
Neighborhood	WILLIAMSBRIDGE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	133	127
Year Built	1967	1964	1928
Gross SqFt	136,070	136,122	134,703
Estimated Gross Income	\$1,469,556	\$1,496,552	\$1,461,293
Gross Income per SqFt	\$10.80	\$10.99	\$10.85
Full Market Value	\$3,440,000	\$4,650,000	\$4,540,000
Market Value per SqFt	\$25.30	\$34.00	\$33.70
Distance from Cooperative in miles		1.50	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04663-0028	2-03753-0044	2-04440-0007
Address	724 EAST 216 STREET	1163 BEACH AVENUE	2502 BARNES AVENUE
Neighborhood	WILLIAMSBRIDGE	SOUNDVIEW	PELHAM PARKWAY NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	19	19
Year Built	1928	1927	1924
Gross SqFt	19,292	19,200	17,168
Estimated Gross Income	\$159,089	\$220,800	\$104,730
Gross Income per SqFt	\$8.25	\$11.50	\$6.10
Full Market Value	\$372,000	\$762,000	\$245,000
Market Value per SqFt	\$19.28	\$40.00	\$14.27
Distance from Cooperative in miles		3.55	1.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04670-0050	2-04722-0012	2-05263-0040
Address	800 TILDEN STREET	3437 EASTCHESTER ROAD	3475 BIVONA STREET
Neighborhood	WILLIAMSBRIDGE	BAYCHESTER	BAYCHESTER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	269	326	307
Year Built	1962	1935	1967
Gross SqFt	289,000	254,000	264,960
Estimated Gross Income	\$2,973,810	\$3,261,405	\$3,240,460
Gross Income per SqFt	\$10.29	\$12.84	\$12.23
Full Market Value	\$9,240,000	\$11,300,000	\$7,590,000
Market Value per SqFt	\$32.00	\$45.00	\$28.60
Distance from Cooperative in miles		0.70	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04671-0051	2-02420-9978	2-03115-9021
Address	801 TILDEN STREET	3141 PARK AVENUE	2481 SOUTHERN BOULEVARD
Neighborhood	WILLIAMSBRIDGE	MELROSE/CONCOURSE	BELMONT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	266	300	311
Year Built	1971	1964	1975
Gross SqFt	318,060	267,525	249,600
Estimated Gross Income	\$3,272,837	\$3,156,795	\$3,129,646
Gross Income per SqFt	\$10.29	\$11.80	\$12.54
Full Market Value	\$7,660,000	\$7,390,000	\$9,720,000
Market Value per SqFt	\$24.08	\$28.00	\$38.90
Distance from Cooperative in miles		4.75	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04840-0023	2-02981-0046	2-05042-0025
Address	747 EAST 226 STREET	1463 HOE AVENUE	676 NEREID AVENUE
Neighborhood	WILLIAMSBRIDGE	CROTONA PARK	WAKEFIELD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	22	22
Year Built	1963	1925	1924
Gross SqFt	16,506	14,400	17,952
Estimated Gross Income	\$212,571	\$159,490	\$208,063
Gross Income per SqFt	\$12.88	\$11.08	\$11.59
Full Market Value	\$776,000	\$496,000	\$718,000
Market Value per SqFt	\$47.00	\$34.00	\$40.00
Distance from Cooperative in miles		4.15	0.70

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04845-0011	2-05909-0163	
Address	745 EAST 231 STREET	3950 BLACKSTONE AVENUE	
Neighborhood	WILLIAMSBRIDGE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	201	176	
Year Built	1957	1959	
Gross SqFt	249,258	237,000	
Estimated Gross Income	\$2,849,258	\$2,849,258	
Gross Income per SqFt	\$11.43	\$12.02	
Full Market Value	\$9,830,000	\$9,830,000	
Market Value per SqFt	\$39.40	\$42.00	
Distance from Cooperative in miles		2.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05000-0001	2-03212-0005	2-05796-0129
Address	855 EAST 233 STREET	2260 DR M L KING JR BOULE	3660 OXFORD AVENUE
Neighborhood	WAKEFIELD	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	110	110	77
Year Built	1964	1959	1967
Gross SqFt	120,534	122,883	106,934
Estimated Gross Income	\$1,247,910	\$1,137,080	\$1,247,910
Gross Income per SqFt	\$10.35	\$9.25	\$11.67
Full Market Value	\$2,920,000	\$3,240,000	\$4,310,000
Market Value per SqFt	\$24.23	\$26.00	\$40.30
Distance from Cooperative in miles		3.45	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05038-0010	2-03355-0109	2-04826-0040
Address	4331 RICHARDSON AVENUE	3370 DECATUR AVENUE	633 EAST 224 STREET
Neighborhood	WAKEFIELD	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	21	21
Year Built	1964	1937	1928
Gross SqFt	17,013	16,450	15,532
Estimated Gross Income	\$181,615	\$156,630	\$181,615
Gross Income per SqFt	\$10.68	\$9.52	\$11.69
Full Market Value	\$564,000	\$447,000	\$627,000
Market Value per SqFt	\$33.20	\$27.00	\$40.40
Distance from Cooperative in miles		1.55	0.65

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05135-0051	2-02882-0229	
Address	2324 HUNTER AVENUE	16 RICHMAN PLAZA	
Neighborhood	CO-OP CITY	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	4,470	1,654	
Year Built	1969	1973	
Gross SqFt	5,541,031	1,597,950	
Estimated Gross Income	\$57,626,722	\$18,381,707	
Gross Income per SqFt	\$10.40	\$11.50	
Full Market Value	\$135,000,000	\$43,000,000	
Market Value per SqFt	\$24.36	\$27.00	
Distance from Cooperative in miles		5.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05141-0120	2-02882-0229	
Address	2049 BARTOW AVENUE	16 RICHMAN PLAZA	
Neighborhood	CO-OP CITY	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	10,948	1,654	
Year Built	1969	1973	
Gross SqFt	13,540,113	1,597,950	
Estimated Gross Income	\$140,952,576	\$18,381,707	
Gross Income per SqFt	\$10.41	\$11.50	
Full Market Value	\$330,000,000	\$43,000,000	
Market Value per SqFt	\$24.37	\$27.00	
Distance from Cooperative in miles		5.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05259-0016	2-02441-0001	2-03895-0001
Address	3410 DE REIMER AVENUE	2950 PARK AVENUE	1500 NOBLE AVENUE
Neighborhood	BAYCHESTER	MELROSE/CONCOURSE	PARKCHESTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	208	216	238
Year Built	1965	1983	1965
Gross SqFt	256,000	257,718	265,625
Estimated Gross Income	\$3,201,780	\$3,201,780	\$2,295,085
Gross Income per SqFt	\$12.51	\$12.42	\$8.64
Full Market Value	\$11,000,000	\$11,000,000	\$5,920,000
Market Value per SqFt	\$43.00	\$43.00	\$22.29
Distance from Cooperative in miles		6.10	3.50

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05403-0025	2-05385-0013	
Address	3321 BRUCKNER BOULEVARD	2816 ROEBLING AVENUE	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	71	60	
Year Built	1939	1929	
Gross SqFt	57,994	50,000	
Estimated Gross Income	\$565,441	\$409,310	
Gross Income per SqFt	\$9.75	\$8.19	
Full Market Value	\$1,610,000	\$1,060,000	
Market Value per SqFt	\$27.80	\$21.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05409-0041	2-05920-0670	2-03212-0005
Address	1110 STADIUM AVENUE	3801 HUDSON MANOR TERRACE	2260 DR M L KING JR BOULE
Neighborhood	COUNTRY CLUB	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	135	110
Year Built	1963	1960	1959
Gross SqFt	136,913	152,400	122,883
Estimated Gross Income	\$1,334,901	\$2,104,803	\$1,137,080
Gross Income per SqFt	\$9.75	\$13.81	\$9.25
Full Market Value	\$3,810,000	\$7,680,000	\$3,240,000
Market Value per SqFt	\$27.80	\$50.00	\$26.40
Distance from Cooperative in miles		6.30	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05481-0048	2-05793-0467	
Address	3255 RANDALL AVENUE	3555 OXFORD AVENUE	
Neighborhood	COUNTRY CLUB	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	65	57	
Year Built	1965	1960	
Gross SqFt	55,800	72,553	
Estimated Gross Income	\$703,080	\$821,627	
Gross Income per SqFt	\$12.60	\$11.32	
Full Market Value	\$2,430,000	\$2,550,000	
Market Value per SqFt	\$43.50	\$35.00	
Distance from Cooperative in miles		6.30	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05628-0008	2-03143-0172	2-05333-0106
Address	30 CAROLL STREET	2245 WEBSTER AVENUE	1235 BRADFORD AVENUE
Neighborhood	CITY ISLAND	FORDHAM	SCHUYLerville/PELHAM BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	13
Year Built	1920	1911	1929
Gross SqFt	6,480	9,684	6,510
Estimated Gross Income	\$105,624	\$120,466	\$106,680
Gross Income per SqFt	\$16.30	\$12.44	\$16.39
Full Market Value	\$418,000	\$416,000	\$422,000
Market Value per SqFt	\$65.00	\$43.00	\$65.00
Distance from Cooperative in miles		5.60	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05713-0107	2-05760-0112	2-05784-0340
Address	290 WEST 232 STREET	3424 KINGSBRIDGE AVENUE	500 WEST 235 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	117	138	87
Year Built	1966	1962	1954
Gross SqFt	122,000	128,500	92,600
Estimated Gross Income	\$1,409,100	\$1,503,878	\$1,164,030
Gross Income per SqFt	\$11.55	\$11.70	\$12.57
Full Market Value	\$3,300,000	\$5,190,000	\$4,020,000
Market Value per SqFt	\$27.00	\$40.00	\$43.40
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05714-0164	2-03248-0049	2-05759-0573
Address	3125 TIBBETT AVENUE	2685 UNIVERSITY AVENUE	3411 IRWIN AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	225	193	401
Year Built	1961	1926	1962
Gross SqFt	234,000	200,000	345,000
Estimated Gross Income	\$2,398,500	\$2,198,634	\$2,432,966
Gross Income per SqFt	\$10.25	\$10.99	\$7.05
Full Market Value	\$5,610,000	\$6,830,000	\$5,700,000
Market Value per SqFt	\$23.97	\$34.00	\$16.52
Distance from Cooperative in miles		0.95	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0265	2-05787-0154	2-05907-0352
Address	2465 PALISADE AVENUE	3300 NETHERLAND AVENUE	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	69	67	72
Year Built	1958	1941	1970
Gross SqFt	85,117	81,880	84,925
Estimated Gross Income	\$957,566	\$641,023	\$1,051,024
Gross Income per SqFt	\$11.25	\$7.83	\$12.38
Full Market Value	\$2,980,000	\$1,650,000	\$3,630,000
Market Value per SqFt	\$35.00	\$20.00	\$42.70
Distance from Cooperative in miles		0.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0362	2-05780-0940	2-05903-0283
Address	2400 JOHNSON AVENUE	3900 GREYSTONE AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	130	127	123
Year Built	1969	1928	1951
Gross SqFt	142,000	134,703	134,000
Estimated Gross Income	\$1,881,500	\$1,461,293	\$1,833,978
Gross Income per SqFt	\$13.25	\$10.85	\$13.69
Full Market Value	\$6,870,000	\$4,540,000	\$6,690,000
Market Value per SqFt	\$48.40	\$34.00	\$49.90
Distance from Cooperative in miles		1.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0500	2-04342-0010	2-05909-0825
Address	2500 JOHNSON AVENUE	2280 OLINVILLE AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	339	256	403
Year Built	1967	1965	1958
Gross SqFt	466,400	255,000	443,283
Estimated Gross Income	\$6,179,800	\$2,971,510	\$8,806,810
Gross Income per SqFt	\$13.25	\$11.65	\$19.87
Full Market Value	\$22,600,000	\$10,300,000	\$38,200,000
Market Value per SqFt	\$48.50	\$40.00	\$86.00
Distance from Cooperative in miles		3.05	1.05

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05722-0445	2-05909-0825	2-05759-0573
Address	555 KAPPOCK STREET	630 WEST 246 STREET	3411 IRWIN AVENUE
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	412	403	401
Year Built	1966	1958	1962
Gross SqFt	539,000	443,283	345,000
Estimated Gross Income	\$6,198,500	\$8,806,810	\$2,432,966
Gross Income per SqFt	\$11.50	\$19.87	\$7.05
Full Market Value	\$21,400,000	\$38,200,000	\$5,700,000
Market Value per SqFt	\$39.70	\$86.00	\$16.52
Distance from Cooperative in miles		0.90	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0042	2-04342-0010	2-05909-0163
Address	60 KNOLLS CRESCENT	2280 OLINVILLE AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	244	256	176
Year Built	1953	1965	1959
Gross SqFt	237,800	255,000	237,000
Estimated Gross Income	\$2,758,480	\$2,971,510	\$2,849,258
Gross Income per SqFt	\$11.60	\$11.65	\$12.02
Full Market Value	\$9,520,000	\$10,300,000	\$9,830,000
Market Value per SqFt	\$40.00	\$40.00	\$41.50
Distance from Cooperative in miles		2.90	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0084	2-04342-0010	2-05909-0163
Address	25 KNOLLS CRESCENT	2280 OLINVILLE AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	256	176
Year Built	1954	1965	1959
Gross SqFt	247,247	255,000	237,000
Estimated Gross Income	\$2,868,065	\$2,971,510	\$2,849,258
Gross Income per SqFt	\$11.60	\$11.65	\$12.02
Full Market Value	\$9,890,000	\$10,300,000	\$9,830,000
Market Value per SqFt	\$40.00	\$40.00	\$41.50
Distance from Cooperative in miles		2.90	1.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0094	2-05801-1054	
Address	510 KAPPOCK STREET	215 WEST 242 STREET	
Neighborhood	RIVERDALE	VAN CORTLANDT PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	34	33	
Year Built	1948	1923	
Gross SqFt	43,000	21,660	
Estimated Gross Income	\$537,500	\$297,081	
Gross Income per SqFt	\$12.50	\$13.72	
Full Market Value	\$1,850,000	\$1,080,000	
Market Value per SqFt	\$43.00	\$50.00	
Distance from Cooperative in miles		1.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05724-0685	2-05746-0567	2-05787-0137
Address	601 KAPPOCK STREET	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	78	85
Year Built	1960	1951	1954
Gross SqFt	129,600	92,782	100,498
Estimated Gross Income	\$1,503,360	\$1,085,344	\$1,174,179
Gross Income per SqFt	\$11.60	\$11.70	\$11.68
Full Market Value	\$5,190,000	\$3,740,000	\$4,050,000
Market Value per SqFt	\$40.00	\$40.00	\$40.30
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-0767	2-04221-0001	2-05746-0567
Address	609 KAPPOCK STREET	2100 EASTCHESTER ROAD	2675 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	70	78
Year Built	1962	1963	1951
Gross SqFt	82,500	81,000	92,782
Estimated Gross Income	\$907,500	\$757,659	\$1,085,344
Gross Income per SqFt	\$11.00	\$9.35	\$11.70
Full Market Value	\$2,820,000	\$2,160,000	\$3,740,000
Market Value per SqFt	\$34.20	\$27.00	\$40.30
Distance from Cooperative in miles		4.20	0.10

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-0776	2-05746-0567	2-05787-0137
Address	629 KAPPOCK STREET	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	78	85
Year Built	1961	1951	1954
Gross SqFt	130,570	92,782	100,498
Estimated Gross Income	\$1,501,555	\$1,085,344	\$1,174,179
Gross Income per SqFt	\$11.50	\$11.70	\$11.68
Full Market Value	\$5,180,000	\$3,740,000	\$4,050,000
Market Value per SqFt	\$39.70	\$40.00	\$40.30
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05726-0673	2-05904-0267	2-05746-0567
Address	2750 JOHNSON AVENUE	600 WEST 239 STREET	2675 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	90	78
Year Built	1964	1956	1951
Gross SqFt	93,060	98,681	92,782
Estimated Gross Income	\$1,102,761	\$1,233,096	\$1,085,344
Gross Income per SqFt	\$11.85	\$12.50	\$11.70
Full Market Value	\$3,800,000	\$4,250,000	\$3,740,000
Market Value per SqFt	\$40.80	\$43.00	\$40.30
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05736-0006	2-05732-0924	2-04222-0093
Address	3050 FAIRFIELD AVENUE	2700 HENRY HUDSON PARKWAY	1545 RHINELANDER AVENUE
Neighborhood	RIVERDALE	RIVERDALE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	78	106
Year Built	1958	1955	1962
Gross SqFt	111,000	108,955	112,339
Estimated Gross Income	\$1,276,500	\$1,108,525	\$1,316,992
Gross Income per SqFt	\$11.50	\$10.17	\$11.72
Full Market Value	\$4,400,000	\$3,160,000	\$4,540,000
Market Value per SqFt	\$39.60	\$29.00	\$40.40
Distance from Cooperative in miles		0.10	4.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05737-0061	2-05793-0467	
Address	640 WEST 231 STREET	3555 OXFORD AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	61	57	
Year Built	1953	1960	
Gross SqFt	72,800	72,553	
Estimated Gross Income	\$855,400	\$821,627	
Gross Income per SqFt	\$11.75	\$11.32	
Full Market Value	\$2,950,000	\$2,550,000	
Market Value per SqFt	\$40.50	\$35.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05738-0353	2-05780-0940	2-05881-1086
Address	3015 RIVERDALE AVENUE	3900 GREYSTONE AVENUE	6655 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	121	127	92
Year Built	1941	1928	1929
Gross SqFt	125,148	134,703	95,000
Estimated Gross Income	\$1,195,163	\$1,461,293	\$837,061
Gross Income per SqFt	\$9.55	\$10.85	\$8.81
Full Market Value	\$3,410,000	\$4,540,000	\$2,160,000
Market Value per SqFt	\$27.20	\$34.00	\$22.74
Distance from Cooperative in miles		0.55	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05738-0366	2-05793-0467	2-05625-0065
Address	3030 JOHNSON AVENUE	3555 OXFORD AVENUE	30 PILOT STREET
Neighborhood	RIVERDALE	RIVERDALE	CITY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	57	79
Year Built	1966	1960	1964
Gross SqFt	64,310	72,553	63,000
Estimated Gross Income	\$707,410	\$821,627	\$652,041
Gross Income per SqFt	\$11.00	\$11.32	\$10.35
Full Market Value	\$2,200,000	\$2,550,000	\$2,030,000
Market Value per SqFt	\$34.20	\$35.00	\$32.20
Distance from Cooperative in miles		0.30	7.10

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05739-0257	2-05903-0283	2-05760-0112
Address	3135 JOHNSON AVENUE	3611 HENRY HUDSON PARKWAY	3424 KINGSBRIDGE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	122	123	138
Year Built	1953	1951	1962
Gross SqFt	141,721	134,000	128,500
Estimated Gross Income	\$1,544,758	\$1,833,978	\$1,503,878
Gross Income per SqFt	\$10.90	\$13.69	\$11.70
Full Market Value	\$4,800,000	\$6,690,000	\$5,190,000
Market Value per SqFt	\$33.90	\$50.00	\$40.40
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05742-0120	2-04178-0010	
Address	3103 FAIRFIELD AVENUE	3555 BRUCKNER BOULEVARD	
Neighborhood	RIVERDALE	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	108	142	
Year Built	1949	1960	
Gross SqFt	108,700	112,000	
Estimated Gross Income	\$1,173,960	\$1,274,936	
Gross Income per SqFt	\$10.80	\$11.38	
Full Market Value	\$3,650,000	\$4,400,000	
Market Value per SqFt	\$33.60	\$39.00	
Distance from Cooperative in miles		5.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0002	2-05793-0467	2-05874-1028
Address	2530 INDEPENDENCE AVENUE	3555 OXFORD AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	57	84
Year Built	1961	1960	1962
Gross SqFt	79,296	72,553	76,009
Estimated Gross Income	\$911,904	\$821,627	\$946,395
Gross Income per SqFt	\$11.50	\$11.32	\$12.45
Full Market Value	\$3,150,000	\$2,550,000	\$3,270,000
Market Value per SqFt	\$39.70	\$35.00	\$43.00
Distance from Cooperative in miles		0.75	2.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0198	2-05793-0467	2-05874-1028
Address	2390 PALISADE AVENUE	3555 OXFORD AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	57	84
Year Built	1964	1960	1962
Gross SqFt	80,214	72,553	76,009
Estimated Gross Income	\$934,493	\$821,627	\$946,395
Gross Income per SqFt	\$11.65	\$11.32	\$12.45
Full Market Value	\$3,220,000	\$2,550,000	\$3,270,000
Market Value per SqFt	\$40.10	\$35.00	\$43.00
Distance from Cooperative in miles		0.70	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0203	2-04222-0046	2-05909-0163
Address	2550 INDEPENDENCE AVENUE	1560 PELHAM PARKWAY SOUTH	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	142	177	176
Year Built	1959	1960	1959
Gross SqFt	200,314	184,500	237,000
Estimated Gross Income	\$2,403,768	\$1,831,024	\$2,849,258
Gross Income per SqFt	\$12.00	\$9.92	\$12.02
Full Market Value	\$8,290,000	\$5,220,000	\$9,830,000
Market Value per SqFt	\$41.40	\$28.00	\$41.50
Distance from Cooperative in miles		4.40	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05744-0048	2-04161-0001	2-05760-0112
Address	750 KAPPOCK STREET	1730 MULFORD AVENUE	3424 KINGSBRIDGE AVENUE
Neighborhood	RIVERDALE	SCHUYLerville/PELHAM BAY	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	160	285	138
Year Built	1953	1968	1962
Gross SqFt	209,920	326,000	128,500
Estimated Gross Income	\$2,414,080	\$3,540,204	\$1,503,878
Gross Income per SqFt	\$11.50	\$10.86	\$11.70
Full Market Value	\$8,330,000	\$11,000,000	\$5,190,000
Market Value per SqFt	\$39.70	\$34.00	\$40.40
Distance from Cooperative in miles		5.10	0.95

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0001	2-04161-0001	2-05760-0112
Address	2621 PALISADE AVENUE	1730 MULFORD AVENUE	3424 KINGSBRIDGE AVENUE
Neighborhood	RIVERDALE	SCHUYLerville/PELHAM BAY	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	180	285	138
Year Built	1962	1968	1962
Gross SqFt	231,154	326,000	128,500
Estimated Gross Income	\$2,704,501	\$3,540,204	\$1,503,878
Gross Income per SqFt	\$11.70	\$10.86	\$11.70
Full Market Value	\$9,330,000	\$11,000,000	\$5,190,000
Market Value per SqFt	\$40.40	\$34.00	\$40.40
Distance from Cooperative in miles		5.20	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0012	2-04161-0001	2-05903-0283
Address	2727 PALISADE AVENUE	1730 MULFORD AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	SCHUYLerville/PELHAM BAY	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	125	285	123
Year Built	1955	1968	1951
Gross SqFt	194,730	326,000	134,000
Estimated Gross Income	\$1,966,773	\$3,540,204	\$1,833,978
Gross Income per SqFt	\$10.10	\$10.86	\$13.69
Full Market Value	\$5,610,000	\$11,000,000	\$6,690,000
Market Value per SqFt	\$28.80	\$34.00	\$49.90
Distance from Cooperative in miles		5.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0290	2-05844-1935	2-05798-0101
Address	2501 PALISADE AVENUE	5431 SYLVAN AVENUE	3615 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	24	15
Year Built	1927	1972	1980
Gross SqFt	28,536	18,756	7,550
Estimated Gross Income	\$379,528	\$249,512	\$164,391
Gross Income per SqFt	\$13.30	\$13.30	\$21.77
Full Market Value	\$1,390,000	\$911,000	\$714,000
Market Value per SqFt	\$48.70	\$49.00	\$95.00
Distance from Cooperative in miles		1.80	0.70

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0305	2-04161-0001	2-05796-0129
Address	2575 PALISADE AVENUE	1730 MULFORD AVENUE	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	SCHUYLerville/PELHAM BAY	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	143	285	77
Year Built	1958	1968	1967
Gross SqFt	168,962	326,000	106,934
Estimated Gross Income	\$1,943,063	\$3,540,204	\$1,247,910
Gross Income per SqFt	\$11.50	\$10.86	\$11.67
Full Market Value	\$6,700,000	\$11,000,000	\$4,310,000
Market Value per SqFt	\$39.70	\$34.00	\$40.30
Distance from Cooperative in miles		5.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05746-0584	2-04426-0017	2-05784-0340
Address	2601 HENRY HUDSON PARKWAY	2440 OLINVILLE AVENUE	500 WEST 235 STREET
Neighborhood	RIVERDALE	BRONXDALE	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	83	87
Year Built	1954	1965	1954
Gross SqFt	92,171	95,700	92,600
Estimated Gross Income	\$1,013,881	\$862,834	\$1,164,030
Gross Income per SqFt	\$11.00	\$9.02	\$12.57
Full Market Value	\$3,150,000	\$2,230,000	\$4,020,000
Market Value per SqFt	\$34.20	\$23.00	\$43.40
Distance from Cooperative in miles		2.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05747-0590	2-05784-0340	2-04320-0005
Address	2711 HENRY HUDSON PARKWAY	500 WEST 235 STREET	2160 HOLLAND AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	87	85
Year Built	1953	1954	1930
Gross SqFt	82,559	92,600	82,548
Estimated Gross Income	\$928,788	\$1,164,030	\$893,517
Gross Income per SqFt	\$11.25	\$12.57	\$10.82
Full Market Value	\$2,890,000	\$4,020,000	\$2,780,000
Market Value per SqFt	\$35.00	\$43.00	\$33.70
Distance from Cooperative in miles		0.50	3.25

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05747-0605	2-05907-0352	2-04319-0025
Address	2734 INDEPENDENCE AVENUE	3800 INDEPENDENCE AVENUE	2198 CRUGER AVENUE
Neighborhood	RIVERDALE	RIVERDALE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	72	88
Year Built	1970	1970	1930
Gross SqFt	83,880	84,925	88,386
Estimated Gross Income	\$943,650	\$1,051,024	\$972,976
Gross Income per SqFt	\$11.25	\$12.38	\$11.01
Full Market Value	\$2,930,000	\$3,630,000	\$3,020,000
Market Value per SqFt	\$34.90	\$43.00	\$34.20
Distance from Cooperative in miles		0.55	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05748-0500	2-04321-0038	2-05769-0132
Address	3001 HENRY HUDSON PARKWAY	2198 WALLACE AVENUE	3660 WALDO AVENUE
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	85	86
Year Built	1934	1929	1940
Gross SqFt	140,000	87,810	72,000
Estimated Gross Income	\$1,505,000	\$883,747	\$970,734
Gross Income per SqFt	\$10.75	\$10.06	\$13.48
Full Market Value	\$4,680,000	\$2,520,000	\$3,540,000
Market Value per SqFt	\$33.40	\$29.00	\$49.20
Distance from Cooperative in miles		3.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05750-0357	2-05761-0444	2-05796-0129
Address	735 KAPPOCK STREET	3425 KINGSBRIDGE AVENUE	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	56	77
Year Built	1953	1964	1967
Gross SqFt	61,538	69,595	106,934
Estimated Gross Income	\$707,687	\$615,638	\$1,247,910
Gross Income per SqFt	\$11.50	\$8.85	\$11.67
Full Market Value	\$2,440,000	\$1,590,000	\$4,310,000
Market Value per SqFt	\$39.70	\$23.00	\$40.30
Distance from Cooperative in miles		0.75	0.60

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05758-0442	2-05625-0065	2-05864-0516
Address	315 WEST 232 STREET	30 PILOT STREET	6555 BROADWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	CITY ISLAND	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	79	73
Year Built	1974	1964	1961
Gross SqFt	75,747	63,000	62,570
Estimated Gross Income	\$871,090	\$652,041	\$816,808
Gross Income per SqFt	\$11.50	\$10.35	\$13.05
Full Market Value	\$3,010,000	\$2,030,000	\$2,980,000
Market Value per SqFt	\$39.70	\$32.00	\$47.60
Distance from Cooperative in miles		7.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05759-0364	2-05107-0003	
Address	3240 RIVERDALE AVENUE	4769 WHITE PLAINS ROAD	
Neighborhood	KINGSBRIDGE/JEROME PARK	WAKEFIELD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	66	65	
Year Built	1970	1965	
Gross SqFt	67,987	55,304	
Estimated Gross Income	\$781,850	\$645,740	
Gross Income per SqFt	\$11.50	\$11.68	
Full Market Value	\$2,700,000	\$2,230,000	
Market Value per SqFt	\$39.70	\$40.00	
Distance from Cooperative in miles		3.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05764-0642	2-05793-0467	2-05107-0003
Address	3475 GREYSTONE AVENUE	3555 OXFORD AVENUE	4769 WHITE PLAINS ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	WAKEFIELD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	57	57	65
Year Built	1957	1960	1965
Gross SqFt	61,187	72,553	55,304
Estimated Gross Income	\$703,650	\$821,627	\$645,740
Gross Income per SqFt	\$11.50	\$11.32	\$11.68
Full Market Value	\$2,430,000	\$2,550,000	\$2,230,000
Market Value per SqFt	\$39.70	\$35.00	\$40.30
Distance from Cooperative in miles		0.15	3.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05767-0798	2-05732-0924	2-05864-0516
Address	288 WEST 238 STREET	2700 HENRY HUDSON PARKWAY	6555 BROADWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	78	73
Year Built	1962	1955	1961
Gross SqFt	69,848	108,955	62,570
Estimated Gross Income	\$803,252	\$1,108,525	\$816,808
Gross Income per SqFt	\$11.50	\$10.17	\$13.05
Full Market Value	\$2,770,000	\$3,160,000	\$2,980,000
Market Value per SqFt	\$39.70	\$29.00	\$47.60
Distance from Cooperative in miles		0.70	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05770-0069	2-05754-0090	2-05769-0132
Address	3636 GREYSTONE AVENUE	225 WEST 232 STREET	3660 WALDO AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	96	86
Year Built	1940	1929	1940
Gross SqFt	118,214	87,510	72,000
Estimated Gross Income	\$1,400,835	\$890,888	\$970,734
Gross Income per SqFt	\$11.85	\$10.18	\$13.48
Full Market Value	\$4,830,000	\$2,300,000	\$3,540,000
Market Value per SqFt	\$40.90	\$26.00	\$49.20
Distance from Cooperative in miles		0.40	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-0020	2-04320-0042	2-05773-0290
Address	3600 FIELDSTON ROAD	2181 WALLACE AVENUE	275 WEST 238 STREET
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	72	72
Year Built	1941	1931	1937
Gross SqFt	86,000	84,588	71,091
Estimated Gross Income	\$1,019,100	\$862,164	\$846,289
Gross Income per SqFt	\$11.85	\$10.19	\$11.90
Full Market Value	\$3,520,000	\$2,680,000	\$2,920,000
Market Value per SqFt	\$40.90	\$32.00	\$41.10
Distance from Cooperative in miles		3.00	0.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-0041	2-04173-0029	
Address	474 WEST 238 STREET	1610 MAHAN AVENUE	
Neighborhood	RIVERDALE	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	54	57	
Year Built	1939	1928	
Gross SqFt	76,500	51,000	
Estimated Gross Income	\$906,525	\$606,394	
Gross Income per SqFt	\$11.85	\$11.89	
Full Market Value	\$3,130,000	\$2,090,000	
Market Value per SqFt	\$40.90	\$41.00	
Distance from Cooperative in miles		4.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05777-0772	2-04178-0010	2-05760-0112
Address	3800 WALDO AVENUE	3555 BRUCKNER BOULEVARD	3424 KINGSBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	SCHUYLERVILLE/PELHAM BAY	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	173	142	138
Year Built	1966	1960	1962
Gross SqFt	154,640	112,000	128,500
Estimated Gross Income	\$1,762,896	\$1,274,936	\$1,503,878
Gross Income per SqFt	\$11.40	\$11.38	\$11.70
Full Market Value	\$4,130,000	\$4,400,000	\$5,190,000
Market Value per SqFt	\$26.70	\$39.00	\$40.40
Distance from Cooperative in miles		4.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05778-0879	2-03262-0077	2-05754-0090
Address	3875 WALDO AVENUE	114 WEST 238 STREET	225 WEST 232 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	139	96
Year Built	1931	1928	1929
Gross SqFt	150,000	115,428	87,510
Estimated Gross Income	\$1,575,000	\$1,314,475	\$890,888
Gross Income per SqFt	\$10.50	\$11.39	\$10.18
Full Market Value	\$4,890,000	\$4,530,000	\$2,300,000
Market Value per SqFt	\$32.60	\$39.00	\$26.30
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05779-0815	2-05700-0087	2-05781-1100
Address	3810 GREYSTONE AVENUE	226 KIMBERLY PLACE	3900 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	41	37
Year Built	1939	1927	1928
Gross SqFt	41,068	46,053	37,962
Estimated Gross Income	\$441,481	\$422,223	\$396,156
Gross Income per SqFt	\$10.75	\$9.17	\$10.44
Full Market Value	\$1,370,000	\$1,200,000	\$1,230,000
Market Value per SqFt	\$33.40	\$26.00	\$32.40
Distance from Cooperative in miles		0.70	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05779-0820	2-05909-0163	2-05920-0670
Address	3840 GREYSTONE AVENUE	3950 BLACKSTONE AVENUE	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	176	135
Year Built	1951	1959	1960
Gross SqFt	186,480	237,000	152,400
Estimated Gross Income	\$2,358,972	\$2,849,258	\$2,104,803
Gross Income per SqFt	\$12.65	\$12.02	\$13.81
Full Market Value	\$8,140,000	\$9,830,000	\$7,680,000
Market Value per SqFt	\$43.70	\$42.00	\$50.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05783-0300	2-05754-0072	2-05773-0290
Address	511 WEST 232 STREET	222 WEST 233 STREET	275 WEST 238 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	72
Year Built	1937	1928	1937
Gross SqFt	69,441	66,270	71,091
Estimated Gross Income	\$729,130	\$695,466	\$846,289
Gross Income per SqFt	\$10.50	\$10.49	\$11.90
Full Market Value	\$2,270,000	\$2,160,000	\$2,920,000
Market Value per SqFt	\$32.70	\$33.00	\$41.10
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05785-0268	2-05746-0567	2-05787-0137
Address	3299 CAMBRIDGE AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	78	85
Year Built	1954	1951	1954
Gross SqFt	111,675	92,782	100,498
Estimated Gross Income	\$1,284,262	\$1,085,344	\$1,174,179
Gross Income per SqFt	\$11.50	\$11.70	\$11.68
Full Market Value	\$4,430,000	\$3,740,000	\$4,050,000
Market Value per SqFt	\$39.70	\$40.00	\$40.30
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05785-0284	2-05746-0567	2-05787-0137
Address	5620 SYLVAN AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	78	85
Year Built	1960	1951	1954
Gross SqFt	80,120	92,782	100,498
Estimated Gross Income	\$921,380	\$1,085,344	\$1,174,179
Gross Income per SqFt	\$11.50	\$11.70	\$11.68
Full Market Value	\$3,180,000	\$3,740,000	\$4,050,000
Market Value per SqFt	\$39.70	\$40.00	\$40.30
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0130	2-05746-0567	2-05787-0137
Address	3200 NETHERLAND AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	78	85
Year Built	1957	1951	1954
Gross SqFt	88,470	92,782	100,498
Estimated Gross Income	\$1,017,405	\$1,085,344	\$1,174,179
Gross Income per SqFt	\$11.50	\$11.70	\$11.68
Full Market Value	\$3,510,000	\$3,740,000	\$4,050,000
Market Value per SqFt	\$39.70	\$40.00	\$40.30
Distance from Cooperative in miles		0.45	0.00

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0148	2-05793-0467	2-05864-0516
Address	3260 NETHERLAND AVENUE	3555 OXFORD AVENUE	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	57	73
Year Built	1950	1960	1961
Gross SqFt	51,000	72,553	62,570
Estimated Gross Income	\$586,500	\$821,627	\$816,808
Gross Income per SqFt	\$11.50	\$11.32	\$13.05
Full Market Value	\$2,020,000	\$2,550,000	\$2,980,000
Market Value per SqFt	\$39.60	\$35.00	\$47.60
Distance from Cooperative in miles		0.10	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0177	2-05793-0467	2-05864-0516
Address	3225 JOHNSON AVENUE	3555 OXFORD AVENUE	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	57	73
Year Built	1970	1960	1961
Gross SqFt	60,928	72,553	62,570
Estimated Gross Income	\$700,672	\$821,627	\$816,808
Gross Income per SqFt	\$11.50	\$11.32	\$13.05
Full Market Value	\$2,420,000	\$2,550,000	\$2,980,000
Market Value per SqFt	\$39.70	\$35.00	\$47.60
Distance from Cooperative in miles		0.10	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-0074	2-05793-0467	2-05864-0516
Address	3210 ARLINGTON AVENUE	3555 OXFORD AVENUE	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	57	73
Year Built	1955	1960	1961
Gross SqFt	80,735	72,553	62,570
Estimated Gross Income	\$928,452	\$821,627	\$816,808
Gross Income per SqFt	\$11.50	\$11.32	\$13.05
Full Market Value	\$3,200,000	\$2,550,000	\$2,980,000
Market Value per SqFt	\$39.60	\$35.00	\$47.60
Distance from Cooperative in miles		0.15	1.70

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-0119	2-05781-1100	2-05791-0388
Address	3215 NETHERLAND AVENUE	3900 HENRY HUDSON PARKWAY	511 WEST 235 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	49	37	55
Year Built	1939	1928	1936
Gross SqFt	75,000	37,962	64,000
Estimated Gross Income	\$806,250	\$396,156	\$814,380
Gross Income per SqFt	\$10.75	\$10.44	\$12.72
Full Market Value	\$2,510,000	\$1,230,000	\$2,810,000
Market Value per SqFt	\$33.50	\$32.00	\$43.90
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-0015	2-05793-0467	2-05907-0348
Address	3206 FAIRFIELD AVENUE	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	57	42
Year Built	1954	1960	1968
Gross SqFt	59,352	72,553	41,803
Estimated Gross Income	\$741,900	\$821,627	\$622,298
Gross Income per SqFt	\$12.50	\$11.32	\$14.89
Full Market Value	\$2,560,000	\$2,550,000	\$2,270,000
Market Value per SqFt	\$43.10	\$35.00	\$54.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-0059	2-05814-1155	2-05907-0352
Address	3215 ARLINGTON AVENUE	210 WEST 251 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	70	72
Year Built	1958	1960	1970
Gross SqFt	82,000	75,000	84,925
Estimated Gross Income	\$984,000	\$1,080,817	\$1,051,024
Gross Income per SqFt	\$12.00	\$14.41	\$12.38
Full Market Value	\$3,390,000	\$3,950,000	\$3,630,000
Market Value per SqFt	\$41.30	\$53.00	\$42.70
Distance from Cooperative in miles		1.00	0.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05792-0422	2-05792-0430	2-05907-0348
Address	3512 OXFORD AVENUE	530 WEST 236 STREET	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	45	86	42
Year Built	1962	1954	1968
Gross SqFt	43,000	103,392	41,803
Estimated Gross Income	\$559,000	\$1,420,151	\$622,298
Gross Income per SqFt	\$13.00	\$13.74	\$14.89
Full Market Value	\$2,040,000	\$5,180,000	\$2,270,000
Market Value per SqFt	\$47.40	\$50.00	\$54.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05792-0445	2-05864-0516	2-05907-0348
Address	525 WEST 235 STREET	6555 BROADWAY	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	73	42
Year Built	1954	1961	1968
Gross SqFt	47,000	62,570	41,803
Estimated Gross Income	\$599,250	\$816,808	\$622,298
Gross Income per SqFt	\$12.75	\$13.05	\$14.89
Full Market Value	\$2,070,000	\$2,980,000	\$2,270,000
Market Value per SqFt	\$44.00	\$48.00	\$54.00
Distance from Cooperative in miles		1.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05795-0518	2-04161-0001	2-05903-0283
Address	3530 HENRY HUDSON PARKWAY	1730 MULFORD AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	SCHUYLerville/PELHAM BAY	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	216	285	123
Year Built	1955	1968	1951
Gross SqFt	312,000	326,000	134,000
Estimated Gross Income	\$3,276,000	\$3,540,204	\$1,833,978
Gross Income per SqFt	\$10.50	\$10.86	\$13.69
Full Market Value	\$10,200,000	\$11,000,000	\$6,690,000
Market Value per SqFt	\$32.70	\$34.00	\$49.90
Distance from Cooperative in miles		4.85	0.10

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05796-0107	2-05793-0467	2-05907-0348
Address	525 WEST 236 STREET	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	57	42
Year Built	1956	1960	1968
Gross SqFt	68,728	72,553	41,803
Estimated Gross Income	\$927,828	\$821,627	\$622,298
Gross Income per SqFt	\$13.50	\$11.32	\$14.89
Full Market Value	\$3,390,000	\$2,550,000	\$2,270,000
Market Value per SqFt	\$49.30	\$35.00	\$54.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05796-0135	2-05795-0537	2-05791-0388
Address	3656 JOHNSON AVENUE	3555 NETHERLAND AVENUE	511 WEST 235 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	55	55
Year Built	1932	1939	1936
Gross SqFt	73,911	60,792	64,000
Estimated Gross Income	\$868,454	\$632,713	\$814,380
Gross Income per SqFt	\$11.75	\$10.41	\$12.72
Full Market Value	\$3,000,000	\$1,970,000	\$2,810,000
Market Value per SqFt	\$40.60	\$32.00	\$43.90
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05797-0213	2-05777-0714	2-05776-0614
Address	525 WEST 238 STREET	3820 WALDO AVENUE	226 WEST 242 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	66	61
Year Built	1926	1923	1924
Gross SqFt	117,929	76,677	61,500
Estimated Gross Income	\$1,238,254	\$897,486	\$635,900
Gross Income per SqFt	\$10.50	\$11.70	\$10.34
Full Market Value	\$3,850,000	\$3,100,000	\$1,980,000
Market Value per SqFt	\$32.60	\$40.00	\$32.20
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05799-0032	2-05787-0137	
Address	3635 JOHNSON AVENUE	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	82	85	
Year Built	1954	1954	
Gross SqFt	106,684	100,498	
Estimated Gross Income	\$1,226,866	\$1,174,179	
Gross Income per SqFt	\$11.50	\$11.68	
Full Market Value	\$4,230,000	\$4,050,000	
Market Value per SqFt	\$39.60	\$40.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05799-0073	2-05787-0137	
Address	3601 JOHNSON AVENUE	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	90	85	
Year Built	1955	1954	
Gross SqFt	115,597	100,498	
Estimated Gross Income	\$1,329,365	\$1,174,179	
Gross Income per SqFt	\$11.50	\$11.68	
Full Market Value	\$4,590,000	\$4,050,000	
Market Value per SqFt	\$39.70	\$40.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05800-0001	2-05787-0137	
Address	3616 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	120	85	
Year Built	1954	1954	
Gross SqFt	207,100	100,498	
Estimated Gross Income	\$2,381,650	\$1,174,179	
Gross Income per SqFt	\$11.50	\$11.68	
Full Market Value	\$8,220,000	\$4,050,000	
Market Value per SqFt	\$39.70	\$40.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05802-1294	2-05920-0670	2-05787-0137
Address	6035 BROADWAY	3801 HUDSON MANOR TERRACE	3220 NETHERLAND AVENUE
Neighborhood	VAN CORTLANDT PARK	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	135	85
Year Built	1961	1960	1954
Gross SqFt	107,627	152,400	100,498
Estimated Gross Income	\$1,237,710	\$2,104,803	\$1,174,179
Gross Income per SqFt	\$11.50	\$13.81	\$11.68
Full Market Value	\$4,270,000	\$7,680,000	\$4,050,000
Market Value per SqFt	\$39.70	\$50.00	\$40.30
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0960	2-05795-0537	2-05791-0388
Address	4410 CAYUGA AVENUE	3555 NETHERLAND AVENUE	511 WEST 235 STREET
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	49	55	55
Year Built	1931	1939	1936
Gross SqFt	59,000	60,792	64,000
Estimated Gross Income	\$678,500	\$632,713	\$814,380
Gross Income per SqFt	\$11.50	\$10.41	\$12.72
Full Market Value	\$2,340,000	\$1,970,000	\$2,810,000
Market Value per SqFt	\$39.70	\$32.00	\$43.90
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0965	2-04435-0018	2-05716-0287
Address	4414 CAYUGA AVENUE	2530 HOLLAND AVENUE	2475 PALISADE AVENUE
Neighborhood	FIELDSTON	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	35	25
Year Built	1930	1930	1932
Gross SqFt	30,000	30,816	31,098
Estimated Gross Income	\$379,500	\$353,134	\$495,336
Gross Income per SqFt	\$12.65	\$11.46	\$15.93
Full Market Value	\$1,310,000	\$1,220,000	\$1,960,000
Market Value per SqFt	\$43.70	\$40.00	\$63.00
Distance from Cooperative in miles		2.55	1.40

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0985	2-05795-0537	
Address	4445 POST ROAD	3555 NETHERLAND AVENUE	
Neighborhood	FIELDSTON	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	68	55	
Year Built	1940	1939	
Gross SqFt	62,088	60,792	
Estimated Gross Income	\$714,012	\$632,713	
Gross Income per SqFt	\$11.50	\$10.41	
Full Market Value	\$2,460,000	\$1,970,000	
Market Value per SqFt	\$39.60	\$32.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05826-1685	2-05746-0567	2-05864-0516
Address	255 FIELDSTON TERRACE	2675 HENRY HUDSON PARKWAY	6555 BROADWAY
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	78	73
Year Built	1965	1951	1961
Gross SqFt	85,523	92,782	62,570
Estimated Gross Income	\$1,017,723	\$1,085,344	\$816,808
Gross Income per SqFt	\$11.90	\$11.70	\$13.05
Full Market Value	\$3,510,000	\$3,740,000	\$2,980,000
Market Value per SqFt	\$41.00	\$40.00	\$47.60
Distance from Cooperative in miles		1.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05835-3037	2-05801-1057	2-05844-1935
Address	6291 BROADWAY	4652 MANHATTAN COLLEGE PK	5431 SYLVAN AVENUE
Neighborhood	FIELDSTON	VAN CORTLANDT PARK	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	33	24
Year Built	1958	1923	1972
Gross SqFt	32,400	24,544	18,756
Estimated Gross Income	\$405,000	\$297,081	\$249,512
Gross Income per SqFt	\$12.50	\$12.10	\$13.30
Full Market Value	\$1,400,000	\$1,020,000	\$911,000
Market Value per SqFt	\$43.20	\$42.00	\$48.60
Distance from Cooperative in miles		0.65	0.25

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05836-3250	2-05864-0516	2-05746-0567
Address	5235 POST ROAD	6555 BROADWAY	2675 HENRY HUDSON PARKWAY
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	73	78
Year Built	1964	1961	1951
Gross SqFt	57,414	62,570	92,782
Estimated Gross Income	\$697,580	\$816,808	\$1,085,344
Gross Income per SqFt	\$12.15	\$13.05	\$11.70
Full Market Value	\$2,410,000	\$2,980,000	\$3,740,000
Market Value per SqFt	\$42.00	\$48.00	\$40.30
Distance from Cooperative in miles		0.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05845-1825	2-05909-0163	2-05920-0670
Address	5500 FIELDSTON ROAD	3950 BLACKSTONE AVENUE	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	176	135
Year Built	1960	1959	1960
Gross SqFt	263,206	237,000	152,400
Estimated Gross Income	\$3,158,472	\$2,849,258	\$2,104,803
Gross Income per SqFt	\$12.00	\$12.02	\$13.81
Full Market Value	\$10,900,000	\$9,830,000	\$7,680,000
Market Value per SqFt	\$41.40	\$42.00	\$50.00
Distance from Cooperative in miles		0.90	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05845-1863	2-05904-0267	2-05787-0137
Address	5425 VALLES AVENUE	600 WEST 239 STREET	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	90	85
Year Built	1965	1956	1954
Gross SqFt	110,000	98,681	100,498
Estimated Gross Income	\$1,265,000	\$1,233,096	\$1,174,179
Gross Income per SqFt	\$11.50	\$12.50	\$11.68
Full Market Value	\$4,360,000	\$4,250,000	\$4,050,000
Market Value per SqFt	\$39.60	\$43.00	\$40.30
Distance from Cooperative in miles		1.05	1.35

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05855-2239	2-05907-0348	2-05793-0467
Address	5730 MOSHOLU AVENUE	3725 BLACKSTONE AVENUE	3555 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	42	57
Year Built	1963	1968	1960
Gross SqFt	33,000	41,803	72,553
Estimated Gross Income	\$387,750	\$622,298	\$821,627
Gross Income per SqFt	\$11.75	\$14.89	\$11.32
Full Market Value	\$1,340,000	\$2,270,000	\$2,550,000
Market Value per SqFt	\$40.60	\$54.00	\$35.10
Distance from Cooperative in miles		1.25	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05856-0378	2-05904-0267	2-05787-0137
Address	6485 BROADWAY	600 WEST 239 STREET	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	90	85
Year Built	1961	1956	1954
Gross SqFt	127,000	98,681	100,498
Estimated Gross Income	\$1,460,500	\$1,233,096	\$1,174,179
Gross Income per SqFt	\$11.50	\$12.50	\$11.68
Full Market Value	\$5,040,000	\$4,250,000	\$4,050,000
Market Value per SqFt	\$39.70	\$43.00	\$40.30
Distance from Cooperative in miles		1.35	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05859-0297	2-05864-0516	2-05907-0348
Address	5715 MOSHOLU AVENUE	6555 BROADWAY	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	73	42
Year Built	1962	1961	1968
Gross SqFt	46,500	62,570	41,803
Estimated Gross Income	\$604,500	\$816,808	\$622,298
Gross Income per SqFt	\$13.00	\$13.05	\$14.89
Full Market Value	\$2,210,000	\$2,980,000	\$2,270,000
Market Value per SqFt	\$47.50	\$48.00	\$54.00
Distance from Cooperative in miles		0.15	1.30

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05864-0526	2-05746-0567	2-05864-0516
Address	6535 BROADWAY	2675 HENRY HUDSON PARKWAY	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	78	73
Year Built	1969	1951	1961
Gross SqFt	60,829	92,782	62,570
Estimated Gross Income	\$729,948	\$1,085,344	\$816,808
Gross Income per SqFt	\$12.00	\$11.70	\$13.05
Full Market Value	\$2,520,000	\$3,740,000	\$2,980,000
Market Value per SqFt	\$41.40	\$40.00	\$47.60
Distance from Cooperative in miles		2.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05873-1042	2-05732-0924	2-05907-0352
Address	6601 BROADWAY	2700 HENRY HUDSON PARKWAY	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	78	72
Year Built	1958	1955	1970
Gross SqFt	92,640	108,955	84,925
Estimated Gross Income	\$1,065,360	\$1,108,525	\$1,051,024
Gross Income per SqFt	\$11.50	\$10.17	\$12.38
Full Market Value	\$3,680,000	\$3,160,000	\$3,630,000
Market Value per SqFt	\$39.70	\$29.00	\$42.70
Distance from Cooperative in miles		2.10	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05881-1088	2-05907-0348	
Address	6645 BROADWAY	3725 BLACKSTONE AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	63	42	
Year Built	1959	1968	
Gross SqFt	54,635	41,803	
Estimated Gross Income	\$696,596	\$622,298	
Gross Income per SqFt	\$12.75	\$14.89	
Full Market Value	\$2,400,000	\$2,270,000	
Market Value per SqFt	\$43.90	\$54.00	
Distance from Cooperative in miles		1.60	

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05887-1348	2-05107-0003	2-05907-0348
Address	6200 RIVERDALE AVENUE	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	63	65	42
Year Built	1959	1965	1968
Gross SqFt	62,601	55,304	41,803
Estimated Gross Income	\$782,512	\$645,740	\$622,298
Gross Income per SqFt	\$12.50	\$11.68	\$14.89
Full Market Value	\$2,700,000	\$2,230,000	\$2,270,000
Market Value per SqFt	\$43.10	\$40.00	\$54.00
Distance from Cooperative in miles		2.75	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05891-1601	2-05107-0003	2-05907-0348
Address	6300 RIVERDALE AVENUE	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	64	65	42
Year Built	1962	1965	1968
Gross SqFt	80,000	55,304	41,803
Estimated Gross Income	\$920,000	\$645,740	\$622,298
Gross Income per SqFt	\$11.50	\$11.68	\$14.89
Full Market Value	\$3,170,000	\$2,230,000	\$2,270,000
Market Value per SqFt	\$39.60	\$40.00	\$54.00
Distance from Cooperative in miles		2.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05901-0001	2-04342-0010	2-05722-0475
Address	3333 HENRY HUDSON PARKWAY	2280 OLINVILLE AVENUE	2600 NETHERLAND AVENUE
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	439	256	608
Year Built	1970	1965	1975
Gross SqFt	718,399	255,000	844,578
Estimated Gross Income	\$8,764,467	\$2,971,510	\$15,461,375
Gross Income per SqFt	\$12.20	\$11.65	\$18.31
Full Market Value	\$30,200,000	\$10,300,000	\$61,200,000
Market Value per SqFt	\$42.00	\$40.00	\$72.00
Distance from Cooperative in miles		3.00	0.50

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05902-0193	2-05903-0283	2-05796-0129
Address	3515 HENRY HUDSON PARKWAY	3611 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	79	123	77
Year Built	1954	1951	1967
Gross SqFt	104,000	134,000	106,934
Estimated Gross Income	\$1,378,000	\$1,833,978	\$1,247,910
Gross Income per SqFt	\$13.25	\$13.69	\$11.67
Full Market Value	\$5,030,000	\$6,690,000	\$4,310,000
Market Value per SqFt	\$48.40	\$50.00	\$40.30
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0086	2-05903-0283	2-05920-0687
Address	3755 HENRY HUDSON PARKWAY	3611 HENRY HUDSON PARKWAY	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	92	123	132
Year Built	1961	1951	1962
Gross SqFt	151,800	134,000	160,000
Estimated Gross Income	\$1,973,400	\$1,833,978	\$2,293,757
Gross Income per SqFt	\$13.00	\$13.69	\$14.34
Full Market Value	\$7,200,000	\$6,690,000	\$8,370,000
Market Value per SqFt	\$47.40	\$50.00	\$52.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0100	2-05787-0137	2-05874-1028
Address	3725 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	85	84
Year Built	1952	1954	1962
Gross SqFt	116,424	100,498	76,009
Estimated Gross Income	\$1,397,088	\$1,174,179	\$946,395
Gross Income per SqFt	\$12.00	\$11.68	\$12.45
Full Market Value	\$4,820,000	\$4,050,000	\$3,270,000
Market Value per SqFt	\$41.40	\$40.00	\$43.00
Distance from Cooperative in miles		0.30	1.55

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0246	2-05107-0003	2-05907-0348
Address	3701 HENRY HUDSON PARKWAY	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	65	42
Year Built	1954	1965	1968
Gross SqFt	82,500	55,304	41,803
Estimated Gross Income	\$1,031,250	\$645,740	\$622,298
Gross Income per SqFt	\$12.50	\$11.68	\$14.89
Full Market Value	\$3,560,000	\$2,230,000	\$2,270,000
Market Value per SqFt	\$43.20	\$40.00	\$54.00
Distance from Cooperative in miles		3.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05906-0331	2-05107-0003	2-05907-0348
Address	3720 INDEPENDENCE AVENUE	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	65	42
Year Built	1954	1965	1968
Gross SqFt	72,594	55,304	41,803
Estimated Gross Income	\$871,128	\$645,740	\$622,298
Gross Income per SqFt	\$12.00	\$11.68	\$14.89
Full Market Value	\$3,010,000	\$2,230,000	\$2,270,000
Market Value per SqFt	\$41.50	\$40.00	\$54.00
Distance from Cooperative in miles		3.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05907-0362	2-05907-0352	2-05814-1155
Address	620 WEST 239 STREET	3800 INDEPENDENCE AVENUE	210 WEST 251 STREET
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	72	70
Year Built	1953	1970	1960
Gross SqFt	119,600	84,925	75,000
Estimated Gross Income	\$1,554,800	\$1,051,024	\$1,080,817
Gross Income per SqFt	\$13.00	\$12.38	\$14.41
Full Market Value	\$5,680,000	\$3,630,000	\$3,950,000
Market Value per SqFt	\$47.50	\$43.00	\$53.00
Distance from Cooperative in miles		0.00	0.80

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05908-0203	2-05107-0003	2-05907-0348
Address	645 WEST 239 STREET	4769 WHITE PLAINS ROAD	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	WAKEFIELD	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	43	65	42
Year Built	1953	1965	1968
Gross SqFt	59,766	55,304	41,803
Estimated Gross Income	\$717,192	\$645,740	\$622,298
Gross Income per SqFt	\$12.00	\$11.68	\$14.89
Full Market Value	\$2,470,000	\$2,230,000	\$2,270,000
Market Value per SqFt	\$41.30	\$40.00	\$54.00
Distance from Cooperative in miles		3.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05908-0210	2-04222-0093	2-05909-0163
Address	3935 BLACKSTONE AVENUE	1545 RHINELANDER AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	106	176
Year Built	1960	1962	1959
Gross SqFt	180,000	112,339	237,000
Estimated Gross Income	\$2,160,000	\$1,316,992	\$2,849,258
Gross Income per SqFt	\$12.00	\$11.72	\$12.02
Full Market Value	\$7,450,000	\$4,540,000	\$9,830,000
Market Value per SqFt	\$41.40	\$40.00	\$41.50
Distance from Cooperative in miles		4.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0031	2-05793-0467	2-05907-0348
Address	4499 HENRY HUDSON PARKWAY	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	57	42
Year Built	1952	1960	1968
Gross SqFt	70,000	72,553	41,803
Estimated Gross Income	\$1,015,000	\$821,627	\$622,298
Gross Income per SqFt	\$14.50	\$11.32	\$14.89
Full Market Value	\$3,700,000	\$2,550,000	\$2,270,000
Market Value per SqFt	\$53.00	\$35.00	\$54.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0152	2-05793-0467	2-05907-0348
Address	611 WEST 239 STREET	3555 OXFORD AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	57	42
Year Built	1954	1960	1968
Gross SqFt	64,520	72,553	41,803
Estimated Gross Income	\$871,020	\$821,627	\$622,298
Gross Income per SqFt	\$13.50	\$11.32	\$14.89
Full Market Value	\$3,180,000	\$2,550,000	\$2,270,000
Market Value per SqFt	\$49.30	\$35.00	\$54.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0970	2-05909-0163	2-05920-0687
Address	4555 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	159	176	132
Year Built	1953	1959	1962
Gross SqFt	217,360	237,000	160,000
Estimated Gross Income	\$2,717,000	\$2,849,258	\$2,293,757
Gross Income per SqFt	\$12.50	\$12.02	\$14.34
Full Market Value	\$9,370,000	\$9,830,000	\$8,370,000
Market Value per SqFt	\$43.10	\$42.00	\$52.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0977	2-05909-0163	2-05920-0687
Address	4525 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	176	132
Year Built	1953	1959	1962
Gross SqFt	201,511	237,000	160,000
Estimated Gross Income	\$2,518,887	\$2,849,258	\$2,293,757
Gross Income per SqFt	\$12.50	\$12.02	\$14.34
Full Market Value	\$8,690,000	\$9,830,000	\$8,370,000
Market Value per SqFt	\$43.10	\$42.00	\$52.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05911-1102	2-05864-0500	2-05844-1935
Address	4601 HENRY HUDSON PARKWAY	215 WEST 259 STREET	5431 SYLVAN AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	52	47	24
Year Built	1951	1922	1972
Gross SqFt	57,250	42,500	18,756
Estimated Gross Income	\$727,075	\$540,777	\$249,512
Gross Income per SqFt	\$12.70	\$12.72	\$13.30
Full Market Value	\$2,510,000	\$1,870,000	\$911,000
Market Value per SqFt	\$43.80	\$44.00	\$48.60
Distance from Cooperative in miles		1.10	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05912-0001	2-05909-0163	2-05920-0687
Address	4705 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	183	176	132
Year Built	1961	1959	1962
Gross SqFt	213,921	237,000	160,000
Estimated Gross Income	\$2,674,012	\$2,849,258	\$2,293,757
Gross Income per SqFt	\$12.50	\$12.02	\$14.34
Full Market Value	\$9,230,000	\$9,830,000	\$8,370,000
Market Value per SqFt	\$43.10	\$42.00	\$52.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05912-0091	2-05909-0163	2-05920-0687
Address	4901 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	176	132
Year Built	1961	1959	1962
Gross SqFt	167,108	237,000	160,000
Estimated Gross Income	\$2,088,850	\$2,849,258	\$2,293,757
Gross Income per SqFt	\$12.50	\$12.02	\$14.34
Full Market Value	\$7,210,000	\$9,830,000	\$8,370,000
Market Value per SqFt	\$43.10	\$42.00	\$52.00
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0436	2-04342-0010	2-05909-0163
Address	3777 INDEPENDENCE AVENUE	2280 OLINVILLE AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	196	256	176
Year Built	1963	1965	1959
Gross SqFt	255,000	255,000	237,000
Estimated Gross Income	\$2,996,250	\$2,971,510	\$2,849,258
Gross Income per SqFt	\$11.75	\$11.65	\$12.02
Full Market Value	\$10,300,000	\$10,300,000	\$9,830,000
Market Value per SqFt	\$40.40	\$40.00	\$41.50
Distance from Cooperative in miles		3.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0448	2-05909-0163	2-04222-0093
Address	3750 HUDSON MANOR TERRACE	3950 BLACKSTONE AVENUE	1545 RHINELANDER AVENUE
Neighborhood	RIVERDALE	RIVERDALE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	176	106
Year Built	1954	1959	1962
Gross SqFt	163,944	237,000	112,339
Estimated Gross Income	\$1,926,342	\$2,849,258	\$1,316,992
Gross Income per SqFt	\$11.75	\$12.02	\$11.72
Full Market Value	\$6,650,000	\$9,830,000	\$4,540,000
Market Value per SqFt	\$40.60	\$42.00	\$40.40
Distance from Cooperative in miles		0.25	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0460	2-04222-0093	2-05909-0163
Address	3850 HUDSON MANOR TERRACE	1545 RHINELANDER AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	106	176
Year Built	1954	1962	1959
Gross SqFt	188,200	112,339	237,000
Estimated Gross Income	\$2,164,300	\$1,316,992	\$2,849,258
Gross Income per SqFt	\$11.50	\$11.72	\$12.02
Full Market Value	\$7,470,000	\$4,540,000	\$9,830,000
Market Value per SqFt	\$39.70	\$40.00	\$41.50
Distance from Cooperative in miles		4.40	0.25

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0500	2-05909-0163	2-04222-0093
Address	3901 INDEPENDENCE AVENUE	3950 BLACKSTONE AVENUE	1545 RHINELANDER AVENUE
Neighborhood	RIVERDALE	RIVERDALE	PELHAM PARKWAY SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	176	106
Year Built	1963	1959	1962
Gross SqFt	109,152	237,000	112,339
Estimated Gross Income	\$1,418,976	\$2,849,258	\$1,316,992
Gross Income per SqFt	\$13.00	\$12.02	\$11.72
Full Market Value	\$5,180,000	\$9,830,000	\$4,540,000
Market Value per SqFt	\$47.50	\$42.00	\$40.40
Distance from Cooperative in miles		0.20	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0510	2-05814-1155	2-05907-0352
Address	679 WEST 239 STREET	210 WEST 251 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	70	72
Year Built	1960	1960	1970
Gross SqFt	125,526	75,000	84,925
Estimated Gross Income	\$1,631,838	\$1,080,817	\$1,051,024
Gross Income per SqFt	\$13.00	\$14.41	\$12.38
Full Market Value	\$5,960,000	\$3,950,000	\$3,630,000
Market Value per SqFt	\$47.50	\$53.00	\$42.70
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0653	2-05760-0112	2-05903-0283
Address	3671 HUDSON MANOR TERRACE	3424 KINGSBRIDGE AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	185	138	123
Year Built	1963	1962	1951
Gross SqFt	216,720	128,500	134,000
Estimated Gross Income	\$2,947,392	\$1,503,878	\$1,833,978
Gross Income per SqFt	\$13.60	\$11.70	\$13.69
Full Market Value	\$10,800,000	\$5,190,000	\$6,690,000
Market Value per SqFt	\$49.80	\$40.00	\$49.90
Distance from Cooperative in miles		0.80	0.25

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05946-0052	2-04323-0018	2-05903-0283
Address	5355 HENRY HUDSON PARKWAY	2160 MATTHEWS AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	PELHAM PARKWAY SOUTH	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	106	133	123
Year Built	1952	1964	1951
Gross SqFt	126,000	136,122	134,000
Estimated Gross Income	\$1,480,500	\$1,496,552	\$1,833,978
Gross Income per SqFt	\$11.75	\$10.99	\$13.69
Full Market Value	\$5,110,000	\$4,650,000	\$6,690,000
Market Value per SqFt	\$40.60	\$34.00	\$49.90
Distance from Cooperative in miles		3.90	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05950-0406	2-05732-0941	2-05780-0940
Address	5410 NETHERLAND AVENUE	2728 HENRY HUDSON PARKWAY	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	121	127
Year Built	1939	1928	1928
Gross SqFt	189,592	158,408	134,703
Estimated Gross Income	\$2,275,104	\$2,099,998	\$1,461,293
Gross Income per SqFt	\$12.00	\$13.26	\$10.85
Full Market Value	\$7,850,000	\$7,670,000	\$4,540,000
Market Value per SqFt	\$41.40	\$48.00	\$33.70
Distance from Cooperative in miles		1.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05950-0475	2-05732-0941	2-05780-0940
Address	5415 NETHERLAND AVENUE	2728 HENRY HUDSON PARKWAY	3900 GREYSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	121	127
Year Built	1939	1928	1928
Gross SqFt	139,416	158,408	134,703
Estimated Gross Income	\$1,686,933	\$2,099,998	\$1,461,293
Gross Income per SqFt	\$12.10	\$13.26	\$10.85
Full Market Value	\$5,820,000	\$7,670,000	\$4,540,000
Market Value per SqFt	\$41.70	\$48.00	\$33.70
Distance from Cooperative in miles		1.55	0.95

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0038	2-05909-0825	2-04342-0010
Address	5700 ARLINGTON AVENUE	630 WEST 246 STREET	2280 OLINVILLE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	BRONXDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	437	403	256
Year Built	1961	1958	1965
Gross SqFt	404,890	443,283	255,000
Estimated Gross Income	\$5,587,482	\$8,806,810	\$2,971,510
Gross Income per SqFt	\$13.80	\$19.87	\$11.65
Full Market Value	\$20,400,000	\$38,200,000	\$10,300,000
Market Value per SqFt	\$50.00	\$86.00	\$40.40
Distance from Cooperative in miles		1.15	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0230	2-04342-0010	2-05909-0825
Address	5800 ARLINGTON AVENUE	2280 OLINVILLE AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	435	256	403
Year Built	1961	1965	1958
Gross SqFt	400,180	255,000	443,283
Estimated Gross Income	\$5,522,484	\$2,971,510	\$8,806,810
Gross Income per SqFt	\$13.80	\$11.65	\$19.87
Full Market Value	\$20,200,000	\$10,300,000	\$38,200,000
Market Value per SqFt	\$50.00	\$40.00	\$86.00
Distance from Cooperative in miles		3.80	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0240	2-04342-0010	2-05909-0825
Address	5900 ARLINGTON AVENUE	2280 OLINVILLE AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	BRONXDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	437	256	403
Year Built	1962	1965	1958
Gross SqFt	407,920	255,000	443,283
Estimated Gross Income	\$5,629,296	\$2,971,510	\$8,806,810
Gross Income per SqFt	\$13.80	\$11.65	\$19.87
Full Market Value	\$20,500,000	\$10,300,000	\$38,200,000
Market Value per SqFt	\$50.00	\$40.00	\$86.00
Distance from Cooperative in miles		3.80	1.15

BOROUGH OF BRONX - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0545	2-05909-0163	2-05920-0670
Address	5601 RIVERDALE AVENUE	3950 BLACKSTONE AVENUE	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	176	135
Year Built	1954	1959	1960
Gross SqFt	150,700	237,000	152,400
Estimated Gross Income	\$1,846,075	\$2,849,258	\$2,104,803
Gross Income per SqFt	\$12.25	\$12.02	\$13.81
Full Market Value	\$6,370,000	\$9,830,000	\$7,680,000
Market Value per SqFt	\$42.30	\$42.00	\$50.00
Distance from Cooperative in miles		1.15	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0550	2-05722-0475	2-05920-0670
Address	5600 NETHERLAND AVENUE	2600 NETHERLAND AVENUE	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	462	608	135
Year Built	1949	1975	1960
Gross SqFt	395,000	844,578	152,400
Estimated Gross Income	\$5,470,750	\$15,461,375	\$2,104,803
Gross Income per SqFt	\$13.85	\$18.31	\$13.81
Full Market Value	\$20,000,000	\$61,200,000	\$7,680,000
Market Value per SqFt	\$51.00	\$72.00	\$50.00
Distance from Cooperative in miles		2.05	1.25