

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02290-0001	2-02550-0007	
Address	401 EAST 145 STREET	218 ST ANN'S AVENUE	
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	13	16	
Year Built	1910	1910	
Gross SqFt	10,789	13,440	
Estimated Gross Income	\$99,151	\$103,987	
Gross Income per SqFt	\$9.19	\$7.74	
Full Market Value	\$280,000	\$319,000	
Market Value per SqFt	\$26.00	\$24.00	
Distance from Cooperative in miles		0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02293-0041	2-02283-0062	2-02265-0006
Address	426 EAST 149 STREET	495 EAST 138 STREET	231 BROOK 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	37
Year Built	1905	1931	1920
Gross SqFt	10,845	9,370	25,460
Estimated Gross Income	\$130,140	\$120,310	\$402,667
Gross Income per SqFt	\$12.00	\$12.84	\$15.82
Full Market Value	\$368,000	\$452,000	\$1,640,000
Market Value per SqFt	\$33.90	\$48.00	\$64.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02301-0004	2-02301-0023	2-02301-0025
Address	330 EAST 139 STREET	386 EAST 139 STREET	245 WILLIS 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	19	12
Year Built	1931	1905	1931
Gross SqFt	9,415	11,550	8,735
Estimated Gross Income	\$112,980	\$136,024	\$75,861
Gross Income per SqFt	\$12.00	\$11.78	\$8.68
Full Market Value	\$319,000	\$480,000	\$250,000
Market Value per SqFt	\$33.90	\$42.00	\$28.60
Distance from Cooperative in miles		0.00	0.00

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02360-0070	2-02646-0036	2-02746-0015
Address	530 EAST 159 STREET	751 EAST 156 STREET	940 HOE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	46	25	62
Year Built	1928	1906	1913
Gross SqFt	46,210	21,834	49,475
Estimated Gross Income	\$438,995	\$180,142	\$489,483
Gross Income per SqFt	\$9.50	\$8.25	\$9.89
Full Market Value	\$1,240,000	\$594,000	\$1,380,000
Market Value per SqFt	\$26.80	\$27.00	\$27.90
Distance from Cooperative in miles		0.25	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02373-0043	2-02410-0009	2-02430-0033
Address	3531 3 AVENUE	600 MORRIS AVENUE	1191 CLAY AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	13	12
Year Built	1920	1920	1929
Gross SqFt	12,651	8,958	11,500
Estimated Gross Income	\$113,859	\$76,193	\$123,050
Gross Income per SqFt	\$9.00	\$8.51	\$10.70
Full Market Value	\$322,000	\$251,000	\$416,000
Market Value per SqFt	\$25.50	\$28.00	\$36.20
Distance from Cooperative in miles		1.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02375-0029	2-02669-0042	
Address	425 EAST 153 STREET	991 UNION AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	25	21	
Year Built	1912	1905	
Gross SqFt	17,220	20,855	
Estimated Gross Income	\$158,424	\$198,540	
Gross Income per SqFt	\$9.20	\$9.52	
Full Market Value	\$447,000	\$561,000	
Market Value per SqFt	\$26.00	\$27.00	
Distance from Cooperative in miles		0.75	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02410-0031	2-02439-0022	2-02680-0017
Address	318 EAST 151 STREET	275 EAST 168 STREET	1130 UNION AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	23	17
Year Built	1918	1914	1908
Gross SqFt	6,948	18,936	9,716
Estimated Gross Income	\$83,376	\$202,615	\$138,533
Gross Income per SqFt	\$12.00	\$10.70	\$14.26
Full Market Value	\$236,000	\$685,000	\$549,000
Market Value per SqFt	\$34.00	\$36.00	\$57.00
Distance from Cooperative in miles		1.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02410-0032	2-02439-0022	2-02680-0017
Address	320 EAST 151 STREET	275 EAST 168 STREET	1130 UNION AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	23	17
Year Built	1918	1914	1908
Gross SqFt	7,560	18,936	9,716
Estimated Gross Income	\$90,720	\$202,615	\$138,533
Gross Income per SqFt	\$12.00	\$10.70	\$14.26
Full Market Value	\$256,000	\$685,000	\$549,000
Market Value per SqFt	\$33.90	\$36.00	\$57.00
Distance from Cooperative in miles		1.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02421-0013	2-02282-0005	
Address	270 EAST 162 STREET	230 WILLIS AVENUE	
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	11	19	
Year Built	1931	1931	
Gross SqFt	10,675	15,406	
Estimated Gross Income	\$117,425	\$182,145	
Gross Income per SqFt	\$11.00	\$11.82	
Full Market Value	\$332,000	\$642,000	
Market Value per SqFt	\$31.10	\$42.00	
Distance from Cooperative in miles		1.25	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02422-0030	2-02427-0044	
Address	943 TELLER AVENUE	1241 WEBSTER AVENUE	
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	37	16	
Year Built	1920	1929	
Gross SqFt	33,055	7,420	
Estimated Gross Income	\$363,605	\$68,190	
Gross Income per SqFt	\$11.00	\$9.19	
Full Market Value	\$1,030,000	\$209,000	
Market Value per SqFt	\$31.20	\$28.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02430-0035	2-02430-0039	2-02430-0041
Address	1187 CLAY AVENUE	1179 CLAY AVENUE	1175 CLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	12
Year Built	1913	1913	1913
Gross SqFt	11,500	11,500	11,500
Estimated Gross Income	\$90,850	\$123,050	\$123,050
Gross Income per SqFt	\$7.90	\$10.70	\$10.70
Full Market Value	\$257,000	\$416,000	\$416,000
Market Value per SqFt	\$22.35	\$36.00	\$36.20
Distance from Cooperative in miles		0.00	0.00

	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	\$1,741,792	
Gross Income per SqFt	\$11.74	\$12.64	
Full Market Value	\$29,100,000	\$4,920,000	
Market Value per SqFt	\$33.20	\$36.00	
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	\$1,741,792	
Gross Income per SqFt	\$11.69	\$12.64	
Full Market Value	\$28,500,000	\$4,920,000	
Market Value per SqFt	\$33.00	\$36.00	
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	\$640,072	\$1,373,148	\$909,120
Gross Income per SqFt	\$8.00	\$8.71	\$9.46
Full Market Value	\$1,970,000	\$3,880,000	\$3,000,000
Market Value per SqFt	\$24.62	\$25.00	\$31.20
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02452-0029	2-02265-0048	2-02553-0019
Address	1113 GRANT AVENUE	215 ST ANN'S AVENUE	592 EAST 141 STREET
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	70	11	29
Year Built	1926	1920	1920
Gross SqFt	57,080	12,540	27,675
Estimated Gross Income	\$473,764	\$103,917	\$379,433
Gross Income per SqFt	\$8.30	\$8.29	\$13.71
Full Market Value	\$1,340,000	\$343,000	\$1,500,000
Market Value per SqFt	\$23.48	\$27.00	\$54.00
Distance from Cooperative in miles		1.70	1.65

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02456-0030	2-02433-0057	
Address	201 EAST 165 STREET	320 EAST 166 STREET	
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	31	15	
Year Built	1918	1928	
Gross SqFt	19,955	15,925	
Estimated Gross Income	\$140,682	\$170,397	
Gross Income per SqFt	\$7.05	\$10.70	
Full Market Value	\$397,000	\$576,000	
Market Value per SqFt	\$19.89	\$36.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02458-0090	2-02314-0001	
Address	800 GRAND CONCOURSE	271 EAST 138 STREET	
Neighborhood	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	260	145	
Year Built	1954	1965	
Gross SqFt	252,105	137,800	
Estimated Gross Income	\$268,331	\$1,741,792	
Gross Income per SqFt	\$1.06	\$12.64	
Full Market Value	\$7,460,000	\$4,920,000	
Market Value per SqFt	\$29.60	\$36.00	
Distance from Cooperative in miles		0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02459-0030	2-02433-0023	2-02433-0028
Address	860 GRAND CONCOURSE	1055 FINDLAY AVENUE	1041 FINDLAY AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	49	73
Year Built	1941	1927	1928
Gross SqFt	115,140	48,475	101,178
Estimated Gross Income	\$978,690	\$547,873	\$770,446
Gross Income per SqFt	\$8.50	\$11.30	\$7.61
Full Market Value	\$3,230,000	\$1,550,000	\$2,180,000
Market Value per SqFt	\$28.10	\$32.00	\$21.55
Distance from Cooperative in miles		0.45	0.45

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0045	2-02456-0218	2-02458-0080
Address	940 GRAND CONCOURSE	1174 SHERIDAN AVENUE	774 GRAND CONCOURSE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	48	86
Year Built	1929	1929	1927
Gross SqFt	145,728	43,714	92,950
Estimated Gross Income	\$1,092,960	\$409,646	\$670,893
Gross Income per SqFt	\$7.50	\$9.37	\$7.22
Full Market Value	\$3,360,000	\$1,260,000	\$2,060,000
Market Value per SqFt	\$23.06	\$29.00	\$22.16
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02461-0083	2-02465-0034	
Address	185 EAST 163 STREET	114 EAST 168 STREET	
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	42	59	
Year Built	1927	1927	
Gross SqFt	45,483	70,000	
Estimated Gross Income	\$363,864	\$462,386	
Gross Income per SqFt	\$8.00	\$6.61	
Full Market Value	\$1,030,000	\$1,420,000	
Market Value per SqFt	\$22.65	\$20.00	
Distance from Cooperative in miles		0.50	

	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	\$537,066	\$525,555
Gross Income per SqFt	\$12.08	\$11.73	\$13.20
Full Market Value	\$18,200,000	\$1,650,000	\$1,980,000
Market Value per SqFt	\$42.50	\$36.00	\$49.70
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	2-02433-0028	2-02684-0079
Address	1100 GRAND CONCOURSE	1041 FINDLAY AVENUE	663 FOX STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	73	75
Year Built	1928	1928	1912
Gross SqFt	107,841	101,178	79,172
Estimated Gross Income	\$846,552	\$770,446	\$782,406
Gross Income per SqFt	\$7.85	\$7.61	\$9.88
Full Market Value	\$2,600,000	\$2,180,000	\$2,400,000
Market Value per SqFt	\$24.11	\$22.00	\$30.30
Distance from Cooperative in miles		0.30	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02464-0023	2-02433-0028	2-02755-0029
Address	1235 GRAND CONCOURSE	1041 FINDLAY AVENUE	1032 ALDUS STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	73	49
Year Built	1929	1928	1927
Gross SqFt	181,700	101,178	34,380
Estimated Gross Income	\$1,388,188	\$770,446	\$483,891
Gross Income per SqFt	\$7.64	\$7.61	\$14.07
Full Market Value	\$4,260,000	\$2,180,000	\$1,490,000
Market Value per SqFt	\$23.45	\$22.00	\$43.30
Distance from Cooperative in miles		0.45	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02471-0036	2-02518-0001	2-02510-0040
Address	1015 GRAND CONCOURSE	105 WEST 168 STREET	1197 ANDERSON AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	62	303	129
Year Built	1941	1930	1929
Gross SqFt	75,000	335,500	137,282
Estimated Gross Income	\$600,000	\$3,452,224	\$1,338,325
Gross Income per SqFt	\$8.00	\$10.29	\$9.75
Full Market Value	\$1,840,000	\$11,700,000	\$4,520,000
Market Value per SqFt	\$24.53	\$35.00	\$32.90
Distance from Cooperative in miles		0.60	0.45



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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02471-0050	2-02510-0063	2-02623-0147
Address	1001 GRAND CONCOURSE	1172 ANDERSON AVENUE	600 TRINITY AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	48	48
Year Built	1941	1925	1937
Gross SqFt	90,417	45,190	38,040
Estimated Gross Income	\$714,294	\$239,966	\$304,432
Gross Income per SqFt	\$7.90	\$5.31	\$8.00
Full Market Value	\$2,190,000	\$737,000	\$935,000
Market Value per SqFt	\$24.22	\$16.00	\$24.58
Distance from Cooperative in miles		0.40	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02472-0011	2-02450-0029	2-02465-0034
Address	1075 GRAND CONCOURSE	256 EAST 169 STREET	114 EAST 168 STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	109	20	59
Year Built	1928	1917	1927
Gross SqFt	118,218	26,550	70,000
Estimated Gross Income	\$851,169	\$205,905	\$462,386
Gross Income per SqFt	\$7.20	\$7.76	\$6.61
Full Market Value	\$2,610,000	\$632,000	\$1,420,000
Market Value per SqFt	\$22.08	\$24.00	\$20.29
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02473-0067	2-02465-0034	2-02520-0028
Address	660 WALTON AVENUE	114 EAST 168 STREET	1372 NELSON AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	59	25
Year Built	1936	1927	1936
Gross SqFt	119,500	70,000	21,600
Estimated Gross Income	\$912,980	\$462,386	\$179,111
Gross Income per SqFt	\$7.64	\$6.61	\$8.29
Full Market Value	\$2,800,000	\$1,420,000	\$590,000
Market Value per SqFt	\$23.43	\$20.00	\$27.30
Distance from Cooperative in miles		0.90	1.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0001	2-02534-0003	2-02623-0180
Address	811 WALTON AVENUE	1370 DR M L KING JR BOULE	620 TRINITY AVENUE
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	47	103
Year Built	1927	1928	1937
Gross SqFt	150,640	58,560	76,620
Estimated Gross Income	\$1,046,948	\$382,162	\$640,595
Gross Income per SqFt	\$6.95	\$6.53	\$8.36
Full Market Value	\$3,210,000	\$1,170,000	\$2,110,000
Market Value per SqFt	\$21.31	\$20.00	\$27.50
Distance from Cooperative in miles		1.15	1.15

	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	\$298,620	\$770,446	
Gross Income per SqFt	\$7.00	\$7.61	
Full Market Value	\$917,000	\$2,180,000	
Market Value per SqFt	\$21.50	\$22.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02474-0015	2-02433-0028	2-02756-0050
Address	825 WALTON AVENUE	1041 FINDLAY AVENUE	1025 ALDUS STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	54	73	50
Year Built	1924	1928	1924
Gross SqFt	44,304	101,178	45,786
Estimated Gross Income	\$310,128	\$770,446	\$537,066
Gross Income per SqFt	\$7.00	\$7.61	\$11.73
Full Market Value	\$952,000	\$2,180,000	\$1,650,000
Market Value per SqFt	\$21.49	\$22.00	\$36.00
Distance from Cooperative in miles		0.60	1.95

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02477-0015	2-02504-0075	2-02461-0070
Address	1040 GERARD AVENUE	990 ANDERSON AVENUE	186 EAST 164 STREET
Neighborhood	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	77	75
Year Built	1959	1957	1949
Gross SqFt	45,786	70,994	66,600
Estimated Gross Income	\$389,181	\$577,793	\$622,166
Gross Income per SqFt	\$8.50	\$8.14	\$9.34
Full Market Value	\$1,280,000	\$1,770,000	\$2,050,000
Market Value per SqFt	\$28.00	\$25.00	\$30.80
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02479-0001	2-02455-0006	2-02438-0080
Address	85 MC CLELLAN STREET	960 SHERIDAN AVENUE	1115 COLLEGE AVENUE
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	60	44
Year Built	1940	1926	1929
Gross SqFt	56,400	66,162	42,732
Estimated Gross Income	\$411,720	\$502,041	\$340,036
Gross Income per SqFt	\$7.30	\$7.59	\$7.96
Full Market Value	\$1,260,000	\$1,540,000	\$960,000
Market Value per SqFt	\$22.34	\$23.00	\$22.47
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02488-0036	2-02400-0023	2-02400-0015
Address	1175 GERARD AVENUE	681 MELROSE AVENUE	378 EAST 154 STREET
Neighborhood	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	44	16	39
Year Built	1924	1910	1916
Gross SqFt	51,000	11,425	31,875
Estimated Gross Income	\$409,530	\$179,153	\$206,801
Gross Income per SqFt	\$8.03	\$15.68	\$6.49
Full Market Value	\$1,160,000	\$729,000	\$635,000
Market Value per SqFt	\$22.75	\$64.00	\$19.92
Distance from Cooperative in miles		1.05	1.05

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02504-0036	2-02457-0050	2-02520-0028
Address	941 JEROME AVENUE	1279 SHERIDAN AVENUE	1372 NELSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	27	25
Year Built	1927	1924	1936
Gross SqFt	114,941	30,800	21,600
Estimated Gross Income	\$1,245,960	\$344,735	\$179,111
Gross Income per SqFt	\$10.84	\$11.19	\$8.29
Full Market Value	\$3,520,000	\$974,000	\$590,000
Market Value per SqFt	\$30.60	\$32.00	\$27.30
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0026	2-02433-0028	2-02433-0023
Address	1045 ANDERSON AVENUE	1041 FINDLAY AVENUE	1055 FINDLAY AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	73	49
Year Built	1931	1928	1927
Gross SqFt	54,180	101,178	48,475
Estimated Gross Income	\$487,620	\$770,446	\$547,873
Gross Income per SqFt	\$9.00	\$7.61	\$11.30
Full Market Value	\$1,610,000	\$2,180,000	\$1,550,000
Market Value per SqFt	\$29.70	\$22.00	\$32.00
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0041	2-02452-0051	
Address	1015 ANDERSON AVENUE	1194 SHERMAN AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	22	37	
Year Built	1922	1922	
Gross SqFt	23,802	30,930	
Estimated Gross Income	\$182,442	\$227,031	
Gross Income per SqFt	\$7.66	\$7.34	
Full Market Value	\$515,000	\$697,000	
Market Value per SqFt	\$21.64	\$23.00	
Distance from Cooperative in miles		0.60	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02508-0043	2-02532-0033	2-02636-0026
Address	1001 ANDERSON AVENUE	1343 MERRIAM AVENUE	771 JACKSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	61	30
Year Built	1922	1917	1916
Gross SqFt	20,057	66,399	24,120
Estimated Gross Income	\$159,052	\$505,005	\$293,299
Gross Income per SqFt	\$7.93	\$7.61	\$12.16
Full Market Value	\$449,000	\$1,550,000	\$1,030,000
Market Value per SqFt	\$22.39	\$23.00	\$42.70
Distance from Cooperative in miles		0.55	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	\$1,042,582	\$1,338,325	\$525,555
Gross Income per SqFt	\$9.80	\$9.75	\$13.20
Full Market Value	\$3,520,000	\$4,520,000	\$1,980,000
Market Value per SqFt	\$33.10	\$33.00	\$49.70
Distance from Cooperative in miles		0.00	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02510-0074	2-02510-0040	2-02518-0001
Address	1201 SHAKESPEARE AVENUE	1197 ANDERSON 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	129	303
Year Built	1930	1929	1930
Gross SqFt	57,230	137,282	335,500
Estimated Gross Income	\$555,000	\$1,338,325	\$3,452,224
Gross Income per SqFt	\$9.70	\$9.75	\$10.29
Full Market Value	\$1,570,000	\$4,520,000	\$11,700,000
Market Value per SqFt	\$27.40	\$33.00	\$34.90
Distance from Cooperative in miles		0.05	0.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02511-0027	2-02435-0015	2-02505-0017
Address	100 WEST 162 STREET	288 EAST 168 STREET	1098 ANDERSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	29	24
Year Built	1907	1916	1924
Gross SqFt	13,425	19,950	12,340
Estimated Gross Income	\$111,293	\$240,902	\$172,789
Gross Income per SqFt	\$8.29	\$12.08	\$14.00
Full Market Value	\$314,000	\$849,000	\$685,000
Market Value per SqFt	\$23.39	\$43.00	\$56.00
Distance from Cooperative in miles		0.90	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02516-0026	2-02478-0018	2-02505-0017
Address	136 WEST 168 STREET	1098 GERARD AVENUE	1098 ANDERSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	36	60	24
Year Built	1926	1925	1924
Gross SqFt	30,800	55,000	12,340
Estimated Gross Income	\$381,920	\$514,960	\$172,789
Gross Income per SqFt	\$12.40	\$9.36	\$14.00
Full Market Value	\$1,080,000	\$1,700,000	\$685,000
Market Value per SqFt	\$35.10	\$31.00	\$56.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02518-0028	2-02477-0001	2-02510-0040
Address	132 WEST 169 STREET	1006 GERARD AVENUE	1197 ANDERSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	76	129
Year Built	1931	1927	1929
Gross SqFt	27,018	83,793	137,282
Estimated Gross Income	\$214,522	\$542,140	\$1,338,325
Gross Income per SqFt	\$7.94	\$6.47	\$9.75
Full Market Value	\$606,000	\$1,660,000	\$4,520,000
Market Value per SqFt	\$22.43	\$20.00	\$32.90
Distance from Cooperative in miles		0.60	0.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02521-0001	2-02450-0048	2-02472-0028
Address	127 WEST 170 STREET	1235 MORRIS AVENUE	1049 GRAND CONCOURSE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	40	49	37
Year Built	1925	1927	1917
Gross SqFt	39,432	41,952	29,400
Estimated Gross Income	\$488,956	\$374,867	\$296,446
Gross Income per SqFt	\$12.40	\$8.94	\$10.08
Full Market Value	\$1,380,000	\$1,240,000	\$977,000
Market Value per SqFt	\$35.00	\$30.00	\$33.20
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02522-0109	2-02504-0094	
Address	1383 PLIMPTON AVENUE	1038 ANDERSON AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	26	172	
Year Built	1922	1926	
Gross SqFt	19,250	143,606	
Estimated Gross Income	\$168,630	\$1,037,361	
Gross Income per SqFt	\$8.76	\$7.22	
Full Market Value	\$476,000	\$3,180,000	
Market Value per SqFt	\$24.73	\$22.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02523-0150	2-02465-0034	2-02450-0029
Address	1015 SUMMIT AVENUE	114 EAST 168 STREET	256 EAST 169 STREET
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	38	59	20
Year Built	1928	1927	1917
Gross SqFt	36,900	70,000	26,550
Estimated Gross Income	\$254,610	\$462,386	\$205,905
Gross Income per SqFt	\$6.90	\$6.61	\$7.76
Full Market Value	\$719,000	\$1,420,000	\$632,000
Market Value per SqFt	\$19.49	\$20.00	\$23.80
Distance from Cooperative in miles		0.70	0.90

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02534-0008	2-02380-0051	2-02642-0070
Address	1380 DR M L KING JR BOULE	3103 3 AVENUE	600 CONCORD AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	140	64	83
Year Built	1967	2000	2004
Gross SqFt	182,218	73,555	87,072
Estimated Gross Income	\$1,654,539	\$1,405,636	\$800,454
Gross Income per SqFt	\$9.08	\$19.11	\$9.19
Full Market Value	\$4,670,000	\$3,970,000	\$2,260,000
Market Value per SqFt	\$25.60	\$54.00	\$26.00
Distance from Cooperative in miles		1.55	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02534-0038	2-02504-0094	
Address	185 WEST 170 STREET	1038 ANDERSON AVENUE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	21	172	
Year Built	1926	1926	
Gross SqFt	18,750	143,606	
Estimated Gross Income	\$164,250	\$1,037,361	
Gross Income per SqFt	\$8.76	\$7.22	
Full Market Value	\$464,000	\$3,180,000	
Market Value per SqFt	\$24.75	\$22.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02582-0061	2-02265-0048	
Address	823 EAST 147 STREET	215 ST ANN'S AVENUE	
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	38	11	
Year Built	1920	1920	
Gross SqFt	25,980	12,540	
Estimated Gross Income	\$168,870	\$103,917	
Gross Income per SqFt	\$6.50	\$8.29	
Full Market Value	\$477,000	\$343,000	
Market Value per SqFt	\$18.36	\$27.00	
Distance from Cooperative in miles		0.75	



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02603-0024	2-02505-0011	
Address	590 SOUTHERN BOULEVARD	1088 ANDERSON AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	29	41	
Year Built	1924	1924	
Gross SqFt	26,742	35,814	
Estimated Gross Income	\$280,791	\$380,628	
Gross Income per SqFt	\$10.50	\$10.63	
Full Market Value	\$793,000	\$1,290,000	
Market Value per SqFt	\$29.70	\$36.00	
Distance from Cooperative in miles		1.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02608-0019	2-02439-0022	2-02418-0001
Address	1109 FRANKLIN AVENUE	275 EAST 168 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	23	15
Year Built	1917	1914	1931
Gross SqFt	24,750	18,936	11,815
Estimated Gross Income	\$269,775	\$202,615	\$127,245
Gross Income per SqFt	\$10.90	\$10.70	\$10.77
Full Market Value	\$762,000	\$685,000	\$430,000
Market Value per SqFt	\$30.80	\$36.00	\$36.40
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02608-0022	2-02418-0001	2-02609-0049
Address	1103 FRANKLIN AVENUE	299 EAST 158 STREET	1171 FULTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	25	15	16
Year Built	1917	1931	1910
Gross SqFt	24,750	11,815	9,964
Estimated Gross Income	\$269,775	\$127,245	\$84,703
Gross Income per SqFt	\$10.90	\$10.77	\$8.50
Full Market Value	\$762,000	\$430,000	\$279,000
Market Value per SqFt	\$30.80	\$36.00	\$28.00
Distance from Cooperative in miles		0.65	0.20

## BOROUGH OF BRONX - 2008/09 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	\$292,480	\$170,397	\$127,245
Gross Income per SqFt	\$8.00	\$10.70	\$10.77
Full Market Value	\$898,000	\$576,000	\$430,000
Market Value per SqFt	\$24.56	\$36.00	\$36.40
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02615-0055	2-02669-0042	2-02399-0006
Address	1225 BOSTON ROAD	991 UNION AVENUE	652 COURTLANDT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	21	47
Year Built	1905	1905	1926
Gross SqFt	24,930	20,855	38,875
Estimated Gross Income	\$206,919	\$198,540	\$414,976
Gross Income per SqFt	\$8.30	\$9.52	\$10.67
Full Market Value	\$584,000	\$561,000	\$1,400,000
Market Value per SqFt	\$23.43	\$27.00	\$36.00
Distance from Cooperative in miles		0.45	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02627-0005	2-02427-0001	
Address	902 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	\$212,950	\$116,955	
Gross Income per SqFt	\$10.00	\$10.58	
Full Market Value	\$601,000	\$395,000	
Market Value per SqFt	\$28.20	\$36.00	
Distance from Cooperative in miles		0.70	

## BOROUGH OF BRONX - 2008/09 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	\$116,955	
Gross Income per SqFt	\$11.00	\$10.58	
Full Market Value	\$662,000	\$395,000	
Market Value per SqFt	\$31.10	\$36.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02638-0001	2-02487-0010	2-02373-0006
Address	872 TRINITY AVENUE	1065 GERARD AVENUE	1240 WASHINGTON AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	320	126	14
Year Built	1960	1999	2003
Gross SqFt	292,000	96,774	15,492
Estimated Gross Income	\$3,737,600	\$1,031,000	\$425,410
Gross Income per SqFt	\$12.80	\$10.65	\$27.50
Full Market Value	\$10,600,000	\$3,480,000	\$2,060,000
Market Value per SqFt	\$36.30	\$36.00	\$133.00
Distance from Cooperative in miles		1.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02663-0004	2-02669-0042	2-02399-0006
Address	1218 BOSTON ROAD	991 UNION AVENUE	652 COURTLANDT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	13	21	47
Year Built	1905	1905	1926
Gross SqFt	14,516	20,855	38,875
Estimated Gross Income	\$159,676	\$198,540	\$414,976
Gross Income per SqFt	\$11.00	\$9.52	\$10.67
Full Market Value	\$451,000	\$561,000	\$1,400,000
Market Value per SqFt	\$31.10	\$27.00	\$36.00
Distance from Cooperative in miles		0.45	1.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02663-0011	2-02399-0006	2-02399-0027
Address	1230 BOSTON ROAD	652 COURTLANDT AVENUE	645 MELROSE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	47	14
Year Built	1909	1926	1906
Gross SqFt	21,500	38,875	11,409
Estimated Gross Income	\$215,000	\$414,976	\$187,639
Gross Income per SqFt	\$10.00	\$10.67	\$16.45
Full Market Value	\$607,000	\$1,400,000	\$763,000
Market Value per SqFt	\$28.20	\$36.00	\$67.00
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02669-0050	2-02669-0042	2-02399-0027
Address	975 UNION AVENUE	991 UNION AVENUE	645 MELROSE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	35	21	14
Year Built	1912	1905	1906
Gross SqFt	33,790	20,855	11,409
Estimated Gross Income	\$371,690	\$198,540	\$187,639
Gross Income per SqFt	\$11.00	\$9.52	\$16.45
Full Market Value	\$1,050,000	\$561,000	\$763,000
Market Value per SqFt	\$31.10	\$27.00	\$67.00
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0041	2-02669-0042	2-02399-0027
Address	571 SOUTHERN BOULEVARD	991 UNION AVENUE	645 MELROSE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	42	21	14
Year Built	1907	1905	1906
Gross SqFt	25,926	20,855	11,409
Estimated Gross Income	\$311,112	\$198,540	\$187,639
Gross Income per SqFt	\$12.00	\$9.52	\$16.45
Full Market Value	\$879,000	\$561,000	\$763,000
Market Value per SqFt	\$33.90	\$27.00	\$67.00
Distance from Cooperative in miles		0.75	0.85

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0052	2-02669-0042	2-02399-0027
Address	547 SOUTHERN BOULEVARD	991 UNION AVENUE	645 MELROSE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	19	21	14
Year Built	1906	1905	1906
Gross SqFt	16,875	20,855	11,409
Estimated Gross Income	\$168,750	\$198,540	\$187,639
Gross Income per SqFt	\$10.00	\$9.52	\$16.45
Full Market Value	\$477,000	\$561,000	\$763,000
Market Value per SqFt	\$28.30	\$27.00	\$67.00
Distance from Cooperative in miles		0.75	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02683-0100	2-02532-0033	2-02427-0001
Address	1021 AVENUE ST JOHN	1343 MERRIAM AVENUE	391 EAST 168 STREET
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	79	61	16
Year Built	1925	1917	1923
Gross SqFt	61,878	66,399	11,055
Estimated Gross Income	\$488,836	\$505,005	\$116,955
Gross Income per SqFt	\$7.90	\$7.61	\$10.58
Full Market Value	\$1,380,000	\$1,550,000	\$395,000
Market Value per SqFt	\$22.30	\$23.00	\$35.70
Distance from Cooperative in miles		2.30	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02684-0074	2-02651-0052	2-02746-0015
Address	986 LEGGETT AVENUE	735 EAST 166 STREET	940 HOE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	17	62
Year Built	1916	1915	1913
Gross SqFt	16,950	15,510	49,475
Estimated Gross Income	\$167,805	\$146,750	\$489,483
Gross Income per SqFt	\$9.90	\$9.46	\$9.89
Full Market Value	\$474,000	\$484,000	\$1,380,000
Market Value per SqFt	\$28.00	\$31.00	\$27.90
Distance from Cooperative in miles		0.90	0.80

## BOROUGH OF BRONX - 2008/09 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	38	38
Year Built	1907	1923	1931
Gross SqFt	29,664	31,875	32,780
Estimated Gross Income	\$312,361	\$362,579	\$345,109
Gross Income per SqFt	\$10.53	\$11.38	\$10.53
Full Market Value	\$882,000	\$1,280,000	\$1,060,000
Market Value per SqFt	\$29.70	\$40.00	\$32.30
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	\$204,395	\$183,252
Gross Income per SqFt	\$11.39	\$11.39	\$11.45
Full Market Value	\$545,000	\$721,000	\$646,000
Market Value per SqFt	\$32.20	\$40.00	\$40.40
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	\$206,851	\$217,466	\$196,723
Gross Income per SqFt	\$9.93	\$9.55	\$9.46
Full Market Value	\$682,000	\$735,000	\$648,000
Market Value per SqFt	\$32.70	\$32.00	\$31.20
Distance from Cooperative in miles		0.10	1.20

## BOROUGH OF BRONX - 2008/09 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	\$121,062	\$126,474
Gross Income per SqFt	\$10.23	\$9.51	\$8.78
Full Market Value	\$484,000	\$399,000	\$417,000
Market Value per SqFt	\$34.60	\$31.00	\$29.00
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	\$428,400	\$405,280	\$452,061
Gross Income per SqFt	\$10.20	\$9.67	\$10.86
Full Market Value	\$1,210,000	\$1,370,000	\$1,590,000
Market Value per SqFt	\$28.80	\$33.00	\$38.20
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	\$83,758	\$104,110	\$100,287
Gross Income per SqFt	\$8.33	\$8.33	\$11.14
Full Market Value	\$237,000	\$343,000	\$354,000
Market Value per SqFt	\$23.57	\$28.00	\$39.30
Distance from Cooperative in miles		0.35	3.35

## BOROUGH OF BRONX - 2008/09 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	\$438,807	\$421,877	\$549,005
Gross Income per SqFt	\$10.70	\$11.02	\$10.36
Full Market Value	\$1,240,000	\$1,490,000	\$1,860,000
Market Value per SqFt	\$30.20	\$39.00	\$35.10
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	\$280,448	\$504,304	\$374,132
Gross Income per SqFt	\$8.95	\$12.96	\$11.96
Full Market Value	\$792,000	\$1,900,000	\$1,320,000
Market Value per SqFt	\$25.30	\$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	\$140,095	\$145,670
Gross Income per SqFt	\$10.09	\$9.76	\$9.94
Full Market Value	\$624,000	\$473,000	\$447,000
Market Value per SqFt	\$34.10	\$33.00	\$30.50
Distance from Cooperative in miles		1.20	2.45



## BOROUGH OF BRONX - 2008/09 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	\$215,472	\$199,707	\$217,776
Gross Income per SqFt	\$10.47	\$10.47	\$10.47
Full Market Value	\$609,000	\$675,000	\$615,000
Market Value per SqFt	\$29.60	\$35.00	\$29.60
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	\$153,300	\$159,131	\$125,433
Gross Income per SqFt	\$15.00	\$15.03	\$10.79
Full Market Value	\$433,000	\$631,000	\$354,000
Market Value per SqFt	\$42.40	\$60.00	\$30.40
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	\$355,725	\$256,506	\$340,097
Gross Income per SqFt	\$10.20	\$7.84	\$11.05
Full Market Value	\$1,000,000	\$788,000	\$1,200,000
Market Value per SqFt	\$28.70	\$24.00	\$39.00
Distance from Cooperative in miles		5.20	3.35

## BOROUGH OF BRONX - 2008/09 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	\$355,725	\$256,506	\$340,097
Gross Income per SqFt	\$10.20	\$7.84	\$11.05
Full Market Value	\$1,000,000	\$788,000	\$1,200,000
Market Value per SqFt	\$28.70	\$24.00	\$39.00
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	\$178,623	\$176,620	\$180,315
Gross Income per SqFt	\$8.15	\$8.03	\$8.15
Full Market Value	\$504,000	\$499,000	\$554,000
Market Value per SqFt	\$23.00	\$23.00	\$25.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02732-0021	2-02532-0033	2-02427-0001
Address	850 SOUTHERN BOULEVARD	1343 MERRIAM AVENUE	391 EAST 168 STREET
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	58	61	16
Year Built	1923	1917	1923
Gross SqFt	41,874	66,399	11,055
Estimated Gross Income	\$318,242	\$505,005	\$116,955
Gross Income per SqFt	\$7.60	\$7.61	\$10.58
Full Market Value	\$899,000	\$1,550,000	\$395,000
Market Value per SqFt	\$21.47	\$23.00	\$35.70
Distance from Cooperative in miles		2.30	1.35

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02740-0071	2-02663-0029	2-02399-0006
Address	874 MANIDA STREET	1272 BOSTON ROAD	652 COURTLANDT AVENUE
Neighborhood	HUNTS POINT	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	14	47
Year Built	1910	1913	1926
Gross SqFt	14,880	11,000	38,875
Estimated Gross Income	\$163,680	\$74,096	\$414,976
Gross Income per SqFt	\$11.00	\$6.74	\$10.67
Full Market Value	\$462,000	\$209,000	\$1,400,000
Market Value per SqFt	\$31.00	\$19.00	\$36.00
Distance from Cooperative in miles		1.05	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02744-0060	2-02439-0022	2-02418-0001
Address	1116 HOE AVENUE	275 EAST 168 STREET	299 EAST 158 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	23	15
Year Built	1914	1914	1931
Gross SqFt	21,025	18,936	11,815
Estimated Gross Income	\$189,225	\$202,615	\$127,245
Gross Income per SqFt	\$9.00	\$10.70	\$10.77
Full Market Value	\$534,000	\$685,000	\$430,000
Market Value per SqFt	\$25.40	\$36.00	\$36.40
Distance from Cooperative in miles		1.30	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02746-0021	2-02646-0036	2-02746-0015
Address	946 HOE AVENUE	751 EAST 156 STREET	940 HOE AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	25	62
Year Built	1913	1906	1913
Gross SqFt	17,550	21,834	49,475
Estimated Gross Income	\$166,725	\$180,142	\$489,483
Gross Income per SqFt	\$9.50	\$8.25	\$9.89
Full Market Value	\$471,000	\$594,000	\$1,380,000
Market Value per SqFt	\$26.80	\$27.00	\$27.90
Distance from Cooperative in miles		0.90	0.00

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02746-0023	2-02746-0015	
Address	950 HOE AVENUE	940 HOE AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	20	62	
Year Built	1913	1913	
Gross SqFt	17,550	49,475	
Estimated Gross Income	\$166,725	\$489,483	
Gross Income per SqFt	\$9.50	\$9.89	
Full Market Value	\$471,000	\$1,380,000	
Market Value per SqFt	\$26.80	\$28.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02751-0008	2-02762-0023	2-02427-0052
Address	1096 WEST FARMS ROAD	817 FAILE STREET	1225 WEBSTER AVENUE
Neighborhood	MORRISANIA/LONGWOOD	HUNTS POINT	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	11	15
Year Built	1910	1910	1928
Gross SqFt	14,575	10,200	12,960
Estimated Gross Income	\$126,802	\$87,516	\$118,905
Gross Income per SqFt	\$8.70	\$8.58	\$9.17
Full Market Value	\$358,000	\$269,000	\$392,000
Market Value per SqFt	\$24.56	\$26.00	\$30.20
Distance from Cooperative in miles		0.60	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02763-0227	2-02398-0027	2-02456-0163
Address	750 FAILE STREET	395 EAST 151 STREET	1188 GRAND CONCOURSE
Neighborhood	HUNTS POINT	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	111	39	107
Year Built	1965	1931	1938
Gross SqFt	108,306	36,360	117,080
Estimated Gross Income	\$1,424,223	\$399,132	\$966,350
Gross Income per SqFt	\$13.15	\$10.98	\$8.25
Full Market Value	\$4,020,000	\$1,350,000	\$3,190,000
Market Value per SqFt	\$37.10	\$37.00	\$27.20
Distance from Cooperative in miles		1.65	2.05

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02765-0140	2-02532-0033	
Address	1230 SPOFFORD AVENUE	1343 MERRIAM AVENUE	
Neighborhood	HUNTS POINT	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	68	61	
Year Built	1928	1917	
Gross SqFt	56,400	66,399	
Estimated Gross Income	\$428,640	\$505,005	
Gross Income per SqFt	\$7.60	\$7.61	
Full Market Value	\$1,210,000	\$1,550,000	
Market Value per SqFt	\$21.45	\$23.00	
Distance from Cooperative in miles		2.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02765-0146	2-02427-0052	2-02427-0001
Address	645 BARRETTO STREET	1225 WEBSTER AVENUE	391 EAST 168 STREET
Neighborhood	HUNTS POINT	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	48	15	16
Year Built	1927	1928	1923
Gross SqFt	38,720	12,960	11,055
Estimated Gross Income	\$355,062	\$118,905	\$116,955
Gross Income per SqFt	\$9.17	\$9.17	\$10.58
Full Market Value	\$1,000,000	\$392,000	\$395,000
Market Value per SqFt	\$25.80	\$30.00	\$35.70
Distance from Cooperative in miles		1.75	1.75

	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	\$190,400	\$451,086	\$274,400
Gross Income per SqFt	\$11.20	\$16.11	\$11.20
Full Market Value	\$538,000	\$1,830,000	\$842,000
Market Value per SqFt	\$31.60	\$65.00	\$34.40
Distance from Cooperative in miles		0.10	0.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02791-0054	2-02833-0030	2-02849-0024
Address	1685 TOPPING AVENUE	1403 GRAND CONCOURSE	1735 TOWNSEND AVENUE
Neighborhood	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	43	30	53
Year Built	1931	1916	1927
Gross SqFt	33,000	31,950	43,905
Estimated Gross Income	\$379,500	\$366,028	\$302,505
Gross Income per SqFt	\$11.50	\$11.46	\$6.89
Full Market Value	\$1,070,000	\$1,120,000	\$929,000
Market Value per SqFt	\$32.40	\$35.00	\$21.16
Distance from Cooperative in miles		0.50	0.35

	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	\$356,865	\$320,963	\$288,600
Gross Income per SqFt	\$11.10	\$7.29	\$11.10
Full Market Value	\$1,010,000	\$985,000	\$1,020,000
Market Value per SqFt	\$31.40	\$22.00	\$39.20
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	\$236,096	\$241,272	\$246,075
Gross Income per SqFt	\$11.20	\$11.17	\$11.58
Full Market Value	\$832,000	\$851,000	\$695,000
Market Value per SqFt	\$39.50	\$39.00	\$32.70
Distance from Cooperative in miles		0.30	0.80

## BOROUGH OF BRONX - 2008/09 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	\$252,000	\$451,086	\$274,400
Gross Income per SqFt	\$11.20	\$16.11	\$11.20
Full Market Value	\$712,000	\$1,830,000	\$842,000
Market Value per SqFt	\$31.60	\$65.00	\$34.40
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	\$454,258	\$426,704	\$510,624
Gross Income per SqFt	\$9.94	\$10.67	\$10.51
Full Market Value	\$1,280,000	\$1,440,000	\$1,730,000
Market Value per SqFt	\$28.00	\$36.00	\$35.60
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	\$674,100	\$751,140	\$436,826
Gross Income per SqFt	\$9.63	\$9.63	\$6.42
Full Market Value	\$1,900,000	\$2,480,000	\$1,340,000
Market Value per SqFt	\$27.10	\$32.00	\$19.71
Distance from Cooperative in miles		0.10	0.20

## BOROUGH OF BRONX - 2008/09 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	\$579,314	\$448,128	\$425,200
Gross Income per SqFt	\$7.78	\$7.78	\$8.05
Full Market Value	\$1,780,000	\$1,380,000	\$1,310,000
Market Value per SqFt	\$23.90	\$24.00	\$24.81
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	\$279,424	\$279,943	\$258,217
Gross Income per SqFt	\$9.44	\$9.44	\$9.62
Full Market Value	\$921,000	\$923,000	\$873,000
Market Value per SqFt	\$31.10	\$31.00	\$32.50
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	\$265,264	\$279,943	\$258,217
Gross Income per SqFt	\$9.44	\$9.44	\$9.62
Full Market Value	\$749,000	\$923,000	\$873,000
Market Value per SqFt	\$26.70	\$31.00	\$32.50
Distance from Cooperative in miles		0.35	0.35



## BOROUGH OF BRONX - 2008/09 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	\$471,064	\$397,500	\$358,738
Gross Income per SqFt	\$10.60	\$10.60	\$9.67
Full Market Value	\$1,330,000	\$1,340,000	\$1,010,000
Market Value per SqFt	\$29.90	\$36.00	\$27.20
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	\$652,016	\$775,305	\$885,762
Gross Income per SqFt	\$8.00	\$7.99	\$10.54
Full Market Value	\$1,840,000	\$2,380,000	\$2,990,000
Market Value per SqFt	\$22.58	\$25.00	\$35.60
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	\$292,905	\$281,294	\$336,063
Gross Income per SqFt	\$6.90	\$6.89	\$8.44
Full Market Value	\$827,000	\$864,000	\$1,030,000
Market Value per SqFt	\$19.48	\$21.00	\$25.90
Distance from Cooperative in miles		1.15	1.05

## BOROUGH OF BRONX - 2008/09 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	\$1,036,350	\$885,762	\$994,267
Gross Income per SqFt	\$10.50	\$10.54	\$10.74
Full Market Value	\$2,930,000	\$2,990,000	\$2,810,000
Market Value per SqFt	\$29.70	\$36.00	\$30.30
Distance from Cooperative in miles		1.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02868-0121	2-02868-0123	
Address	1966 DR M L KING JR BOULE	1970 DR M L KING JR BOULE	
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	11	
Year Built	1914	1914	
Gross SqFt	17,100	17,100	
Estimated Gross Income	\$152,190	\$323,361	
Gross Income per SqFt	\$8.90	\$18.91	
Full Market Value	\$502,000	\$1,320,000	
Market Value per SqFt	\$29.40	\$77.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02869-0143	2-02829-0030	2-02867-0013
Address	2015 GRAND AVENUE	55 EAST 179 STREET	1662 GRAND AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	33	27
Year Built	1924	1923	1925
Gross SqFt	25,000	29,655	17,674
Estimated Gross Income	\$226,500	\$279,943	\$153,233
Gross Income per SqFt	\$9.06	\$9.44	\$8.67
Full Market Value	\$640,000	\$923,000	\$505,000
Market Value per SqFt	\$25.60	\$31.00	\$28.60
Distance from Cooperative in miles		0.25	0.35

## BOROUGH OF BRONX - 2008/09 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	\$163,080	\$265,552	\$265,552
Gross Income per SqFt	\$9.06	\$9.06	\$9.06
Full Market Value	\$461,000	\$875,000	\$875,000
Market Value per SqFt	\$25.60	\$30.00	\$29.80
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	\$360,089	\$265,552	\$265,552
Gross Income per SqFt	\$9.06	\$9.06	\$9.06
Full Market Value	\$1,020,000	\$875,000	\$875,000
Market Value per SqFt	\$25.70	\$30.00	\$29.80
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	\$241,449	\$265,552	\$265,552
Gross Income per SqFt	\$9.06	\$9.06	\$9.06
Full Market Value	\$682,000	\$875,000	\$875,000
Market Value per SqFt	\$25.60	\$30.00	\$29.80
Distance from Cooperative in miles		0.05	0.05

## BOROUGH OF BRONX - 2008/09 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	\$460,965	\$401,854	\$344,687
Gross Income per SqFt	\$7.90	\$7.97	\$6.84
Full Market Value	\$1,420,000	\$1,230,000	\$1,060,000
Market Value per SqFt	\$24.34	\$24.00	\$21.03
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	\$490,600	\$527,550	\$462,867
Gross Income per SqFt	\$8.80	\$8.79	\$8.31
Full Market Value	\$1,390,000	\$1,620,000	\$1,530,000
Market Value per SqFt	\$24.93	\$27.00	\$27.50
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	\$323,532	\$278,611
Gross Income per SqFt	\$8.17	\$8.17	\$6.90
Full Market Value	\$959,000	\$993,000	\$855,000
Market Value per SqFt	\$23.06	\$25.00	\$21.17
Distance from Cooperative in miles		2.45	2.75

## BOROUGH OF BRONX - 2008/09 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	48
Year Built	1931	1927	1929
Gross SqFt	48,852	52,000	49,700
Estimated Gross Income	\$421,592	\$448,969	\$400,977
Gross Income per SqFt	\$8.63	\$8.63	\$8.07
Full Market Value	\$1,190,000	\$1,480,000	\$1,230,000
Market Value per SqFt	\$24.36	\$29.00	\$24.75
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 ANN'S 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	\$185,364	\$199,070	\$189,186
Gross Income per SqFt	\$10.84	\$15.52	\$9.01
Full Market Value	\$524,000	\$810,000	\$624,000
Market Value per SqFt	\$30.60	\$63.00	\$29.70
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	\$182,000	\$188,522
Gross Income per SqFt	\$12.70	\$12.71	\$12.74
Full Market Value	\$538,000	\$684,000	\$709,000
Market Value per SqFt	\$35.90	\$48.00	\$47.90
Distance from Cooperative in miles		0.90	3.90

## BOROUGH OF BRONX - 2008/09 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	\$226,822	\$237,953	\$218,701
Gross Income per SqFt	\$12.70	\$13.78	\$12.26
Full Market Value	\$641,000	\$943,000	\$822,000
Market Value per SqFt	\$35.90	\$55.00	\$46.10
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	\$334,607	\$320,335	\$277,486
Gross Income per SqFt	\$12.70	\$12.06	\$11.21
Full Market Value	\$1,260,000	\$1,130,000	\$978,000
Market Value per SqFt	\$47.80	\$43.00	\$39.50
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	\$111,264
Gross Income per SqFt	\$11.42	\$11.42	\$11.09
Full Market Value	\$457,000	\$428,000	\$392,000
Market Value per SqFt	\$32.20	\$32.00	\$39.10
Distance from Cooperative in miles		0.95	0.60

## BOROUGH OF BRONX - 2008/09 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	\$295,200	\$238,260	\$317,075
Gross Income per SqFt	\$9.84	\$9.19	\$9.91
Full Market Value	\$998,000	\$673,000	\$1,070,000
Market Value per SqFt	\$33.30	\$26.00	\$33.40
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	\$550,000	\$657,311	\$589,184
Gross Income per SqFt	\$11.00	\$12.40	\$10.98
Full Market Value	\$1,550,000	\$2,470,000	\$2,080,000
Market Value per SqFt	\$31.00	\$47.00	\$38.80
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	\$173,798	\$174,160	\$182,240
Gross Income per SqFt	\$9.92	\$9.92	\$9.99
Full Market Value	\$491,000	\$574,000	\$616,000
Market Value per SqFt	\$28.00	\$33.00	\$33.80
Distance from Cooperative in miles		1.05	1.00

## BOROUGH OF BRONX - 2008/09 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	\$177,870	\$189,186
Gross Income per SqFt	\$8.81	\$7.26	\$9.01
Full Market Value	\$689,000	\$546,000	\$624,000
Market Value per SqFt	\$24.88	\$22.00	\$29.70
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	\$240,610	\$170,750	\$345,664
Gross Income per SqFt	\$15.19	\$12.63	\$22.00
Full Market Value	\$979,000	\$642,000	\$1,540,000
Market Value per SqFt	\$62.00	\$48.00	\$98.00
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	\$240,610	\$170,750	\$345,664
Gross Income per SqFt	\$15.19	\$12.63	\$22.00
Full Market Value	\$979,000	\$642,000	\$1,540,000
Market Value per SqFt	\$62.00	\$48.00	\$98.00
Distance from Cooperative in miles		1.10	1.80



## BOROUGH OF BRONX - 2008/09 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	\$301,366	\$371,865	\$312,946
Gross Income per SqFt	\$10.70	\$12.91	\$10.25
Full Market Value	\$851,000	\$1,400,000	\$1,060,000
Market Value per SqFt	\$30.20	\$49.00	\$34.70
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	\$565,843	\$438,213	\$532,896
Gross Income per SqFt	\$8.54	\$7.26	\$8.54
Full Market Value	\$1,600,000	\$1,350,000	\$1,760,000
Market Value per SqFt	\$24.15	\$22.00	\$28.20
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	\$127,783	\$145,403
Gross Income per SqFt	\$9.19	\$9.40	\$7.72
Full Market Value	\$500,000	\$421,000	\$446,000
Market Value per SqFt	\$26.00	\$31.00	\$23.67
Distance from Cooperative in miles		1.25	1.85

## BOROUGH OF BRONX - 2008/09 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	\$225,083	\$215,730	\$205,494
Gross Income per SqFt	\$8.17	\$7.99	\$8.14
Full Market Value	\$636,000	\$662,000	\$631,000
Market Value per SqFt	\$23.09	\$25.00	\$24.99
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	\$170,872	\$118,832	\$196,664
Gross Income per SqFt	\$10.60	\$10.61	\$10.09
Full Market Value	\$483,000	\$402,000	\$665,000
Market Value per SqFt	\$30.00	\$36.00	\$34.10
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	\$236,026	\$223,852	
Gross Income per SqFt	\$7.33	\$7.64	
Full Market Value	\$667,000	\$632,000	
Market Value per SqFt	\$20.71	\$22.00	
Distance from Cooperative in miles		0.15	

## BOROUGH OF BRONX - 2008/09 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	C1-WALK-UP
Total Units	35	33	44
Year Built	1915	1925	1931
Gross SqFt	33,663	28,000	39,354
Estimated Gross Income	\$313,402	\$255,920	\$390,500
Gross Income per SqFt	\$9.31	\$9.14	\$9.92
Full Market Value	\$885,000	\$844,000	\$1,200,000
Market Value per SqFt	\$26.30	\$30.00	\$30.50
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	C1-WALK-UP
Total Units	16	17	18
Year Built	1908	1908	1928
Gross SqFt	15,175	15,175	17,020
Estimated Gross Income	\$107,287	\$109,774	\$175,560
Gross Income per SqFt	\$7.07	\$7.23	\$10.31
Full Market Value	\$303,000	\$310,000	\$579,000
Market Value per SqFt	\$19.97	\$20.00	\$34.00
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	\$485,205	\$298,480	\$313,109
Gross Income per SqFt	\$8.80	\$6.03	\$6.89
Full Market Value	\$1,600,000	\$916,000	\$961,000
Market Value per SqFt	\$29.00	\$19.00	\$21.15
Distance from Cooperative in miles		0.00	0.75

## BOROUGH OF BRONX - 2008/09 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	43	62	47
Year Built	1911	1926	1926
Gross SqFt	32,700	52,547	40,715
Estimated Gross Income	\$298,224	\$479,186	\$378,979
Gross Income per SqFt	\$9.12	\$9.12	\$9.31
Full Market Value	\$842,000	\$1,580,000	\$1,250,000
Market Value per SqFt	\$25.70	\$30.00	\$30.70
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	\$221,000	\$169,510	\$183,735
Gross Income per SqFt	\$8.50	\$8.45	\$8.67
Full Market Value	\$624,000	\$559,000	\$606,000
Market Value per SqFt	\$24.00	\$28.00	\$28.60
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	\$161,000	\$239,031	\$224,244
Gross Income per SqFt	\$10.00	\$10.87	\$10.19
Full Market Value	\$455,000	\$843,000	\$758,000
Market Value per SqFt	\$28.30	\$38.00	\$34.50
Distance from Cooperative in miles		0.20	0.20

## BOROUGH OF BRONX - 2008/09 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	\$468,000	\$239,031	\$224,244
Gross Income per SqFt	\$10.00	\$10.87	\$10.19
Full Market Value	\$1,580,000	\$843,000	\$758,000
Market Value per SqFt	\$33.80	\$38.00	\$34.50
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	\$603,936	\$449,571	\$1,410,440
Gross Income per SqFt	\$10.80	\$10.82	\$32.10
Full Market Value	\$1,710,000	\$1,580,000	\$6,830,000
Market Value per SqFt	\$30.60	\$38.00	\$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	\$151,800	\$178,769	\$214,508
Gross Income per SqFt	\$11.50	\$10.27	\$11.41
Full Market Value	\$429,000	\$505,000	\$606,000
Market Value per SqFt	\$32.50	\$29.00	\$32.20
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03073-0041	2-03088-0003	2-03145-0010
Address	2386 ARTHUR AVENUE	2310 BELMONT AVENUE	2238 VALENTINE AVENUE
Neighborhood	BELMONT	BELMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	28	16
Year Built	1905	1910	1925
Gross SqFt	10,776	22,000	11,180
Estimated Gross Income	\$102,372	\$217,800	\$100,000
Gross Income per SqFt	\$9.50	\$9.90	\$8.94
Full Market Value	\$289,000	\$736,000	\$330,000
Market Value per SqFt	\$26.80	\$34.00	\$29.50
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03080-0082	2-03080-0038	2-03081-0045
Address	2076 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	16	17	25
Year Built	1925	1909	1914
Gross SqFt	14,850	11,629	18,113
Estimated Gross Income	\$141,075	\$125,433	\$168,565
Gross Income per SqFt	\$9.50	\$10.79	\$9.31
Full Market Value	\$398,000	\$354,000	\$476,000
Market Value per SqFt	\$26.80	\$30.00	\$26.30
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03081-0013	2-03744-0075	2-03081-0045
Address	2121 BELMONT AVENUE	1168 STRATFORD AVENUE	2120 BELMONT AVENUE
Neighborhood	EAST TREMONT	SOUNDVIEW	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	61	25
Year Built	1910	1930	1914
Gross SqFt	17,000	67,700	18,113
Estimated Gross Income	\$161,500	\$722,691	\$168,565
Gross Income per SqFt	\$9.50	\$10.67	\$9.31
Full Market Value	\$456,000	\$2,040,000	\$476,000
Market Value per SqFt	\$26.80	\$30.00	\$26.30
Distance from Cooperative in miles		1.65	0.05

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03081-0042	2-03080-0038	2-03081-0045
Address	2114 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	16	17	25
Year Built	1927	1909	1914
Gross SqFt	12,200	11,629	18,113
Estimated Gross Income	\$115,900	\$125,433	\$168,565
Gross Income per SqFt	\$9.50	\$10.79	\$9.31
Full Market Value	\$327,000	\$354,000	\$476,000
Market Value per SqFt	\$26.80	\$30.00	\$26.30
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-0001	2-03138-0001	2-03140-0007
Address	661 EAST 181 STREET	999 EAST 180 STREET	2082 BOSTON ROAD
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	281	237	169
Year Built	1959	1974	1974
Gross SqFt	272,000	276,135	200,529
Estimated Gross Income	\$2,904,960	\$3,148,678	\$2,233,479
Gross Income per SqFt	\$10.68	\$11.40	\$11.14
Full Market Value	\$8,200,000	\$8,890,000	\$6,310,000
Market Value per SqFt	\$30.10	\$32.00	\$31.50
Distance from Cooperative in miles		0.65	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-0045	2-03125-0001	2-03128-0029
Address	2167 CROTONA AVENUE	901 EAST 180 STREET	2103 VYSE AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	76	29
Year Built	1926	1930	1915
Gross SqFt	21,000	73,824	28,500
Estimated Gross Income	\$194,250	\$732,436	\$308,127
Gross Income per SqFt	\$9.25	\$9.92	\$10.81
Full Market Value	\$549,000	\$2,470,000	\$870,000
Market Value per SqFt	\$26.10	\$34.00	\$30.50
Distance from Cooperative in miles		0.45	0.50

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03090-0049	2-03123-0056	2-03156-0150
Address	684 EAST 189 STREET	882 EAST 180 STREET	2115 RYER AVENUE
Neighborhood	BELMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	30	69
Year Built	1928	1916	1927
Gross SqFt	33,984	34,200	59,520
Estimated Gross Income	\$374,195	\$558,507	\$710,640
Gross Income per SqFt	\$11.01	\$16.33	\$11.94
Full Market Value	\$1,320,000	\$2,270,000	\$2,510,000
Market Value per SqFt	\$38.80	\$66.00	\$42.20
Distance from Cooperative in miles		0.75	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03092-0006	2-03152-0018	2-03801-0046
Address	1974 CROTONA AVENUE	2407 VALENTINE AVENUE	2065 HAVILAND AVENUE
Neighborhood	EAST TREMONT	FORDHAM	CASTLE HILL/UNIONPORT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	40	47
Year Built	1927	1910	1929
Gross SqFt	24,100	39,285	49,720
Estimated Gross Income	\$216,900	\$344,413	\$427,630
Gross Income per SqFt	\$9.00	\$8.77	\$8.60
Full Market Value	\$613,000	\$1,140,000	\$1,410,000
Market Value per SqFt	\$25.40	\$29.00	\$28.40
Distance from Cooperative in miles		1.05	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03095-0001	2-03091-0003	2-03111-0009
Address	705 EAST 179 STREET	655 EAST 189 STREET	814 EAST 181 STREET
Neighborhood	EAST TREMONT	BELMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	27	35
Year Built	1916	1912	1931
Gross SqFt	30,000	20,250	33,250
Estimated Gross Income	\$285,000	\$184,627	\$325,974
Gross Income per SqFt	\$9.50	\$9.12	\$9.80
Full Market Value	\$805,000	\$609,000	\$1,100,000
Market Value per SqFt	\$26.80	\$30.00	\$33.10
Distance from Cooperative in miles		0.75	0.25



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03095-0007	2-03136-0001	2-03218-0007
Address	700 OAKLAND PLACE	2008 BRYANT AVENUE	2266 ANDREWS AVENUE NORTH
Neighborhood	EAST TREMONT	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	204	27
Year Built	1931	1973	1939
Gross SqFt	25,176	222,060	25,000
Estimated Gross Income	\$226,584	\$2,344,833	\$216,376
Gross Income per SqFt	\$9.00	\$10.56	\$8.66
Full Market Value	\$640,000	\$6,620,000	\$713,000
Market Value per SqFt	\$25.40	\$30.00	\$28.50
Distance from Cooperative in miles		0.60	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03097-0053	2-03080-0038	2-03081-0045
Address	2141 PROSPECT 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	15	17	25
Year Built	1910	1909	1914
Gross SqFt	10,560	11,629	18,113
Estimated Gross Income	\$105,072	\$125,433	\$168,565
Gross Income per SqFt	\$9.95	\$10.79	\$9.31
Full Market Value	\$297,000	\$354,000	\$476,000
Market Value per SqFt	\$28.10	\$30.00	\$26.30
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03098-0050	2-03152-0018	2-03214-0082
Address	2131 CLINTON AVENUE	2407 VALENTINE AVENUE	2541 AQUEDUCT AVENUE WEST
Neighborhood	EAST TREMONT	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	40	37
Year Built	1927	1910	1924
Gross SqFt	29,600	39,285	27,250
Estimated Gross Income	\$275,280	\$344,413	\$302,400
Gross Income per SqFt	\$9.30	\$8.77	\$11.10
Full Market Value	\$777,000	\$1,140,000	\$1,020,000
Market Value per SqFt	\$26.30	\$29.00	\$37.40
Distance from Cooperative in miles		0.90	1.40

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03100-0018	2-03081-0045	2-03091-0003
Address	765 GARDEN STREET	2120 BELMONT AVENUE	655 EAST 189 STREET
Neighborhood	BELMONT	EAST TREMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	27
Year Built	1931	1914	1912
Gross SqFt	17,600	18,113	20,250
Estimated Gross Income	\$160,160	\$168,565	\$184,627
Gross Income per SqFt	\$9.10	\$9.31	\$9.12
Full Market Value	\$452,000	\$476,000	\$609,000
Market Value per SqFt	\$25.70	\$26.00	\$30.10
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03105-0005	2-03122-0008	2-03145-0010
Address	2420 BEAUMONT AVENUE	2020 HONEYWELL AVENUE	2238 VALENTINE AVENUE
Neighborhood	BELMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	16	16
Year Built	1912	1931	1925
Gross SqFt	11,580	12,200	11,180
Estimated Gross Income	\$127,380	\$187,012	\$100,000
Gross Income per SqFt	\$11.00	\$15.33	\$8.94
Full Market Value	\$360,000	\$761,000	\$330,000
Market Value per SqFt	\$31.10	\$62.00	\$29.50
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03106-0044	2-03118-0029	2-03091-0001
Address	1961 MAPES AVENUE	2095 MOHEGAN AVENUE	2480 BELMONT AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	BELMONT
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	27	24
Year Built	1910	1911	1912
Gross SqFt	23,550	22,750	20,250
Estimated Gross Income	\$197,820	\$262,990	\$172,732
Gross Income per SqFt	\$8.40	\$11.56	\$8.53
Full Market Value	\$559,000	\$927,000	\$530,000
Market Value per SqFt	\$23.74	\$41.00	\$26.20
Distance from Cooperative in miles		0.20	0.90

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03107-0006	2-03152-0018	2-03214-0082
Address	810 EAST 178 STREET	2407 VALENTINE AVENUE	2541 AQUEDUCT AVENUE WEST
Neighborhood	EAST TREMONT	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	40	37
Year Built	1911	1910	1924
Gross SqFt	18,450	39,285	27,250
Estimated Gross Income	\$202,950	\$344,413	\$302,400
Gross Income per SqFt	\$11.00	\$8.77	\$11.10
Full Market Value	\$573,000	\$1,140,000	\$1,020,000
Market Value per SqFt	\$31.10	\$29.00	\$37.40
Distance from Cooperative in miles		1.20	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03110-0089	2-03134-0033	2-03186-0030
Address	785 EAST 181 STREET	983 EAST 181 STREET	2201 WALTON AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	20	27
Year Built	1913	1913	1926
Gross SqFt	19,523	18,200	24,534
Estimated Gross Income	\$185,468	\$208,160	\$199,727
Gross Income per SqFt	\$9.50	\$11.44	\$8.14
Full Market Value	\$524,000	\$734,000	\$613,000
Market Value per SqFt	\$26.80	\$40.00	\$24.99
Distance from Cooperative in miles		0.40	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03111-0004	2-03091-0003	2-03111-0009
Address	2120 MAPES AVENUE	655 EAST 189 STREET	814 EAST 181 STREET
Neighborhood	EAST TREMONT	BELMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	27	35
Year Built	1914	1912	1931
Gross SqFt	27,495	20,250	33,250
Estimated Gross Income	\$261,202	\$184,627	\$325,974
Gross Income per SqFt	\$9.50	\$9.12	\$9.80
Full Market Value	\$738,000	\$609,000	\$1,100,000
Market Value per SqFt	\$26.80	\$30.00	\$33.10
Distance from Cooperative in miles		0.70	0.00

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03112-0003	2-03091-0003	2-03111-0009
Address	803 EAST 182 STREET	655 EAST 189 STREET	814 EAST 181 STREET
Neighborhood	BELMONT	BELMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	27	35
Year Built	1931	1912	1931
Gross SqFt	35,715	20,250	33,250
Estimated Gross Income	\$325,006	\$184,627	\$325,974
Gross Income per SqFt	\$9.10	\$9.12	\$9.80
Full Market Value	\$918,000	\$609,000	\$1,100,000
Market Value per SqFt	\$25.70	\$30.00	\$33.10
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03117-0010	2-03088-0003	2-03090-0054
Address	851 EAST TREMONT AVENUE	2310 BELMONT AVENUE	690 EAST 189 STREET
Neighborhood	EAST TREMONT	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	28	34
Year Built	1931	1910	1913
Gross SqFt	21,150	22,000	32,560
Estimated Gross Income	\$189,292	\$217,800	\$257,834
Gross Income per SqFt	\$8.95	\$9.90	\$7.92
Full Market Value	\$535,000	\$736,000	\$792,000
Market Value per SqFt	\$25.30	\$34.00	\$24.32
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03117-0023	2-03737-0018	2-03111-0009
Address	855 EAST 178 STREET	1130 COLGATE AVENUE	814 EAST 181 STREET
Neighborhood	EAST TREMONT	SOUNDVIEW	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	107	118	35
Year Built	1931	1927	1931
Gross SqFt	90,600	94,208	33,250
Estimated Gross Income	\$806,340	\$754,197	\$325,974
Gross Income per SqFt	\$8.90	\$8.01	\$9.80
Full Market Value	\$2,280,000	\$2,320,000	\$1,100,000
Market Value per SqFt	\$25.20	\$25.00	\$33.10
Distance from Cooperative in miles		1.20	0.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03126-0028	2-02282-0045	2-02282-0075
Address	940 EAST 178 STREET	211 BROWN PLACE	405 EAST 137 STREET
Neighborhood	EAST TREMONT	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	18	20	24
Year Built	1992	1974	1974
Gross SqFt	17,820	21,318	28,980
Estimated Gross Income	\$240,570	\$242,889	\$287,870
Gross Income per SqFt	\$13.50	\$11.39	\$9.93
Full Market Value	\$904,000	\$686,000	\$813,000
Market Value per SqFt	\$51.00	\$32.00	\$28.10
Distance from Cooperative in miles		3.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03127-0001	2-03167-0040	2-03218-0024
Address	2000 DALY AVENUE	2554 CRESTON AVENUE	2316 ANDREWS AVENUE NORTH
Neighborhood	EAST TREMONT	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	50	52	42
Year Built	1926	1919	1913
Gross SqFt	42,455	40,600	48,720
Estimated Gross Income	\$418,526	\$417,155	\$399,263
Gross Income per SqFt	\$9.86	\$10.27	\$8.20
Full Market Value	\$1,180,000	\$1,410,000	\$1,230,000
Market Value per SqFt	\$27.80	\$35.00	\$25.20
Distance from Cooperative in miles		1.65	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03130-0007	2-02447-0056	2-04177-0035
Address	1962 VYSE AVENUE	997 MORRIS AVENUE	1700 MAHAN AVENUE
Neighborhood	EAST TREMONT	MELROSE/CONCOURSE	SCHUYLERVILLE/PELHAM BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	12
Year Built	1992	1958	1978
Gross SqFt	23,760	12,385	5,616
Estimated Gross Income	\$304,128	\$174,227	\$93,225
Gross Income per SqFt	\$12.80	\$14.07	\$16.60
Full Market Value	\$1,140,000	\$691,000	\$379,000
Market Value per SqFt	\$48.00	\$56.00	\$67.00
Distance from Cooperative in miles		2.05	2.75

## BOROUGH OF BRONX - 2008/09 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	\$2,679,300	\$2,602,478	\$2,344,833
Gross Income per SqFt	\$12.50	\$14.37	\$10.56
Full Market Value	\$10,100,000	\$10,300,000	\$6,620,000
Market Value per SqFt	\$47.10	\$57.00	\$29.80
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	2-03143-0001
Address	998 EAST 179 STREET	825 EAST 179 STREET	2100 TIEBOUT AVENUE
Neighborhood	EAST TREMONT	EAST TREMONT	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	90	84
Year Built	1971	2001	1971
Gross SqFt	90,900	82,309	86,275
Estimated Gross Income	\$1,045,350	\$747,640	\$1,071,723
Gross Income per SqFt	\$11.50	\$9.08	\$12.42
Full Market Value	\$3,680,000	\$2,460,000	\$3,030,000
Market Value per SqFt	\$40.50	\$30.00	\$35.10
Distance from Cooperative in miles		0.35	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03144-0018	2-03088-0003	2-03151-0046
Address	2122 VALENTINE AVENUE	2310 BELMONT AVENUE	2327 VALENTINE AVENUE
Neighborhood	FORDHAM	BELMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	28	26
Year Built	1926	1910	1915
Gross SqFt	19,715	22,000	18,750
Estimated Gross Income	\$195,178	\$217,800	\$172,910
Gross Income per SqFt	\$9.90	\$9.90	\$9.22
Full Market Value	\$551,000	\$736,000	\$488,000
Market Value per SqFt	\$27.90	\$34.00	\$26.00
Distance from Cooperative in miles		0.65	0.35

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03145-0026	2-03145-0025	2-03145-0028
Address	2279 TIEBOUT AVENUE	2283 TIEBOUT AVENUE	2273 TIEBOUT AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1925	1925	1925
Gross SqFt	10,032	9,424	10,032
Estimated Gross Income	\$123,393	\$127,387	\$101,570
Gross Income per SqFt	\$12.30	\$13.52	\$10.12
Full Market Value	\$349,000	\$360,000	\$287,000
Market Value per SqFt	\$34.80	\$38.00	\$28.60
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03149-0061	2-03146-0023	2-03225-0106
Address	2025 VALENTINE AVENUE	2340 VALENTINE AVENUE	2326 LORING PLACE NORTH
Neighborhood	FORDHAM	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	49	42
Year Built	1940	1927	1928
Gross SqFt	37,350	38,500	39,780
Estimated Gross Income	\$354,825	\$435,567	\$374,054
Gross Income per SqFt	\$9.50	\$11.31	\$9.40
Full Market Value	\$1,000,000	\$1,540,000	\$1,230,000
Market Value per SqFt	\$26.80	\$40.00	\$30.90
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03149-0096	2-03149-0084	2-03151-0014
Address	268 EAST 181 STREET	2108 RYER AVENUE	2330 RYER AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	32	36
Year Built	1913	1927	1927
Gross SqFt	22,202	26,490	26,095
Estimated Gross Income	\$175,395	\$338,985	\$302,702
Gross Income per SqFt	\$7.90	\$12.80	\$11.60
Full Market Value	\$495,000	\$1,270,000	\$1,070,000
Market Value per SqFt	\$22.30	\$48.00	\$41.00
Distance from Cooperative in miles		0.00	0.35

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03151-0028	2-03151-0022	2-03091-0003
Address	254 EAST 184 STREET	2350 RYER AVENUE	655 EAST 189 STREET
Neighborhood	FORDHAM	FORDHAM	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	27
Year Built	1916	1923	1912
Gross SqFt	20,955	17,640	20,250
Estimated Gross Income	\$196,977	\$171,501	\$184,627
Gross Income per SqFt	\$9.40	\$9.72	\$9.12
Full Market Value	\$556,000	\$580,000	\$609,000
Market Value per SqFt	\$26.50	\$33.00	\$30.10
Distance from Cooperative in miles		0.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03165-0022	2-03088-0003	2-03091-0003
Address	2414 CRESTON AVENUE	2310 BELMONT AVENUE	655 EAST 189 STREET
Neighborhood	FORDHAM	BELMONT	BELMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	28	27
Year Built	1914	1910	1912
Gross SqFt	23,250	22,000	20,250
Estimated Gross Income	\$218,550	\$217,800	\$184,627
Gross Income per SqFt	\$9.40	\$9.90	\$9.12
Full Market Value	\$617,000	\$736,000	\$609,000
Market Value per SqFt	\$26.50	\$34.00	\$30.10
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03173-0001	2-03146-0023	2-03173-0024
Address	2386 MORRIS AVENUE	2340 VALENTINE AVENUE	2438 MORRIS AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	49	65
Year Built	1928	1927	1928
Gross SqFt	30,886	38,500	48,000
Estimated Gross Income	\$293,417	\$435,567	\$443,102
Gross Income per SqFt	\$9.50	\$11.31	\$9.23
Full Market Value	\$829,000	\$1,540,000	\$1,460,000
Market Value per SqFt	\$26.80	\$40.00	\$30.40
Distance from Cooperative in miles		0.25	0.00



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03173-0013	2-03142-0018	2-03211-0035
Address	2420 MORRIS AVENUE	2050 VALENTINE AVENUE	2230 DR M L KING JR BOULE
Neighborhood	FORDHAM	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	74	84
Year Built	1955	1959	1951
Gross SqFt	75,010	72,735	75,085
Estimated Gross Income	\$693,842	\$607,518	\$738,500
Gross Income per SqFt	\$9.25	\$8.35	\$9.84
Full Market Value	\$2,290,000	\$2,000,000	\$2,270,000
Market Value per SqFt	\$30.50	\$28.00	\$30.20
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03175-0010	2-03170-0015	2-03212-0088
Address	55 EAST 190 STREET	2192 MORRIS AVENUE	2385 GRAND AVENUE
Neighborhood	FORDHAM	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	44	51
Year Built	1942	1950	1961
Gross SqFt	55,440	36,300	50,000
Estimated Gross Income	\$482,328	\$295,811	\$442,050
Gross Income per SqFt	\$8.70	\$8.15	\$8.84
Full Market Value	\$1,590,000	\$908,000	\$1,460,000
Market Value per SqFt	\$28.70	\$25.00	\$29.20
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03179-0052	2-03179-0047	2-03186-0032
Address	2075 WALTON AVENUE	2085 WALTON AVENUE	2195 WALTON AVENUE
Neighborhood	FORDHAM	FORDHAM	FORDHAM
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	42	43
Year Built	1927	1927	1929
Gross SqFt	53,898	43,566	44,928
Estimated Gross Income	\$458,133	\$251,923	\$323,759
Gross Income per SqFt	\$8.50	\$5.78	\$7.21
Full Market Value	\$1,290,000	\$773,000	\$994,000
Market Value per SqFt	\$23.93	\$18.00	\$22.12
Distance from Cooperative in miles		0.00	0.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03180-0013	2-03081-0045	2-03167-0040
Address	2163 MORRIS AVENUE	2120 BELMONT AVENUE	2554 CRESTON AVENUE
Neighborhood	FORDHAM	EAST TREMONT	FORDHAM
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	25	52
Year Built	1917	1914	1919
Gross SqFt	18,710	18,113	40,600
Estimated Gross Income	\$177,745	\$168,565	\$417,155
Gross Income per SqFt	\$9.50	\$9.31	\$10.27
Full Market Value	\$586,000	\$476,000	\$1,410,000
Market Value per SqFt	\$31.30	\$26.00	\$34.70
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03199-0062	2-03152-0018	2-03214-0082
Address	2400 DAVIDSON AVENUE	2407 VALENTINE AVENUE	2541 AQUEDUCT AVENUE WEST
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	52	40	37
Year Built	1923	1910	1924
Gross SqFt	40,000	39,285	27,250
Estimated Gross Income	\$420,000	\$344,413	\$302,400
Gross Income per SqFt	\$10.50	\$8.77	\$11.10
Full Market Value	\$1,420,000	\$1,140,000	\$1,020,000
Market Value per SqFt	\$35.50	\$29.00	\$37.40
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03199-0066	2-03152-0018	2-03214-0082
Address	2410 DAVIDSON AVENUE	2407 VALENTINE AVENUE	2541 AQUEDUCT AVENUE WEST
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	40	37
Year Built	1923	1910	1924
Gross SqFt	40,000	39,285	27,250
Estimated Gross Income	\$420,000	\$344,413	\$302,400
Gross Income per SqFt	\$10.50	\$8.77	\$11.10
Full Market Value	\$1,420,000	\$1,140,000	\$1,020,000
Market Value per SqFt	\$35.50	\$29.00	\$37.40
Distance from Cooperative in miles		0.30	0.30

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03201-0003	2-03209-0065	2-03211-0042
Address	2506 DAVIDSON AVENUE	55 EVELYN PLACE	2240 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	36	32
Year Built	1941	1930	1942
Gross SqFt	37,000	43,099	30,000
Estimated Gross Income	\$296,000	\$338,327	\$270,801
Gross Income per SqFt	\$8.00	\$7.85	\$9.03
Full Market Value	\$909,000	\$1,040,000	\$893,000
Market Value per SqFt	\$24.57	\$24.00	\$29.80
Distance from Cooperative in miles		0.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03209-0045	2-03133-0013	2-03211-0035
Address	2333 GRAND AVENUE	966 EAST 181 STREET	2230 DR M L KING JR BOULE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	84
Year Built	1926	1915	1951
Gross SqFt	40,428	45,000	75,085
Estimated Gross Income	\$444,708	\$545,076	\$738,500
Gross Income per SqFt	\$11.00	\$12.11	\$9.84
Full Market Value	\$1,260,000	\$1,540,000	\$2,270,000
Market Value per SqFt	\$31.20	\$34.00	\$30.20
Distance from Cooperative in miles		1.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03212-0092	2-03091-0003	2-03225-0034
Address	55 WEST 184 STREET	655 EAST 189 STREET	2261 ANDREWS AVENUE NORTH
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	BELMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	27	38
Year Built	1926	1912	1922
Gross SqFt	22,500	20,250	27,800
Estimated Gross Income	\$213,750	\$184,627	\$287,975
Gross Income per SqFt	\$9.50	\$9.12	\$10.36
Full Market Value	\$604,000	\$609,000	\$973,000
Market Value per SqFt	\$26.80	\$30.00	\$35.00
Distance from Cooperative in miles		1.15	0.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03213-0033	2-03211-0042	2-03218-0007
Address	2471 GRAND AVENUE	2240 DR M L KING JR BOULE	2266 ANDREWS AVENUE 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	32	27
Year Built	1928	1942	1939
Gross SqFt	43,000	30,000	25,000
Estimated Gross Income	\$354,750	\$270,801	\$216,376
Gross Income per SqFt	\$8.25	\$9.03	\$8.66
Full Market Value	\$1,170,000	\$893,000	\$713,000
Market Value per SqFt	\$27.20	\$30.00	\$28.50
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03218-0074	2-03209-0065	2-03225-0094
Address	2265 DR M L KING JR BOULE	55 EVELYN PLACE	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	36	47
Year Built	1936	1930	1927
Gross SqFt	46,440	43,099	48,500
Estimated Gross Income	\$364,554	\$338,327	\$391,028
Gross Income per SqFt	\$7.85	\$7.85	\$8.06
Full Market Value	\$1,120,000	\$1,040,000	\$1,200,000
Market Value per SqFt	\$24.12	\$24.00	\$24.74
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03219-0201	2-03219-0216	2-03219-0086
Address	2471 UNIVERSITY AVENUE	117 FATHER ZEISER PLACE	2432 WEBB 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	27	28
Year Built	1915	1916	1922
Gross SqFt	21,750	22,000	22,500
Estimated Gross Income	\$214,237	\$212,644	\$228,493
Gross Income per SqFt	\$9.85	\$9.67	\$10.16
Full Market Value	\$605,000	\$719,000	\$753,000
Market Value per SqFt	\$27.80	\$33.00	\$33.50
Distance from Cooperative in miles		0.00	0.10

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03225-0022	2-03214-0082	2-03744-0075
Address	2295 ANDREWS AVENUE NORTH	2541 AQUEDUCT AVENUE WEST	1168 STRATFORD AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	SOUNDVIEW
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	37	61
Year Built	1922	1924	1930
Gross SqFt	41,107	27,250	67,700
Estimated Gross Income	\$409,014	\$302,400	\$722,691
Gross Income per SqFt	\$9.95	\$11.10	\$10.67
Full Market Value	\$1,160,000	\$1,020,000	\$2,040,000
Market Value per SqFt	\$28.20	\$37.00	\$30.10
Distance from Cooperative in miles		0.45	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03226-0053	2-02882-0229	2-03600-0004
Address	4 FORDHAM HILL OVAL	16 RICHMAN PLAZA	1850 LAFAYETTE AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	HIGHBRIDGE/MORRIS HEIGHTS	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	1,153	1,654	955
Year Built	1950	1973	1977
Gross SqFt	1,230,965	1,597,950	1,021,752
Estimated Gross Income	\$10,770,943	\$17,497,552	\$9,939,868
Gross Income per SqFt	\$8.75	\$10.95	\$9.73
Full Market Value	\$35,500,000	\$49,400,000	\$28,100,000
Market Value per SqFt	\$28.80	\$31.00	\$27.50
Distance from Cooperative in miles		1.30	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03237-0067	2-03230-0016	2-03233-0070
Address	2630 KINGSBRIDGE TERRACE	1981 SEDGWICK AVENUE	2175 CEDAR AVENUE
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	86
Year Built	1955	1952	1940
Gross SqFt	200,000	185,000	90,650
Estimated Gross Income	\$1,970,000	\$2,585,002	\$878,000
Gross Income per SqFt	\$9.85	\$13.97	\$9.69
Full Market Value	\$6,660,000	\$10,200,000	\$2,970,000
Market Value per SqFt	\$33.30	\$55.00	\$32.80
Distance from Cooperative in miles		0.90	0.60

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03237-0145	2-03098-0001	2-03215-0014
Address	2545 SEDGWICK AVENUE	2130 CROTONA AVENUE	2620 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	EAST TREMONT	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	62	86	50
Year Built	1964	1998	2004
Gross SqFt	71,640	60,200	46,586
Estimated Gross Income	\$637,596	\$602,342	\$412,345
Gross Income per SqFt	\$8.90	\$10.01	\$8.85
Full Market Value	\$2,100,000	\$1,700,000	\$1,160,000
Market Value per SqFt	\$29.30	\$28.00	\$24.90
Distance from Cooperative in miles		1.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03246-0056	2-02880-0115	2-05903-0283
Address	3850 SEDGWICK AVENUE	1655 UNDERCLIFF AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	122	125	123
Year Built	1955	1967	1951
Gross SqFt	141,055	146,286	134,000
Estimated Gross Income	\$1,385,288	\$1,268,300	\$1,745,168
Gross Income per SqFt	\$9.82	\$8.67	\$13.02
Full Market Value	\$4,680,000	\$4,180,000	\$6,560,000
Market Value per SqFt	\$33.20	\$29.00	\$49.00
Distance from Cooperative in miles		2.50	1.20

	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	\$793,480	\$662,211	\$716,749
Gross Income per SqFt	\$9.56	\$8.98	\$9.56
Full Market Value	\$2,680,000	\$2,180,000	\$2,420,000
Market Value per SqFt	\$32.30	\$30.00	\$32.30
Distance from Cooperative in miles		2.85	1.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03251-0420	2-03668-0001	
Address	3400 PAUL AVENUE	920 THIERIOT AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	352	459	
Year Built	1967	1965	
Gross SqFt	381,213	490,000	
Estimated Gross Income	\$3,217,437	\$4,133,737	
Gross Income per SqFt	\$8.44	\$8.44	
Full Market Value	\$9,090,000	\$13,600,000	
Market Value per SqFt	\$23.84	\$28.00	
Distance from Cooperative in miles		3.95	

	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	316	281	322
Year Built	1968	1962	1963
Gross SqFt	393,920	286,346	337,570
Estimated Gross Income	\$3,663,456	\$2,946,500	\$2,648,744
Gross Income per SqFt	\$9.30	\$10.29	\$7.85
Full Market Value	\$10,300,000	\$9,960,000	\$8,130,000
Market Value per SqFt	\$26.10	\$35.00	\$24.08
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	\$1,913,940	\$1,262,238	\$1,160,419
Gross Income per SqFt	\$10.29	\$10.00	\$10.05
Full Market Value	\$5,410,000	\$4,270,000	\$3,920,000
Market Value per SqFt	\$29.10	\$34.00	\$34.00
Distance from Cooperative in miles		4.05	0.45

## BOROUGH OF BRONX - 2008/09 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	\$239,855	\$228,037	\$250,409
Gross Income per SqFt	\$7.70	\$7.29	\$7.95
Full Market Value	\$677,000	\$700,000	\$769,000
Market Value per SqFt	\$21.73	\$22.00	\$24.41
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	\$683,064	\$569,006	\$417,657
Gross Income per SqFt	\$8.95	\$8.25	\$6.43
Full Market Value	\$1,930,000	\$1,880,000	\$1,280,000
Market Value per SqFt	\$25.30	\$27.00	\$19.69
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	\$2,238,584	\$2,552,953	\$2,602,478
Gross Income per SqFt	\$11.34	\$10.65	\$14.37
Full Market Value	\$6,320,000	\$7,210,000	\$10,300,000
Market Value per SqFt	\$32.00	\$30.00	\$57.00
Distance from Cooperative in miles		4.35	2.65



## BOROUGH OF BRONX - 2008/09 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	\$355,319	\$471,153	\$418,199
Gross Income per SqFt	\$11.63	\$13.61	\$11.63
Full Market Value	\$1,000,000	\$1,870,000	\$1,470,000
Market Value per SqFt	\$32.70	\$54.00	\$40.90
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	\$513,360	\$498,265	\$528,968
Gross Income per SqFt	\$9.20	\$8.90	\$9.55
Full Market Value	\$1,690,000	\$1,640,000	\$1,790,000
Market Value per SqFt	\$30.30	\$29.00	\$32.30
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	\$1,574,982	\$1,540,059	\$1,424,321
Gross Income per SqFt	\$10.13	\$9.96	\$11.08
Full Market Value	\$4,450,000	\$5,200,000	\$5,020,000
Market Value per SqFt	\$28.60	\$34.00	\$39.10
Distance from Cooperative in miles		2.90	0.60

## BOROUGH OF BRONX - 2008/09 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	\$1,556,170	\$1,527,502	\$1,216,063
Gross Income per SqFt	\$10.34	\$10.34	\$10.86
Full Market Value	\$4,390,000	\$5,160,000	\$4,290,000
Market Value per SqFt	\$29.20	\$35.00	\$38.30
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	\$2,899,991	\$3,756,652	\$3,282,980
Gross Income per SqFt	\$8.24	\$8.87	\$9.30
Full Market Value	\$8,190,000	\$12,400,000	\$9,270,000
Market Value per SqFt	\$23.28	\$29.00	\$26.30
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	130,000	122,883
Estimated Gross Income	\$1,038,000	\$1,124,270	\$1,043,164
Gross Income per SqFt	\$8.65	\$8.65	\$8.49
Full Market Value	\$2,930,000	\$3,710,000	\$3,440,000
Market Value per SqFt	\$24.42	\$29.00	\$28.00
Distance from Cooperative in miles		2.00	1.80

## BOROUGH OF BRONX - 2008/09 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	\$763,700	\$767,814	\$722,189
Gross Income per SqFt	\$10.13	\$10.13	\$9.78
Full Market Value	\$2,580,000	\$2,590,000	\$2,440,000
Market Value per SqFt	\$34.20	\$34.00	\$33.00
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	\$1,086,138	\$882,370	\$865,340
Gross Income per SqFt	\$10.13	\$8.13	\$10.48
Full Market Value	\$3,670,000	\$2,710,000	\$2,920,000
Market Value per SqFt	\$34.20	\$25.00	\$35.40
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	\$1,095,540	\$1,160,419	\$1,586,254
Gross Income per SqFt	\$9.36	\$10.05	\$11.65
Full Market Value	\$3,610,000	\$3,920,000	\$5,590,000
Market Value per SqFt	\$30.80	\$34.00	\$41.10
Distance from Cooperative in miles		0.20	2.50

## BOROUGH OF BRONX - 2008/09 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	\$1,222,074	\$901,517	\$1,233,499
Gross Income per SqFt	\$10.98	\$8.41	\$10.98
Full Market Value	\$3,450,000	\$2,970,000	\$4,350,000
Market Value per SqFt	\$31.00	\$28.00	\$38.70
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	\$824,180	\$901,517	\$1,209,766
Gross Income per SqFt	\$8.41	\$8.41	\$12.31
Full Market Value	\$2,720,000	\$2,970,000	\$4,550,000
Market Value per SqFt	\$27.80	\$28.00	\$46.30
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	\$2,139,505	\$2,167,430	\$2,233,479
Gross Income per SqFt	\$9.19	\$10.33	\$11.14
Full Market Value	\$6,040,000	\$6,120,000	\$6,310,000
Market Value per SqFt	\$25.90	\$29.00	\$31.50
Distance from Cooperative in miles		4.90	2.90

## BOROUGH OF BRONX - 2008/09 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	\$852,249	\$1,108,732	\$1,016,704
Gross Income per SqFt	\$10.96	\$10.18	\$10.96
Full Market Value	\$3,000,000	\$3,750,000	\$3,580,000
Market Value per SqFt	\$38.60	\$34.00	\$38.60
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	\$1,155,750	\$1,230,500	\$1,296,014
Gross Income per SqFt	\$10.05	\$10.70	\$10.05
Full Market Value	\$3,260,000	\$3,470,000	\$4,380,000
Market Value per SqFt	\$28.30	\$30.00	\$34.00
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	\$2,722,830	\$1,778,511	\$2,694,049
Gross Income per SqFt	\$11.00	\$8.21	\$11.37
Full Market Value	\$7,690,000	\$5,460,000	\$9,500,000
Market Value per SqFt	\$31.10	\$25.00	\$40.10
Distance from Cooperative in miles		4.45	0.95

## BOROUGH OF BRONX - 2008/09 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	78,755	75,630
Estimated Gross Income	\$770,000	\$641,429	\$545,124
Gross Income per SqFt	\$10.00	\$8.14	\$7.21
Full Market Value	\$2,600,000	\$1,970,000	\$1,670,000
Market Value per SqFt	\$33.80	\$25.00	\$22.08
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	\$1,565,516	\$1,595,482	\$2,040,528
Gross Income per SqFt	\$9.19	\$8.12	\$10.74
Full Market Value	\$4,420,000	\$4,900,000	\$5,760,000
Market Value per SqFt	\$25.90	\$25.00	\$30.30
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	\$442,124	\$436,788	\$443,600
Gross Income per SqFt	\$10.13	\$9.62	\$10.02
Full Market Value	\$1,490,000	\$1,340,000	\$1,500,000
Market Value per SqFt	\$34.10	\$30.00	\$33.90
Distance from Cooperative in miles		3.25	1.00

## BOROUGH OF BRONX - 2008/09 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	\$659,100	\$658,736	\$569,958
Gross Income per SqFt	\$10.14	\$10.14	\$8.73
Full Market Value	\$2,230,000	\$2,230,000	\$1,750,000
Market Value per SqFt	\$34.30	\$34.00	\$26.80
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	\$811,511	\$854,799	\$767,814
Gross Income per SqFt	\$10.29	\$11.25	\$10.13
Full Market Value	\$2,740,000	\$3,010,000	\$2,590,000
Market Value per SqFt	\$34.70	\$40.00	\$34.20
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	\$147,820	\$229,000	\$273,422
Gross Income per SqFt	\$10.97	\$9.51	\$12.43
Full Market Value	\$417,000	\$755,000	\$772,000
Market Value per SqFt	\$30.90	\$31.00	\$35.10
Distance from Cooperative in miles		0.10	0.00

## BOROUGH OF BRONX - 2008/09 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	\$197,460	\$273,422	\$229,000
Gross Income per SqFt	\$10.97	\$12.43	\$9.51
Full Market Value	\$558,000	\$772,000	\$755,000
Market Value per SqFt	\$31.00	\$35.00	\$31.40
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	\$450,378	\$371,981	\$639,948
Gross Income per SqFt	\$10.48	\$10.28	\$10.83
Full Market Value	\$1,520,000	\$1,260,000	\$2,260,000
Market Value per SqFt	\$35.40	\$35.00	\$38.20
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	\$452,683	\$639,948	
Gross Income per SqFt	\$10.48	\$10.83	
Full Market Value	\$1,530,000	\$2,260,000	
Market Value per SqFt	\$35.40	\$38.00	
Distance from Cooperative in miles		0.20	



## BOROUGH OF BRONX - 2008/09 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	94,600	71,250
Estimated Gross Income	\$962,500	\$1,043,895	\$651,937
Gross Income per SqFt	\$10.00	\$11.03	\$9.15
Full Market Value	\$3,250,000	\$3,680,000	\$2,150,000
Market Value per SqFt	\$33.80	\$39.00	\$30.20
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	\$509,621	\$371,981	\$639,948
Gross Income per SqFt	\$10.48	\$10.28	\$10.83
Full Market Value	\$1,720,000	\$1,260,000	\$2,260,000
Market Value per SqFt	\$35.40	\$35.00	\$38.20
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	94,600	71,250
Estimated Gross Income	\$910,750	\$1,043,895	\$651,937
Gross Income per SqFt	\$10.00	\$11.03	\$9.15
Full Market Value	\$3,080,000	\$3,680,000	\$2,150,000
Market Value per SqFt	\$33.80	\$39.00	\$30.20
Distance from Cooperative in miles		0.65	0.50

## BOROUGH OF BRONX - 2008/09 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	\$229,440	\$228,051	\$229,000
Gross Income per SqFt	\$9.56	\$9.60	\$9.51
Full Market Value	\$648,000	\$771,000	\$755,000
Market Value per SqFt	\$27.00	\$33.00	\$31.40
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	82,000	94,600	71,250
Estimated Gross Income	\$820,000	\$1,043,895	\$651,937
Gross Income per SqFt	\$10.00	\$11.03	\$9.15
Full Market Value	\$2,770,000	\$3,680,000	\$2,150,000
Market Value per SqFt	\$33.80	\$39.00	\$30.20
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	94,600	71,250
Estimated Gross Income	\$716,520	\$1,043,895	\$651,937
Gross Income per SqFt	\$10.00	\$11.03	\$9.15
Full Market Value	\$2,420,000	\$3,680,000	\$2,150,000
Market Value per SqFt	\$33.80	\$39.00	\$30.20
Distance from Cooperative in miles		0.35	0.25

## BOROUGH OF BRONX - 2008/09 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	\$380,471	\$630,280	\$254,600
Gross Income per SqFt	\$9.62	\$9.72	\$9.52
Full Market Value	\$1,290,000	\$2,130,000	\$839,000
Market Value per SqFt	\$32.60	\$33.00	\$31.40
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	94,600	64,824
Estimated Gross Income	\$843,453	\$1,043,895	\$630,280
Gross Income per SqFt	\$10.32	\$11.03	\$9.72
Full Market Value	\$2,850,000	\$3,680,000	\$2,130,000
Market Value per SqFt	\$34.90	\$39.00	\$32.90
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03293-0052	2-03278-0016	2-03287-0001
Address	274 EAST 194 STREET	2720 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	26	12
Year Built	1912	1915	1910
Gross SqFt	18,500	24,080	14,220
Estimated Gross Income	\$178,525	\$248,264	\$127,767
Gross Income per SqFt	\$9.65	\$10.31	\$8.99
Full Market Value	\$504,000	\$839,000	\$421,000
Market Value per SqFt	\$27.20	\$35.00	\$29.60
Distance from Cooperative in miles		0.30	0.05

## BOROUGH OF BRONX - 2008/09 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	\$513,153	\$630,280	\$639,948
Gross Income per SqFt	\$10.05	\$9.72	\$10.83
Full Market Value	\$1,730,000	\$2,130,000	\$2,260,000
Market Value per SqFt	\$33.90	\$33.00	\$38.20
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	\$633,131	\$651,937	\$639,948
Gross Income per SqFt	\$9.73	\$9.15	\$10.83
Full Market Value	\$2,140,000	\$2,150,000	\$2,260,000
Market Value per SqFt	\$32.90	\$30.00	\$38.20
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	\$542,934	\$651,937	\$639,948
Gross Income per SqFt	\$9.73	\$9.15	\$10.83
Full Market Value	\$1,830,000	\$2,150,000	\$2,260,000
Market Value per SqFt	\$32.80	\$30.00	\$38.20
Distance from Cooperative in miles		0.20	0.20

## BOROUGH OF BRONX - 2008/09 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	\$1,358,606	\$913,344	\$1,142,428
Gross Income per SqFt	\$10.54	\$8.70	\$10.76
Full Market Value	\$4,590,000	\$3,010,000	\$3,860,000
Market Value per SqFt	\$35.60	\$29.00	\$36.40
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	94,600	59,085
Estimated Gross Income	\$990,450	\$1,043,895	\$639,948
Gross Income per SqFt	\$10.65	\$11.03	\$10.83
Full Market Value	\$3,350,000	\$3,680,000	\$2,260,000
Market Value per SqFt	\$36.00	\$39.00	\$38.20
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	\$620,413	\$651,937	\$639,948
Gross Income per SqFt	\$9.73	\$9.15	\$10.83
Full Market Value	\$2,100,000	\$2,150,000	\$2,260,000
Market Value per SqFt	\$32.90	\$30.00	\$38.20
Distance from Cooperative in miles		0.25	0.30

## BOROUGH OF BRONX - 2008/09 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	94,600	59,085
Estimated Gross Income	\$737,693	\$1,043,895	\$639,948
Gross Income per SqFt	\$9.13	\$11.03	\$10.83
Full Market Value	\$2,430,000	\$3,680,000	\$2,260,000
Market Value per SqFt	\$30.10	\$39.00	\$38.20
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	\$709,992	\$651,937	\$658,811
Gross Income per SqFt	\$9.12	\$9.15	\$8.77
Full Market Value	\$2,340,000	\$2,150,000	\$2,170,000
Market Value per SqFt	\$30.10	\$30.00	\$28.90
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	\$321,040	\$195,207	\$329,890
Gross Income per SqFt	\$9.22	\$8.31	\$10.21
Full Market Value	\$907,000	\$643,000	\$1,110,000
Market Value per SqFt	\$26.00	\$27.00	\$34.40
Distance from Cooperative in miles		0.40	0.30

## BOROUGH OF BRONX - 2008/09 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	\$519,680	\$537,423	\$473,326
Gross Income per SqFt	\$9.28	\$9.63	\$9.28
Full Market Value	\$1,710,000	\$1,820,000	\$1,450,000
Market Value per SqFt	\$30.50	\$33.00	\$28.40
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	\$348,090	\$366,732	\$582,915
Gross Income per SqFt	\$8.49	\$7.98	\$13.94
Full Market Value	\$1,150,000	\$1,130,000	\$2,310,000
Market Value per SqFt	\$28.00	\$25.00	\$55.00
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	\$1,487,400	\$1,296,014	\$1,063,605
Gross Income per SqFt	\$10.05	\$10.05	\$8.06
Full Market Value	\$5,030,000	\$4,380,000	\$3,270,000
Market Value per SqFt	\$34.00	\$34.00	\$24.77
Distance from Cooperative in miles		1.90	1.90

## BOROUGH OF BRONX - 2008/09 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	\$575,664	\$492,194	\$575,345
Gross Income per SqFt	\$10.72	\$8.24	\$10.72
Full Market Value	\$1,950,000	\$1,620,000	\$1,940,000
Market Value per SqFt	\$36.30	\$27.00	\$36.20
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	\$1,620,800	\$1,626,007	\$1,967,368
Gross Income per SqFt	\$10.13	\$11.83	\$12.42
Full Market Value	\$5,480,000	\$5,730,000	\$7,400,000
Market Value per SqFt	\$34.30	\$42.00	\$46.70
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	\$367,241	\$371,570	\$342,800
Gross Income per SqFt	\$8.17	\$8.17	\$7.41
Full Market Value	\$1,130,000	\$1,140,000	\$1,050,000
Market Value per SqFt	\$25.10	\$25.00	\$22.69
Distance from Cooperative in miles		3.50	1.90



## BOROUGH OF BRONX - 2008/09 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	\$403,200	\$410,502	\$404,716
Gross Income per SqFt	\$11.20	\$11.40	\$11.18
Full Market Value	\$1,140,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$31.70	\$40.00	\$39.50
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	\$666,700	\$653,295	\$484,420
Gross Income per SqFt	\$11.30	\$9.62	\$7.94
Full Market Value	\$2,350,000	\$2,210,000	\$1,490,000
Market Value per SqFt	\$39.80	\$33.00	\$24.43
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	\$170,980	\$170,071	\$122,328
Gross Income per SqFt	\$10.30	\$10.27	\$7.90
Full Market Value	\$578,000	\$480,000	\$376,000
Market Value per SqFt	\$34.80	\$29.00	\$24.29
Distance from Cooperative in miles		2.10	1.30

## BOROUGH OF BRONX - 2008/09 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	\$426,704	\$349,000
Gross Income per SqFt	\$10.70	\$10.67	\$8.68
Full Market Value	\$1,440,000	\$1,440,000	\$1,150,000
Market Value per SqFt	\$36.00	\$36.00	\$28.60
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	\$1,223,508	\$1,063,605	\$904,026
Gross Income per SqFt	\$8.06	\$8.06	\$6.58
Full Market Value	\$3,760,000	\$3,270,000	\$2,780,000
Market Value per SqFt	\$24.77	\$25.00	\$20.24
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	\$483,465	\$481,312	\$469,296
Gross Income per SqFt	\$10.14	\$10.07	\$9.80
Full Market Value	\$1,630,000	\$1,630,000	\$1,590,000
Market Value per SqFt	\$34.20	\$34.00	\$33.20
Distance from Cooperative in miles		2.75	2.55

## BOROUGH OF BRONX - 2008/09 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	D1-ELEVATOR
Total Units	108	101	86
Year Built	1958	1965	1955
Gross SqFt	93,645	94,600	93,976
Estimated Gross Income	\$1,002,001	\$1,043,895	\$864,442
Gross Income per SqFt	\$10.70	\$11.03	\$9.20
Full Market Value	\$2,830,000	\$3,680,000	\$2,850,000
Market Value per SqFt	\$30.20	\$39.00	\$30.30
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	67,084	57,000
Estimated Gross Income	\$663,560	\$780,543	\$600,820
Gross Income per SqFt	\$10.70	\$11.64	\$10.54
Full Market Value	\$2,240,000	\$2,750,000	\$2,030,000
Market Value per SqFt	\$36.10	\$41.00	\$35.60
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	\$1,168,504	\$1,153,680	\$1,397,249
Gross Income per SqFt	\$10.70	\$10.75	\$10.37
Full Market Value	\$3,950,000	\$3,900,000	\$4,720,000
Market Value per SqFt	\$36.20	\$36.00	\$35.00
Distance from Cooperative in miles		3.75	2.30

## BOROUGH OF BRONX - 2008/09 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	77	78
Year Built	1958	1962	1929
Gross SqFt	61,914	53,349	60,968
Estimated Gross Income	\$662,479	\$615,692	\$599,698
Gross Income per SqFt	\$10.70	\$11.54	\$9.84
Full Market Value	\$2,240,000	\$2,170,000	\$2,030,000
Market Value per SqFt	\$36.20	\$41.00	\$33.30
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	\$618,888	\$663,041	\$599,698
Gross Income per SqFt	\$10.70	\$10.51	\$9.84
Full Market Value	\$2,090,000	\$1,870,000	\$2,030,000
Market Value per SqFt	\$36.10	\$30.00	\$33.30
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	383,833
Estimated Gross Income	\$6,583,258	\$4,444,107	\$4,500,755
Gross Income per SqFt	\$11.00	\$11.05	\$11.73
Full Market Value	\$18,600,000	\$12,600,000	\$14,800,000
Market Value per SqFt	\$31.10	\$31.00	\$38.60
Distance from Cooperative in miles		2.10	0.40

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03663-0002	2-03642-0001	2-03649-0001
Address	1760 BRUCKNER BOULEVARD	880 THIERIOT AVENUE	955 EVERGREEN AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	408	317	144
Year Built	1958	1968	1964
Gross SqFt	361,452	352,866	153,400
Estimated Gross Income	\$3,180,777	\$3,282,980	\$1,349,530
Gross Income per SqFt	\$8.80	\$9.30	\$8.80
Full Market Value	\$8,980,000	\$9,270,000	\$3,810,000
Market Value per SqFt	\$24.84	\$26.00	\$24.84
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03716-0001	2-03115-0005	2-03650-0001
Address	1569 BRUCKNER BOULEVARD	2405 SOUTHERN BOULEVARD	950 EVERGREEN AVENUE
Neighborhood	SOUNDVIEW	BELMONT	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	104	142	213
Year Built	1962	1970	1964
Gross SqFt	124,778	125,075	174,671
Estimated Gross Income	\$1,239,045	\$1,138,887	\$1,650,531
Gross Income per SqFt	\$9.93	\$9.11	\$9.45
Full Market Value	\$3,500,000	\$3,750,000	\$4,660,000
Market Value per SqFt	\$28.00	\$30.00	\$26.70
Distance from Cooperative in miles		2.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03717-0001	2-03115-0005	2-03136-0001
Address	1591 BRUCKNER BOULEVARD	2405 SOUTHERN BOULEVARD	2008 BRYANT AVENUE
Neighborhood	SOUNDVIEW	BELMONT	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	105	142	204
Year Built	1960	1970	1973
Gross SqFt	117,922	125,075	222,060
Estimated Gross Income	\$1,149,739	\$1,138,887	\$2,344,833
Gross Income per SqFt	\$9.75	\$9.11	\$10.56
Full Market Value	\$3,250,000	\$3,750,000	\$6,620,000
Market Value per SqFt	\$27.60	\$30.00	\$29.80
Distance from Cooperative in miles		2.10	1.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03717-0018	2-03152-0090	2-03208-0028
Address	1036 MANOR AVENUE	2425 VALENTINE AVENUE	69 WEST 182 STREET
Neighborhood	SOUNDVIEW	FORDHAM	KINGSBRIDGE HTS/UNIV HTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	51	21
Year Built	1928	1911	1928
Gross SqFt	35,700	42,075	23,400
Estimated Gross Income	\$332,010	\$423,911	\$165,600
Gross Income per SqFt	\$9.30	\$10.08	\$7.08
Full Market Value	\$938,000	\$1,430,000	\$508,000
Market Value per SqFt	\$26.30	\$34.00	\$21.71
Distance from Cooperative in miles		2.70	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03737-0037	2-03080-0038	2-03081-0045
Address	1160 COLGATE AVENUE	2037 BELMONT AVENUE	2120 BELMONT AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	EAST TREMONT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	17	25
Year Built	1927	1909	1914
Gross SqFt	13,446	11,629	18,113
Estimated Gross Income	\$127,737	\$125,433	\$168,565
Gross Income per SqFt	\$9.50	\$10.79	\$9.31
Full Market Value	\$361,000	\$354,000	\$476,000
Market Value per SqFt	\$26.80	\$30.00	\$26.30
Distance from Cooperative in miles		1.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03788-0021	2-03143-0036	2-03650-0001
Address	1041 PUGSLEY AVENUE	2180 FOLIN STREET	950 EVERGREEN AVENUE
Neighborhood	CASTLE HILL/UNIONPORT	FORDHAM	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	133	120	213
Year Built	1963	1972	1964
Gross SqFt	151,155	125,685	174,671
Estimated Gross Income	\$1,587,127	\$1,621,667	\$1,650,531
Gross Income per SqFt	\$10.50	\$12.90	\$9.45
Full Market Value	\$4,480,000	\$4,580,000	\$4,660,000
Market Value per SqFt	\$29.60	\$36.00	\$26.70
Distance from Cooperative in miles		2.70	1.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03794-0013	2-03115-0005	2-03650-0001
Address	1966 NEWBOLD AVENUE	2405 SOUTHERN BOULEVARD	950 EVERGREEN AVENUE
Neighborhood	CASTLE HILL/UNIONPORT	BELMONT	SOUNDVIEW
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	139	142	213
Year Built	1967	1970	1964
Gross SqFt	144,460	125,075	174,671
Estimated Gross Income	\$1,336,255	\$1,138,887	\$1,650,531
Gross Income per SqFt	\$9.25	\$9.11	\$9.45
Full Market Value	\$4,400,000	\$3,750,000	\$4,660,000
Market Value per SqFt	\$30.50	\$30.00	\$26.70
Distance from Cooperative in miles		1.95	1.20

	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	\$2,345,760	\$1,349,530	\$1,296,917
Gross Income per SqFt	\$10.86	\$8.80	\$11.53
Full Market Value	\$8,270,000	\$3,810,000	\$4,570,000
Market Value per SqFt	\$38.30	\$25.00	\$40.60
Distance from Cooperative in miles		1.20	0.85

	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	\$2,001,582	\$1,216,063	\$1,586,254
Gross Income per SqFt	\$9.19	\$10.86	\$11.65
Full Market Value	\$6,600,000	\$4,290,000	\$5,590,000
Market Value per SqFt	\$30.30	\$38.00	\$41.10
Distance from Cooperative in miles		2.05	1.30

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$697,662	\$453,094	\$600,824
Gross Income per SqFt	\$10.29	\$6.63	\$10.69
Full Market Value	\$2,360,000	\$1,390,000	\$2,030,000
Market Value per SqFt	\$34.80	\$20.00	\$36.10
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	\$328,490	\$365,687	\$381,605
Gross Income per SqFt	\$5.76	\$5.51	\$5.66
Full Market Value	\$1,010,000	\$1,120,000	\$1,170,000
Market Value per SqFt	\$17.72	\$17.00	\$17.36
Distance from Cooperative in miles		1.95	1.95

	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	\$264,426	\$403,544	\$265,529
Gross Income per SqFt	\$8.55	\$8.40	\$6.44
Full Market Value	\$872,000	\$1,330,000	\$815,000
Market Value per SqFt	\$28.20	\$28.00	\$19.77
Distance from Cooperative in miles		3.95	1.35



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$199,824	\$314,525	\$360,155
Gross Income per SqFt	\$7.36	\$6.41	\$8.31
Full Market Value	\$614,000	\$966,000	\$1,190,000
Market Value per SqFt	\$22.62	\$20.00	\$27.50
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	\$1,315,720	\$1,216,063	
Gross Income per SqFt	\$10.36	\$10.86	
Full Market Value	\$3,720,000	\$4,290,000	
Market Value per SqFt	\$29.30	\$38.00	
Distance from Cooperative in miles		0.30	

	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	\$1,474,225	\$1,216,063	
Gross Income per SqFt	\$10.90	\$10.86	
Full Market Value	\$5,200,000	\$4,290,000	
Market Value per SqFt	\$38.40	\$38.00	
Distance from Cooperative in miles		0.10	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,863,971	\$1,216,063	
Gross Income per SqFt	\$10.36	\$10.86	
Full Market Value	\$5,260,000	\$4,290,000	
Market Value per SqFt	\$29.20	\$38.00	
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	\$542,050	\$485,856	\$1,216,063
Gross Income per SqFt	\$9.25	\$8.40	\$10.86
Full Market Value	\$1,790,000	\$1,600,000	\$4,290,000
Market Value per SqFt	\$30.50	\$28.00	\$38.30
Distance from Cooperative in miles		0.03	0.40

	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	\$788,266	\$485,856	\$1,216,063
Gross Income per SqFt	\$9.25	\$8.40	\$10.86
Full Market Value	\$2,600,000	\$1,600,000	\$4,290,000
Market Value per SqFt	\$30.50	\$28.00	\$38.30
Distance from Cooperative in miles		0.15	0.50

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04252-0017	2-04246-0020	
Address	1910 PELHAM PARKWAY SOUTH	2025 CONTINENTAL AVENUE	
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	52	55	
Year Built	1964	1963	
Gross SqFt	44,329	57,840	
Estimated Gross Income	\$338,673	\$485,856	
Gross Income per SqFt	\$7.64	\$8.40	
Full Market Value	\$1,040,000	\$1,600,000	
Market Value per SqFt	\$23.46	\$28.00	
Distance from Cooperative in miles		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	\$518,201	\$706,898	\$421,607
Gross Income per SqFt	\$9.15	\$8.68	\$9.61
Full Market Value	\$1,710,000	\$2,330,000	\$1,420,000
Market Value per SqFt	\$30.20	\$29.00	\$32.40
Distance from Cooperative in miles		0.15	0.15

	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	\$581,391	\$706,898	\$421,607
Gross Income per SqFt	\$9.15	\$8.68	\$9.61
Full Market Value	\$1,920,000	\$2,330,000	\$1,420,000
Market Value per SqFt	\$30.20	\$29.00	\$32.40
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$844,070	\$846,791	\$830,421
Gross Income per SqFt	\$9.60	\$9.64	\$9.82
Full Market Value	\$2,850,000	\$2,860,000	\$2,810,000
Market Value per SqFt	\$32.40	\$33.00	\$33.20
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	\$538,104	\$499,570
Gross Income per SqFt	\$10.90	\$11.64	\$9.36
Full Market Value	\$2,080,000	\$1,900,000	\$1,650,000
Market Value per SqFt	\$38.40	\$41.00	\$30.90
Distance from Cooperative in miles		0.15	0.15

	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	\$815,920	\$706,898	
Gross Income per SqFt	\$8.68	\$8.68	
Full Market Value	\$2,690,000	\$2,330,000	
Market Value per SqFt	\$28.60	\$29.00	
Distance from Cooperative in miles		0.10	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$653,256	\$706,898	
Gross Income per SqFt	\$8.68	\$8.68	
Full Market Value	\$2,150,000	\$2,330,000	
Market Value per SqFt	\$28.60	\$29.00	
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	\$585,900	\$706,898	
Gross Income per SqFt	\$8.68	\$8.68	
Full Market Value	\$1,930,000	\$2,330,000	
Market Value per SqFt	\$28.60	\$29.00	
Distance from Cooperative in miles		0.10	

	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	\$1,684,704	\$1,651,470	\$1,699,322
Gross Income per SqFt	\$9.66	\$9.77	\$9.54
Full Market Value	\$5,690,000	\$5,580,000	\$5,600,000
Market Value per SqFt	\$32.60	\$33.00	\$31.40
Distance from Cooperative in miles		0.15	0.00

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$2,288,000	\$1,908,751	
Gross Income per SqFt	\$10.40	\$10.35	
Full Market Value	\$7,730,000	\$6,450,000	
Market Value per SqFt	\$35.10	\$35.00	
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	\$1,410,338	\$1,651,470	
Gross Income per SqFt	\$9.77	\$9.77	
Full Market Value	\$4,770,000	\$5,580,000	
Market Value per SqFt	\$33.00	\$33.00	
Distance from Cooperative in miles		0.20	

	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	\$1,043,940	\$753,843	\$1,233,499
Gross Income per SqFt	\$8.22	\$8.22	\$10.98
Full Market Value	\$3,200,000	\$2,310,000	\$4,350,000
Market Value per SqFt	\$25.20	\$25.00	\$38.70
Distance from Cooperative in miles		1.15	1.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$887,250	\$740,498	\$1,233,499
Gross Income per SqFt	\$8.45	\$9.14	\$10.98
Full Market Value	\$2,920,000	\$2,440,000	\$4,350,000
Market Value per SqFt	\$27.80	\$30.00	\$38.70
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	\$561,260	\$546,205	\$683,418
Gross Income per SqFt	\$8.73	\$7.73	\$9.73
Full Market Value	\$1,850,000	\$1,680,000	\$2,310,000
Market Value per SqFt	\$28.80	\$24.00	\$32.90
Distance from Cooperative in miles		0.00	0.00

	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	\$642,615	\$546,205	\$683,418
Gross Income per SqFt	\$8.73	\$7.73	\$9.73
Full Market Value	\$2,120,000	\$1,680,000	\$2,310,000
Market Value per SqFt	\$28.80	\$24.00	\$32.90
Distance from Cooperative in miles		0.00	0.00

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$762,600	\$546,205	\$683,418
Gross Income per SqFt	\$8.73	\$7.73	\$9.73
Full Market Value	\$2,510,000	\$1,680,000	\$2,310,000
Market Value per SqFt	\$28.70	\$24.00	\$32.90
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04317-0037	2-04439-0001	
Address	2191 BOLTON STREET	785 MACE AVENUE	
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	54	48	
Year Built	1941	1931	
Gross SqFt	44,270	49,770	
Estimated Gross Income	\$332,910	\$374,100	
Gross Income per SqFt	\$7.52	\$7.52	
Full Market Value	\$1,020,000	\$1,150,000	
Market Value per SqFt	\$23.04	\$23.00	
Distance from Cooperative in miles		0.65	

	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	\$692,776	\$722,189	
Gross Income per SqFt	\$9.78	\$9.78	
Full Market Value	\$2,340,000	\$2,440,000	
Market Value per SqFt	\$33.00	\$33.00	
Distance from Cooperative in miles		0.00	



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$692,541	\$722,189	
Gross Income per SqFt	\$9.78	\$9.78	
Full Market Value	\$2,340,000	\$2,440,000	
Market Value per SqFt	\$33.00	\$33.00	
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	\$998,761	\$996,481	\$722,189
Gross Income per SqFt	\$11.30	\$11.27	\$9.78
Full Market Value	\$3,520,000	\$3,510,000	\$2,440,000
Market Value per SqFt	\$39.80	\$40.00	\$33.00
Distance from Cooperative in miles		0.00	0.00

	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	\$826,956	\$996,481	\$722,189
Gross Income per SqFt	\$11.30	\$11.27	\$9.78
Full Market Value	\$2,920,000	\$3,510,000	\$2,440,000
Market Value per SqFt	\$39.90	\$40.00	\$33.00
Distance from Cooperative in miles		0.00	0.00

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$661,050	\$996,481	\$722,189
Gross Income per SqFt	\$11.30	\$11.27	\$9.78
Full Market Value	\$2,330,000	\$3,510,000	\$2,440,000
Market Value per SqFt	\$39.80	\$40.00	\$33.00
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	\$1,799,506	\$1,586,254	
Gross Income per SqFt	\$11.70	\$11.65	
Full Market Value	\$6,340,000	\$5,590,000	
Market Value per SqFt	\$41.20	\$41.00	
Distance from Cooperative in miles		0.15	

	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	\$1,185,451	\$785,388	\$2,788,505
Gross Income per SqFt	\$10.90	\$8.21	\$10.94
Full Market Value	\$4,180,000	\$2,410,000	\$9,830,000
Market Value per SqFt	\$38.40	\$25.00	\$38.50
Distance from Cooperative in miles		0.35	0.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$556,357	\$493,130	
Gross Income per SqFt	\$8.55	\$8.55	
Full Market Value	\$1,830,000	\$1,630,000	
Market Value per SqFt	\$28.10	\$28.00	
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	\$1,372,211	\$783,691	\$2,788,505
Gross Income per SqFt	\$10.90	\$6.14	\$10.94
Full Market Value	\$4,840,000	\$2,410,000	\$9,830,000
Market Value per SqFt	\$38.40	\$19.00	\$38.50
Distance from Cooperative in miles		1.05	0.05

	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	\$1,533,215	\$783,691	\$2,788,505
Gross Income per SqFt	\$10.90	\$6.14	\$10.94
Full Market Value	\$5,400,000	\$2,410,000	\$9,830,000
Market Value per SqFt	\$38.40	\$19.00	\$38.50
Distance from Cooperative in miles		1.10	0.10

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,918,620	\$783,691	\$904,026
Gross Income per SqFt	\$10.45	\$6.14	\$6.58
Full Market Value	\$5,420,000	\$2,410,000	\$2,780,000
Market Value per SqFt	\$29.50	\$19.00	\$20.24
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	\$2,534,598	\$904,026	\$2,788,505
Gross Income per SqFt	\$10.90	\$6.58	\$10.94
Full Market Value	\$8,930,000	\$2,780,000	\$9,830,000
Market Value per SqFt	\$38.40	\$20.00	\$38.50
Distance from Cooperative in miles		0.40	0.30

	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	\$638,453	\$493,130	\$623,376
Gross Income per SqFt	\$8.96	\$8.55	\$7.20
Full Market Value	\$2,100,000	\$1,630,000	\$1,910,000
Market Value per SqFt	\$29.50	\$28.00	\$22.07
Distance from Cooperative in miles		0.55	0.60

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$3,840,724	\$2,788,505	\$783,691
Gross Income per SqFt	\$10.90	\$10.94	\$6.14
Full Market Value	\$10,800,000	\$9,830,000	\$2,410,000
Market Value per SqFt	\$30.70	\$39.00	\$18.88
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	\$1,390,469	\$783,691	\$904,026
Gross Income per SqFt	\$10.90	\$6.14	\$6.58
Full Market Value	\$4,900,000	\$2,410,000	\$2,780,000
Market Value per SqFt	\$38.40	\$19.00	\$20.24
Distance from Cooperative in miles		0.40	0.75

	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	\$412,108	\$794,987	\$635,473
Gross Income per SqFt	\$8.42	\$9.66	\$8.01
Full Market Value	\$1,160,000	\$2,620,000	\$1,950,000
Market Value per SqFt	\$23.70	\$32.00	\$24.57
Distance from Cooperative in miles		0.10	0.70

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$260,271	\$163,452	\$126,474
Gross Income per SqFt	\$9.56	\$9.56	\$8.78
Full Market Value	\$880,000	\$552,000	\$417,000
Market Value per SqFt	\$32.30	\$32.00	\$29.00
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	\$415,835	\$341,528	\$221,344
Gross Income per SqFt	\$10.90	\$10.90	\$7.07
Full Market Value	\$1,170,000	\$1,200,000	\$680,000
Market Value per SqFt	\$30.70	\$38.00	\$21.71
Distance from Cooperative in miles		0.85	0.85

	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	\$644,908	\$662,754	\$572,655
Gross Income per SqFt	\$9.59	\$9.59	\$10.81
Full Market Value	\$2,180,000	\$2,240,000	\$2,020,000
Market Value per SqFt	\$32.40	\$32.00	\$38.10
Distance from Cooperative in miles		0.70	0.10

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,266,819	\$2,788,505	\$785,388
Gross Income per SqFt	\$10.90	\$10.94	\$8.21
Full Market Value	\$4,600,000	\$9,830,000	\$2,410,000
Market Value per SqFt	\$39.60	\$39.00	\$25.20
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	\$1,138,887	\$1,216,063
Gross Income per SqFt	\$10.70	\$9.11	\$10.86
Full Market Value	\$5,050,000	\$3,750,000	\$4,290,000
Market Value per SqFt	\$30.20	\$30.00	\$38.30
Distance from Cooperative in miles		1.80	3.00

	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	\$1,540,059	\$1,694,221
Gross Income per SqFt	\$10.70	\$9.96	\$11.41
Full Market Value	\$5,070,000	\$5,200,000	\$5,970,000
Market Value per SqFt	\$30.20	\$34.00	\$40.20
Distance from Cooperative in miles		3.70	2.30

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,586,254	\$1,397,249
Gross Income per SqFt	\$10.80	\$11.65	\$10.37
Full Market Value	\$4,150,000	\$5,590,000	\$4,720,000
Market Value per SqFt	\$30.50	\$41.00	\$35.00
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	\$154,915	\$175,872	\$99,073
Gross Income per SqFt	\$8.03	\$9.16	\$5.77
Full Market Value	\$438,000	\$580,000	\$304,000
Market Value per SqFt	\$22.70	\$30.00	\$17.71
Distance from Cooperative in miles		3.55	1.15

	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	\$2,616,207	\$2,726,438
Gross Income per SqFt	\$10.29	\$10.30	\$10.29
Full Market Value	\$10,000,000	\$8,840,000	\$9,210,000
Market Value per SqFt	\$34.60	\$35.00	\$34.80
Distance from Cooperative in miles		0.70	1.45



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	241,800
Estimated Gross Income	\$3,272,837	\$3,231,702	\$2,767,880
Gross Income per SqFt	\$10.29	\$12.08	\$11.45
Full Market Value	\$9,240,000	\$11,400,000	\$9,760,000
Market Value per SqFt	\$29.10	\$43.00	\$40.40
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	\$176,614	\$153,799	\$204,395
Gross Income per SqFt	\$10.70	\$10.68	\$11.39
Full Market Value	\$597,000	\$520,000	\$721,000
Market Value per SqFt	\$36.20	\$36.00	\$40.20
Distance from Cooperative in miles		4.15	0.70

	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	\$2,667,060	\$2,694,049	
Gross Income per SqFt	\$10.70	\$11.37	
Full Market Value	\$9,010,000	\$9,500,000	
Market Value per SqFt	\$36.10	\$40.00	
Distance from Cooperative in miles		2.80	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,217,393	\$1,043,164	\$1,184,173
Gross Income per SqFt	\$10.10	\$8.49	\$11.07
Full Market Value	\$3,440,000	\$3,440,000	\$4,170,000
Market Value per SqFt	\$28.50	\$28.00	\$39.00
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	\$175,233	\$152,068	\$161,002
Gross Income per SqFt	\$10.30	\$9.24	\$10.37
Full Market Value	\$592,000	\$501,000	\$544,000
Market Value per SqFt	\$34.80	\$31.00	\$35.00
Distance from Cooperative in miles		1.55	0.65

	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	\$57,515,901	\$17,497,552	
Gross Income per SqFt	\$10.38	\$10.95	
Full Market Value	\$162,000,000	\$49,400,000	
Market Value per SqFt	\$29.20	\$31.00	
Distance from Cooperative in miles		5.10	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$136,348,937	\$17,497,552	
Gross Income per SqFt	\$10.07	\$10.95	
Full Market Value	\$385,000,000	\$49,400,000	
Market Value per SqFt	\$28.40	\$31.00	
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	\$2,739,200	\$3,102,925	\$2,239,219
Gross Income per SqFt	\$10.70	\$12.04	\$8.43
Full Market Value	\$9,260,000	\$8,760,000	\$7,380,000
Market Value per SqFt	\$36.20	\$34.00	\$27.80
Distance from Cooperative in miles		6.10	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05403-0025	2-05754-0090	
Address	3321 BRUCKNER BOULEVARD	225 WEST 232 STREET	
Neighborhood	SCHUYLerville/PELHAM BAY	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	71	96	
Year Built	1939	1929	
Gross SqFt	57,994	87,510	
Estimated Gross Income	\$527,745	\$842,281	
Gross Income per SqFt	\$9.10	\$9.62	
Full Market Value	\$1,740,000	\$2,590,000	
Market Value per SqFt	\$30.00	\$30.00	
Distance from Cooperative in miles		4.80	

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05409-0041	2-03211-0009	2-03212-0005
Address	1110 STADIUM AVENUE	2170 DR M L KING JR BOULE	2260 DR M L KING JR BOULE
Neighborhood	COUNTRY CLUB	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	111	110
Year Built	1963	1959	1959
Gross SqFt	136,913	130,000	122,883
Estimated Gross Income	\$1,170,606	\$1,124,270	\$1,043,164
Gross Income per SqFt	\$8.55	\$8.65	\$8.49
Full Market Value	\$3,860,000	\$3,710,000	\$3,440,000
Market Value per SqFt	\$28.20	\$29.00	\$28.00
Distance from Cooperative in miles		5.00	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05481-0048	2-05903-0283	2-05904-0267
Address	3255 RANDALL AVENUE	3611 HENRY HUDSON PARKWAY	600 WEST 239 STREET
Neighborhood	COUNTRY CLUB	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	65	123	90
Year Built	1965	1951	1956
Gross SqFt	55,800	134,000	98,681
Estimated Gross Income	\$697,500	\$1,745,168	\$1,187,061
Gross Income per SqFt	\$12.50	\$13.02	\$12.03
Full Market Value	\$2,620,000	\$6,560,000	\$4,180,000
Market Value per SqFt	\$47.00	\$49.00	\$42.40
Distance from Cooperative in miles		6.50	6.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05628-0008	2-03145-0022	2-05333-0106
Address	30 CAROLL STREET	312 EAST 183 STREET	1235 BRADFORD AVENUE
Neighborhood	CITY ISLAND	FORDHAM	SCHUYLerville/PELHAM BAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	25	13
Year Built	1920	1925	1929
Gross SqFt	6,480	9,472	6,510
Estimated Gross Income	\$109,188	\$166,241	\$100,417
Gross Income per SqFt	\$16.85	\$17.55	\$15.43
Full Market Value	\$444,000	\$676,000	\$408,000
Market Value per SqFt	\$69.00	\$71.00	\$63.00
Distance from Cooperative in miles		5.70	2.25

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05713-0107	2-03143-0036	2-03136-0001
Address	290 WEST 232 STREET	2180 FOLIN STREET	2008 BRYANT AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	FORDHAM	EAST TREMONT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	117	120	204
Year Built	1966	1972	1973
Gross SqFt	122,000	125,685	222,060
Estimated Gross Income	\$1,403,000	\$1,621,667	\$2,344,833
Gross Income per SqFt	\$11.50	\$12.90	\$10.56
Full Market Value	\$3,960,000	\$4,580,000	\$6,620,000
Market Value per SqFt	\$32.50	\$36.00	\$29.80
Distance from Cooperative in miles		1.95	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05714-0164	2-03136-0001	2-03650-0001
Address	3125 TIBBETT AVENUE	2008 BRYANT AVENUE	950 EVERGREEN AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	EAST TREMONT	SOUNDVIEW
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	225	204	213
Year Built	1961	1973	1964
Gross SqFt	234,000	222,060	174,671
Estimated Gross Income	\$2,398,500	\$2,344,833	\$1,650,531
Gross Income per SqFt	\$10.25	\$10.56	\$9.45
Full Market Value	\$6,770,000	\$6,620,000	\$4,660,000
Market Value per SqFt	\$28.90	\$30.00	\$26.70
Distance from Cooperative in miles		3.15	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0265	2-03650-0001	2-03681-0001
Address	2465 PALISADE AVENUE	950 EVERGREEN AVENUE	2001 STORY AVENUE
Neighborhood	RIVERDALE	SOUNDVIEW	CASTLE HILL/UNIONPORT
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	213	355
Year Built	1958	1964	1973
Gross SqFt	85,117	174,671	383,833
Estimated Gross Income	\$957,566	\$1,650,531	\$4,500,755
Gross Income per SqFt	\$11.25	\$9.45	\$11.73
Full Market Value	\$3,380,000	\$4,660,000	\$14,800,000
Market Value per SqFt	\$39.70	\$27.00	\$38.60
Distance from Cooperative in miles		4.45	5.10

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0362	2-05920-0670	2-05920-0687
Address	2400 JOHNSON AVENUE	3801 HUDSON MANOR TERRACE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	135	132
Year Built	1969	1960	1962
Gross SqFt	142,000	152,400	160,000
Estimated Gross Income	\$1,881,500	\$1,984,513	\$2,155,015
Gross Income per SqFt	\$13.25	\$13.02	\$13.47
Full Market Value	\$7,070,000	\$7,460,000	\$8,100,000
Market Value per SqFt	\$49.80	\$49.00	\$51.00
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05716-0500	2-05792-0430	2-05920-0687
Address	2500 JOHNSON AVENUE	530 WEST 236 STREET	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	339	86	132
Year Built	1967	1954	1962
Gross SqFt	466,400	103,392	160,000
Estimated Gross Income	\$6,063,200	\$1,327,517	\$2,155,015
Gross Income per SqFt	\$13.00	\$12.84	\$13.47
Full Market Value	\$22,800,000	\$4,990,000	\$8,100,000
Market Value per SqFt	\$48.90	\$48.00	\$51.00
Distance from Cooperative in miles		0.85	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05722-0445	2-05746-0567	2-05787-0137
Address	555 KAPPOCK STREET	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	412	78	85
Year Built	1966	1951	1954
Gross SqFt	539,000	92,782	100,498
Estimated Gross Income	\$6,063,750	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.25	\$10.96	\$11.50
Full Market Value	\$21,400,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$39.70	\$39.00	\$40.50
Distance from Cooperative in miles		0.25	0.50

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0042	2-05909-0163	2-05789-0024
Address	60 KNOLLS CRESCENT	3950 BLACKSTONE AVENUE	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	244	176	108
Year Built	1953	1959	1938
Gross SqFt	237,800	237,000	163,197
Estimated Gross Income	\$2,734,700	\$2,694,049	\$1,909,426
Gross Income per SqFt	\$11.50	\$11.37	\$11.70
Full Market Value	\$9,640,000	\$9,500,000	\$6,730,000
Market Value per SqFt	\$40.50	\$40.00	\$41.20
Distance from Cooperative in miles		1.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0084	2-05787-0137	2-05909-0163
Address	25 KNOLLS CRESCENT	3220 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	85	176
Year Built	1954	1954	1959
Gross SqFt	247,247	100,498	237,000
Estimated Gross Income	\$2,843,340	\$1,155,727	\$2,694,049
Gross Income per SqFt	\$11.50	\$11.50	\$11.37
Full Market Value	\$10,000,000	\$4,070,000	\$9,500,000
Market Value per SqFt	\$40.40	\$41.00	\$40.10
Distance from Cooperative in miles		0.60	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-0094	2-04177-0035	2-05430-0052
Address	510 KAPPOCK STREET	1700 MAHAN AVENUE	835 THROGS NECK EXPWY SR
Neighborhood	RIVERDALE	SCHUYLERVILLE/PELHAM BAY	THROGS NECK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	12	14
Year Built	1948	1978	1989
Gross SqFt	43,000	5,616	8,792
Estimated Gross Income	\$528,900	\$93,225	\$84,900
Gross Income per SqFt	\$12.30	\$16.60	\$9.66
Full Market Value	\$1,990,000	\$379,000	\$287,000
Market Value per SqFt	\$46.30	\$67.00	\$32.60
Distance from Cooperative in miles		5.10	6.10

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,451,520	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.20	\$10.96	\$11.50
Full Market Value	\$5,120,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$39.50	\$39.00	\$40.50
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-0767	2-05746-0567	
Address	609 KAPPOCK STREET	2675 HENRY HUDSON PARKWAY	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	66	78	
Year Built	1962	1951	
Gross SqFt	82,500	92,782	
Estimated Gross Income	\$866,250	\$1,016,704	
Gross Income per SqFt	\$10.50	\$10.96	
Full Market Value	\$2,930,000	\$3,580,000	
Market Value per SqFt	\$35.50	\$39.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-0776	2-05780-0940	2-05787-0137
Address	629 KAPPOCK STREET	3900 GREYSTONE AVENUE	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	127	85
Year Built	1961	1928	1954
Gross SqFt	130,570	134,703	100,498
Estimated Gross Income	\$1,436,270	\$1,397,249	\$1,155,727
Gross Income per SqFt	\$11.00	\$10.37	\$11.50
Full Market Value	\$5,060,000	\$4,720,000	\$4,070,000
Market Value per SqFt	\$38.80	\$35.00	\$40.50
Distance from Cooperative in miles		0.85	0.40



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05726-0673	2-05904-0267	2-05907-0352
Address	2750 JOHNSON AVENUE	600 WEST 239 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	90	72
Year Built	1964	1956	1970
Gross SqFt	93,060	98,681	84,925
Estimated Gross Income	\$1,084,149	\$1,187,061	\$1,009,310
Gross Income per SqFt	\$11.65	\$12.03	\$11.88
Full Market Value	\$3,820,000	\$4,180,000	\$3,560,000
Market Value per SqFt	\$41.00	\$42.00	\$41.90
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05736-0006	2-05732-0924	2-05787-0137
Address	3050 FAIRFIELD AVENUE	2700 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	78	85
Year Built	1958	1955	1954
Gross SqFt	111,000	108,955	100,498
Estimated Gross Income	\$1,209,900	\$1,108,732	\$1,155,727
Gross Income per SqFt	\$10.90	\$10.18	\$11.50
Full Market Value	\$4,260,000	\$3,750,000	\$4,070,000
Market Value per SqFt	\$38.40	\$34.00	\$40.50
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05737-0061	2-05874-1028	2-05793-0467
Address	640 WEST 231 STREET	6629 BROADWAY	3555 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	84	57
Year Built	1953	1962	1960
Gross SqFt	72,800	76,009	72,553
Estimated Gross Income	\$837,200	\$895,893	\$779,281
Gross Income per SqFt	\$11.50	\$11.79	\$10.74
Full Market Value	\$2,950,000	\$3,160,000	\$2,630,000
Market Value per SqFt	\$40.50	\$42.00	\$36.20
Distance from Cooperative in miles		2.05	0.35

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05738-0353	2-05845-1799	2-05881-1086
Address	3015 RIVERDALE AVENUE	5400 FIELDSTON ROAD	6655 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	121	127	92
Year Built	1941	1939	1929
Gross SqFt	125,148	151,500	95,000
Estimated Gross Income	\$1,126,332	\$1,502,438	\$833,879
Gross Income per SqFt	\$9.00	\$9.92	\$8.78
Full Market Value	\$3,710,000	\$5,080,000	\$2,750,000
Market Value per SqFt	\$29.60	\$34.00	\$28.90
Distance from Cooperative in miles		1.50	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05738-0366	2-05795-0537	2-05874-1028
Address	3030 JOHNSON AVENUE	3555 NETHERLAND AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	55	84
Year Built	1966	1939	1962
Gross SqFt	64,310	60,792	76,009
Estimated Gross Income	\$675,255	\$611,883	\$895,893
Gross Income per SqFt	\$10.50	\$10.07	\$11.79
Full Market Value	\$2,280,000	\$2,070,000	\$3,160,000
Market Value per SqFt	\$35.50	\$34.00	\$41.60
Distance from Cooperative in miles		0.30	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05739-0257	2-05787-0137	2-05732-0924
Address	3135 JOHNSON AVENUE	3220 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	85	78
Year Built	1953	1954	1955
Gross SqFt	141,721	100,498	108,955
Estimated Gross Income	\$1,488,070	\$1,155,727	\$1,108,732
Gross Income per SqFt	\$10.50	\$11.50	\$10.18
Full Market Value	\$5,030,000	\$4,070,000	\$3,750,000
Market Value per SqFt	\$35.50	\$41.00	\$34.40
Distance from Cooperative in miles		0.10	0.25

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05742-0120	2-05787-0137	2-05814-1195
Address	3103 FAIRFIELD AVENUE	3220 NETHERLAND AVENUE	6141 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	85	86
Year Built	1949	1954	1962
Gross SqFt	108,700	100,498	90,000
Estimated Gross Income	\$1,028,800	\$1,155,727	\$813,493
Gross Income per SqFt	\$9.46	\$11.50	\$9.04
Full Market Value	\$3,390,000	\$4,070,000	\$2,680,000
Market Value per SqFt	\$31.20	\$41.00	\$29.80
Distance from Cooperative in miles		0.20	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0002	2-05874-1028	
Address	2530 INDEPENDENCE AVENUE	6629 BROADWAY	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	69	84	
Year Built	1961	1962	
Gross SqFt	79,296	76,009	
Estimated Gross Income	\$892,080	\$895,893	
Gross Income per SqFt	\$11.25	\$11.79	
Full Market Value	\$3,140,000	\$3,160,000	
Market Value per SqFt	\$39.60	\$42.00	
Distance from Cooperative in miles		2.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0198	2-05793-0467	2-05746-0567
Address	2390 PALISADE AVENUE	3555 OXFORD AVENUE	2675 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	57	78
Year Built	1964	1960	1951
Gross SqFt	80,214	72,553	92,782
Estimated Gross Income	\$922,461	\$779,281	\$1,016,704
Gross Income per SqFt	\$11.50	\$10.74	\$10.96
Full Market Value	\$3,250,000	\$2,630,000	\$3,580,000
Market Value per SqFt	\$40.50	\$36.00	\$38.60
Distance from Cooperative in miles		0.70	0.10

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05743-0203	2-05732-0941	2-05792-0430
Address	2550 INDEPENDENCE AVENUE	2728 HENRY HUDSON PARKWAY	530 WEST 236 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	142	121	86
Year Built	1959	1928	1954
Gross SqFt	200,314	158,408	103,392
Estimated Gross Income	\$2,403,768	\$1,967,368	\$1,327,517
Gross Income per SqFt	\$12.00	\$12.42	\$12.84
Full Market Value	\$8,470,000	\$7,400,000	\$4,990,000
Market Value per SqFt	\$42.30	\$47.00	\$48.30
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05744-0048	2-05746-0567	2-05787-0137
Address	750 KAPPOCK STREET	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	78	85
Year Built	1953	1951	1954
Gross SqFt	209,920	92,782	100,498
Estimated Gross Income	\$2,361,600	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.25	\$10.96	\$11.50
Full Market Value	\$8,320,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$39.60	\$39.00	\$40.50
Distance from Cooperative in miles		0.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0001	2-05796-0129	2-05874-1028
Address	2621 PALISADE AVENUE	3660 OXFORD AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	180	77	84
Year Built	1962	1967	1962
Gross SqFt	231,154	106,934	76,009
Estimated Gross Income	\$2,600,482	\$1,184,173	\$895,893
Gross Income per SqFt	\$11.25	\$11.07	\$11.79
Full Market Value	\$9,170,000	\$4,170,000	\$3,160,000
Market Value per SqFt	\$39.70	\$39.00	\$41.60
Distance from Cooperative in miles		0.75	2.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0012	2-03143-0285	2-05732-0924
Address	2727 PALISADE AVENUE	2332 TIEBOUT AVENUE	2700 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	FORDHAM	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	124	78
Year Built	1955	1965	1955
Gross SqFt	169,730	110,235	108,955
Estimated Gross Income	\$1,693,575	\$1,190,140	\$1,108,732
Gross Income per SqFt	\$9.98	\$10.80	\$10.18
Full Market Value	\$5,720,000	\$4,020,000	\$3,750,000
Market Value per SqFt	\$33.70	\$37.00	\$34.40
Distance from Cooperative in miles		2.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0290	2-05703-0209	2-05776-0605
Address	2501 PALISADE AVENUE	3025 GODWIN TERRACE	4568 MANHATTAN COLLEGE PK
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	65	61
Year Built	1927	1926	1925
Gross SqFt	28,536	65,250	63,600
Estimated Gross Income	\$271,092	\$549,722	\$635,643
Gross Income per SqFt	\$9.50	\$8.42	\$9.99
Full Market Value	\$894,000	\$1,690,000	\$2,150,000
Market Value per SqFt	\$31.30	\$26.00	\$33.80
Distance from Cooperative in miles		0.80	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-0305	2-05796-0129	2-05874-1028
Address	2575 PALISADE AVENUE	3660 OXFORD AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	143	77	84
Year Built	1958	1967	1962
Gross SqFt	168,962	106,934	76,009
Estimated Gross Income	\$1,900,822	\$1,184,173	\$895,893
Gross Income per SqFt	\$11.25	\$11.07	\$11.79
Full Market Value	\$6,700,000	\$4,170,000	\$3,160,000
Market Value per SqFt	\$39.70	\$39.00	\$41.60
Distance from Cooperative in miles		0.75	2.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05746-0584	2-05796-0129	2-05746-0567
Address	2601 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE	2675 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	69	77	78
Year Built	1954	1967	1951
Gross SqFt	92,171	106,934	92,782
Estimated Gross Income	\$1,004,663	\$1,184,173	\$1,016,704
Gross Income per SqFt	\$10.90	\$11.07	\$10.96
Full Market Value	\$3,540,000	\$4,170,000	\$3,580,000
Market Value per SqFt	\$38.40	\$39.00	\$38.60
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05747-0590	2-05787-0137	
Address	2711 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	52	85	
Year Built	1953	1954	
Gross SqFt	82,559	100,498	
Estimated Gross Income	\$908,149	\$1,155,727	
Gross Income per SqFt	\$11.00	\$11.50	
Full Market Value	\$3,200,000	\$4,070,000	
Market Value per SqFt	\$38.80	\$41.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05747-0605	2-05787-0137	2-05793-0467
Address	2734 INDEPENDENCE AVENUE	3220 NETHERLAND AVENUE	3555 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	85	57
Year Built	1970	1954	1960
Gross SqFt	76,030	100,498	72,553
Estimated Gross Income	\$836,330	\$1,155,727	\$779,281
Gross Income per SqFt	\$11.00	\$11.50	\$10.74
Full Market Value	\$2,950,000	\$4,070,000	\$2,630,000
Market Value per SqFt	\$38.80	\$41.00	\$36.20
Distance from Cooperative in miles		0.35	0.50

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05748-0500	2-05780-0940	2-05845-1799
Address	3001 HENRY HUDSON PARKWAY	3900 GREYSTONE AVENUE	5400 FIELDSTON ROAD
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	127	127
Year Built	1934	1928	1939
Gross SqFt	140,000	134,703	151,500
Estimated Gross Income	\$1,456,000	\$1,397,249	\$1,502,438
Gross Income per SqFt	\$10.40	\$10.37	\$9.92
Full Market Value	\$4,920,000	\$4,720,000	\$5,080,000
Market Value per SqFt	\$35.10	\$35.00	\$33.50
Distance from Cooperative in miles		0.75	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05750-0357	2-05787-0137	2-05845-1799
Address	735 KAPPOCK STREET	3220 NETHERLAND AVENUE	5400 FIELDSTON ROAD
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	85	127
Year Built	1953	1954	1939
Gross SqFt	61,538	100,498	151,500
Estimated Gross Income	\$692,302	\$1,155,727	\$1,502,438
Gross Income per SqFt	\$11.25	\$11.50	\$9.92
Full Market Value	\$2,440,000	\$4,070,000	\$5,080,000
Market Value per SqFt	\$39.70	\$41.00	\$33.50
Distance from Cooperative in miles		0.40	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05758-0442	2-05761-0444	2-05760-0112
Address	315 WEST 232 STREET	3425 KINGSBRIDGE AVENUE	3424 KINGSBRIDGE AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	72	56	138
Year Built	1974	1964	1962
Gross SqFt	75,747	69,595	128,500
Estimated Gross Income	\$833,217	\$581,072	\$1,424,321
Gross Income per SqFt	\$11.00	\$8.35	\$11.08
Full Market Value	\$2,940,000	\$1,920,000	\$5,020,000
Market Value per SqFt	\$38.80	\$28.00	\$39.10
Distance from Cooperative in miles		0.15	0.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05759-0364	2-05761-0444	2-05773-0290
Address	3240 RIVERDALE AVENUE	3425 KINGSBRIDGE AVENUE	275 WEST 238 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	66	56	72
Year Built	1970	1964	1937
Gross SqFt	67,987	69,595	71,091
Estimated Gross Income	\$747,857	\$581,072	\$799,150
Gross Income per SqFt	\$11.00	\$8.35	\$11.24
Full Market Value	\$2,640,000	\$1,920,000	\$2,820,000
Market Value per SqFt	\$38.80	\$28.00	\$39.70
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05764-0642	2-05773-0290	2-05625-0065
Address	3475 GREYSTONE AVENUE	275 WEST 238 STREET	30 PILOT STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	CITY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	72	79
Year Built	1957	1937	1964
Gross SqFt	61,187	71,091	63,000
Estimated Gross Income	\$673,057	\$799,150	\$615,408
Gross Income per SqFt	\$11.00	\$11.24	\$9.77
Full Market Value	\$2,370,000	\$2,820,000	\$2,080,000
Market Value per SqFt	\$38.70	\$40.00	\$33.00
Distance from Cooperative in miles		0.30	7.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05767-0798	2-05773-0290	2-05625-0065
Address	288 WEST 238 STREET	275 WEST 238 STREET	30 PILOT STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	CITY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	72	79
Year Built	1962	1937	1964
Gross SqFt	69,848	71,091	63,000
Estimated Gross Income	\$768,328	\$799,150	\$615,408
Gross Income per SqFt	\$11.00	\$11.24	\$9.77
Full Market Value	\$2,710,000	\$2,820,000	\$2,080,000
Market Value per SqFt	\$38.80	\$40.00	\$33.00
Distance from Cooperative in miles		0.10	6.80



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05770-0069	2-05769-0132	2-05773-0290
Address	3636 GREYSTONE AVENUE	3660 WALDO AVENUE	275 WEST 238 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	86	72
Year Built	1940	1940	1937
Gross SqFt	118,214	72,000	71,091
Estimated Gross Income	\$1,383,103	\$912,037	\$799,150
Gross Income per SqFt	\$11.70	\$12.67	\$11.24
Full Market Value	\$4,880,000	\$3,430,000	\$2,820,000
Market Value per SqFt	\$41.30	\$48.00	\$39.70
Distance from Cooperative in miles		0.04	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-0020	2-05769-0132	2-05773-0290
Address	3600 FIELDSTON ROAD	3660 WALDO AVENUE	275 WEST 238 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	86	72
Year Built	1941	1940	1937
Gross SqFt	86,000	72,000	71,091
Estimated Gross Income	\$1,006,200	\$912,037	\$799,150
Gross Income per SqFt	\$11.70	\$12.67	\$11.24
Full Market Value	\$3,550,000	\$3,430,000	\$2,820,000
Market Value per SqFt	\$41.30	\$48.00	\$39.70
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-0041	2-05769-0132	2-05773-0290
Address	474 WEST 238 STREET	3660 WALDO AVENUE	275 WEST 238 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	86	72
Year Built	1939	1940	1937
Gross SqFt	76,500	72,000	71,091
Estimated Gross Income	\$895,050	\$912,037	\$799,150
Gross Income per SqFt	\$11.70	\$12.67	\$11.24
Full Market Value	\$3,160,000	\$3,430,000	\$2,820,000
Market Value per SqFt	\$41.30	\$48.00	\$39.70
Distance from Cooperative in miles		0.10	0.30

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05777-0772	2-05784-0340	
Address	3800 WALDO AVENUE	500 WEST 235 STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	173	87	
Year Built	1966	1954	
Gross SqFt	154,640	92,600	
Estimated Gross Income	\$1,999,495	\$1,103,392	
Gross Income per SqFt	\$12.93	\$11.92	
Full Market Value	\$5,650,000	\$3,890,000	
Market Value per SqFt	\$36.50	\$42.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05778-0879	2-05754-0090	2-05845-1799
Address	3875 WALDO AVENUE	225 WEST 232 STREET	5400 FIELDSTON ROAD
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	96	127
Year Built	1931	1929	1939
Gross SqFt	150,000	87,510	151,500
Estimated Gross Income	\$1,485,000	\$842,281	\$1,502,438
Gross Income per SqFt	\$9.90	\$9.62	\$9.92
Full Market Value	\$5,020,000	\$2,590,000	\$5,080,000
Market Value per SqFt	\$33.50	\$30.00	\$33.50
Distance from Cooperative in miles		0.55	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05779-0815	2-05773-0290	2-05791-0388
Address	3810 GREYSTONE AVENUE	275 WEST 238 STREET	511 WEST 235 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	44	72	55
Year Built	1939	1937	1936
Gross SqFt	41,068	71,091	64,000
Estimated Gross Income	\$474,335	\$799,150	\$763,082
Gross Income per SqFt	\$11.55	\$11.24	\$11.92
Full Market Value	\$1,670,000	\$2,820,000	\$2,690,000
Market Value per SqFt	\$40.70	\$40.00	\$42.00
Distance from Cooperative in miles		0.25	0.20

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05779-0820	2-05792-0430	2-05796-0129
Address	3840 GREYSTONE AVENUE	530 WEST 236 STREET	3660 OXFORD AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	127	86	77
Year Built	1951	1954	1967
Gross SqFt	186,480	103,392	106,934
Estimated Gross Income	\$2,331,000	\$1,327,517	\$1,184,173
Gross Income per SqFt	\$12.50	\$12.84	\$11.07
Full Market Value	\$8,760,000	\$4,990,000	\$4,170,000
Market Value per SqFt	\$47.00	\$48.00	\$39.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05783-0300	2-05754-0072	2-05754-0090
Address	511 WEST 232 STREET	222 WEST 233 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	66	72	96
Year Built	1937	1928	1929
Gross SqFt	69,441	66,270	87,510
Estimated Gross Income	\$687,465	\$665,712	\$842,281
Gross Income per SqFt	\$9.90	\$10.05	\$9.62
Full Market Value	\$2,320,000	\$2,250,000	\$2,590,000
Market Value per SqFt	\$33.40	\$34.00	\$29.60
Distance from Cooperative in miles		0.25	0.25

	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	\$1,228,425	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.00	\$10.96	\$11.50
Full Market Value	\$4,330,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$38.80	\$39.00	\$40.50
Distance from Cooperative in miles		0.55	0.10

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$881,320	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.00	\$10.96	\$11.50
Full Market Value	\$3,110,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$38.80	\$39.00	\$40.50
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	\$973,170	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.00	\$10.96	\$11.50
Full Market Value	\$3,430,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$38.80	\$39.00	\$40.50
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0148	2-05746-0567	2-05787-0137
Address	3260 NETHERLAND AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	78	85
Year Built	1950	1951	1954
Gross SqFt	51,000	92,782	100,498
Estimated Gross Income	\$561,000	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.00	\$10.96	\$11.50
Full Market Value	\$1,980,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$38.80	\$39.00	\$40.50
Distance from Cooperative in miles		0.45	0.00

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-0177	2-05746-0567	2-05787-0137
Address	3225 JOHNSON AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	78	85
Year Built	1970	1951	1954
Gross SqFt	60,928	92,782	100,498
Estimated Gross Income	\$682,393	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.20	\$10.96	\$11.50
Full Market Value	\$2,410,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$39.60	\$39.00	\$40.50
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-0074	2-05746-0567	2-05787-0137
Address	3210 ARLINGTON AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	78	85
Year Built	1955	1951	1954
Gross SqFt	80,735	92,782	100,498
Estimated Gross Income	\$904,232	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.20	\$10.96	\$11.50
Full Market Value	\$3,190,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$39.50	\$39.00	\$40.50
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-0119	2-05845-1799	2-05881-1086
Address	3215 NETHERLAND AVENUE	5400 FIELDSTON ROAD	6655 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	49	127	92
Year Built	1939	1939	1929
Gross SqFt	75,000	151,500	95,000
Estimated Gross Income	\$712,500	\$1,502,438	\$833,879
Gross Income per SqFt	\$9.50	\$9.92	\$8.78
Full Market Value	\$2,350,000	\$5,080,000	\$2,750,000
Market Value per SqFt	\$31.30	\$34.00	\$28.90
Distance from Cooperative in miles		1.35	1.90

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-0015	2-05791-0388	2-05907-0348
Address	3206 FAIRFIELD AVENUE	511 WEST 235 STREET	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	56	55	42
Year Built	1954	1936	1968
Gross SqFt	59,352	64,000	41,803
Estimated Gross Income	\$741,900	\$763,082	\$582,915
Gross Income per SqFt	\$12.50	\$11.92	\$13.94
Full Market Value	\$2,790,000	\$2,690,000	\$2,310,000
Market Value per SqFt	\$47.00	\$42.00	\$55.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-0059	2-05791-0388	2-05907-0348
Address	3215 ARLINGTON AVENUE	511 WEST 235 STREET	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	69	55	42
Year Built	1958	1936	1968
Gross SqFt	82,000	64,000	41,803
Estimated Gross Income	\$984,000	\$763,082	\$582,915
Gross Income per SqFt	\$12.00	\$11.92	\$13.94
Full Market Value	\$3,470,000	\$2,690,000	\$2,310,000
Market Value per SqFt	\$42.30	\$42.00	\$55.00
Distance from Cooperative in miles		0.30	0.30

	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	\$569,750	\$1,327,517	\$582,915
Gross Income per SqFt	\$13.25	\$12.84	\$13.94
Full Market Value	\$2,140,000	\$4,990,000	\$2,310,000
Market Value per SqFt	\$49.80	\$48.00	\$55.00
Distance from Cooperative in miles		0.00	0.30

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05792-0445	2-05907-0352	2-05907-0348
Address	525 WEST 235 STREET	3800 INDEPENDENCE AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	72	42
Year Built	1954	1970	1968
Gross SqFt	47,000	84,925	41,803
Estimated Gross Income	\$587,500	\$1,009,310	\$582,915
Gross Income per SqFt	\$12.50	\$11.88	\$13.94
Full Market Value	\$2,210,000	\$3,560,000	\$2,310,000
Market Value per SqFt	\$47.00	\$42.00	\$55.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05795-0518	2-05732-0924	2-05798-0086
Address	3530 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY	3640 JOHNSON AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	78	84
Year Built	1955	1955	1954
Gross SqFt	312,000	108,955	120,650
Estimated Gross Income	\$3,042,000	\$1,108,732	\$1,097,204
Gross Income per SqFt	\$9.75	\$10.18	\$9.09
Full Market Value	\$10,300,000	\$3,750,000	\$3,620,000
Market Value per SqFt	\$33.00	\$34.00	\$30.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05796-0107	2-05769-0132	2-05773-0290
Address	525 WEST 236 STREET	3660 WALDO AVENUE	275 WEST 238 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	86	72
Year Built	1956	1940	1937
Gross SqFt	68,728	72,000	71,091
Estimated Gross Income	\$927,828	\$912,037	\$799,150
Gross Income per SqFt	\$13.50	\$12.67	\$11.24
Full Market Value	\$3,490,000	\$3,430,000	\$2,820,000
Market Value per SqFt	\$51.00	\$48.00	\$39.70
Distance from Cooperative in miles		0.20	0.40

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05796-0135	2-05793-0467	2-05874-1028
Address	3656 JOHNSON AVENUE	3555 OXFORD AVENUE	6629 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	57	84
Year Built	1932	1960	1962
Gross SqFt	73,911	72,553	76,009
Estimated Gross Income	\$872,149	\$779,281	\$895,893
Gross Income per SqFt	\$11.80	\$10.74	\$11.79
Full Market Value	\$3,070,000	\$2,630,000	\$3,160,000
Market Value per SqFt	\$41.50	\$36.00	\$41.60
Distance from Cooperative in miles		0.10	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05797-0213	2-03737-0018	2-05776-0605
Address	525 WEST 238 STREET	1130 COLGATE AVENUE	4568 MANHATTAN COLLEGE PK
Neighborhood	RIVERDALE	SOUNDVIEW	KINGSBRIDGE/JEROME PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	118	61
Year Built	1926	1927	1925
Gross SqFt	117,929	94,208	63,600
Estimated Gross Income	\$1,173,393	\$754,197	\$635,643
Gross Income per SqFt	\$9.95	\$8.01	\$9.99
Full Market Value	\$3,960,000	\$2,320,000	\$2,150,000
Market Value per SqFt	\$33.60	\$25.00	\$33.80
Distance from Cooperative in miles		4.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05799-0032	2-05760-0112	2-05787-0137
Address	3635 JOHNSON AVENUE	3424 KINGSBRIDGE AVENUE	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	82	138	85
Year Built	1954	1962	1954
Gross SqFt	106,684	128,500	100,498
Estimated Gross Income	\$1,200,195	\$1,424,321	\$1,155,727
Gross Income per SqFt	\$11.25	\$11.08	\$11.50
Full Market Value	\$4,230,000	\$5,020,000	\$4,070,000
Market Value per SqFt	\$39.60	\$39.00	\$40.50
Distance from Cooperative in miles		0.50	0.20



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05799-0073	2-05760-0112	2-05787-0137
Address	3601 JOHNSON AVENUE	3424 KINGSBRIDGE AVENUE	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	90	138	85
Year Built	1955	1962	1954
Gross SqFt	115,597	128,500	100,498
Estimated Gross Income	\$1,329,365	\$1,424,321	\$1,155,727
Gross Income per SqFt	\$11.50	\$11.08	\$11.50
Full Market Value	\$4,690,000	\$5,020,000	\$4,070,000
Market Value per SqFt	\$40.60	\$39.00	\$40.50
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05800-0001	2-05909-0163	2-05787-0137
Address	3616 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	176	85
Year Built	1954	1959	1954
Gross SqFt	207,100	237,000	100,498
Estimated Gross Income	\$2,319,520	\$2,694,049	\$1,155,727
Gross Income per SqFt	\$11.20	\$11.37	\$11.50
Full Market Value	\$8,180,000	\$9,500,000	\$4,070,000
Market Value per SqFt	\$39.50	\$40.00	\$40.50
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05802-1294	2-05760-0112	2-05787-0137
Address	6035 BROADWAY	3424 KINGSBRIDGE AVENUE	3220 NETHERLAND AVENUE
Neighborhood	VAN CORTLANDT PARK	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	103	138	85
Year Built	1961	1962	1954
Gross SqFt	107,627	128,500	100,498
Estimated Gross Income	\$1,237,710	\$1,424,321	\$1,155,727
Gross Income per SqFt	\$11.50	\$11.08	\$11.50
Full Market Value	\$4,360,000	\$5,020,000	\$4,070,000
Market Value per SqFt	\$40.50	\$39.00	\$40.50
Distance from Cooperative in miles		0.65	0.85

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0960	2-05706-0001	2-05625-0065
Address	4410 CAYUGA AVENUE	3104 KINGSBRIDGE AVENUE	30 PILOT STREET
Neighborhood	FIELDSTON	KINGSBRIDGE/JEROME PARK	CITY ISLAND
Building Classification	D4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	49	70	79
Year Built	1931	1926	1964
Gross SqFt	59,000	68,605	63,000
Estimated Gross Income	\$654,900	\$763,199	\$615,408
Gross Income per SqFt	\$11.10	\$11.12	\$9.77
Full Market Value	\$2,310,000	\$2,690,000	\$2,080,000
Market Value per SqFt	\$39.20	\$39.00	\$33.00
Distance from Cooperative in miles		0.80	6.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0965	2-03218-0054	2-05707-0040
Address	4414 CAYUGA AVENUE	2315 DR M L KING JR BOULE	233 NAPLES TERRACE
Neighborhood	FIELDSTON	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE/JEROME PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	30	49	47
Year Built	1930	1924	1926
Gross SqFt	30,000	39,792	39,960
Estimated Gross Income	\$385,500	\$539,977	\$495,573
Gross Income per SqFt	\$12.85	\$13.57	\$12.40
Full Market Value	\$1,450,000	\$2,030,000	\$1,860,000
Market Value per SqFt	\$48.30	\$51.00	\$46.50
Distance from Cooperative in miles		2.05	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05803-0985	2-05703-0197	2-05625-0065
Address	4445 POST ROAD	3045 GODWIN TERRACE	30 PILOT STREET
Neighborhood	FIELDSTON	KINGSBRIDGE/JEROME PARK	CITY ISLAND
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	68	74	79
Year Built	1940	1940	1964
Gross SqFt	62,088	68,610	63,000
Estimated Gross Income	\$698,490	\$837,546	\$615,408
Gross Income per SqFt	\$11.25	\$12.21	\$9.77
Full Market Value	\$2,460,000	\$3,150,000	\$2,080,000
Market Value per SqFt	\$39.60	\$46.00	\$33.00
Distance from Cooperative in miles		0.90	6.90

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05826-1685	2-05904-0267	2-05907-0352
Address	255 FIELDSTON TERRACE	600 WEST 239 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	90	72
Year Built	1965	1956	1970
Gross SqFt	85,523	98,681	84,925
Estimated Gross Income	\$1,017,723	\$1,187,061	\$1,009,310
Gross Income per SqFt	\$11.90	\$12.03	\$11.88
Full Market Value	\$3,590,000	\$4,180,000	\$3,560,000
Market Value per SqFt	\$42.00	\$42.00	\$41.90
Distance from Cooperative in miles		0.80	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05835-3037	2-05703-0183	2-05844-1935
Address	6291 BROADWAY	3044 KINGSBRIDGE AVENUE	5431 SYLVAN AVENUE
Neighborhood	FIELDSTON	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	38	24
Year Built	1958	1973	1972
Gross SqFt	32,400	38,873	18,756
Estimated Gross Income	\$319,140	\$338,345	\$236,069
Gross Income per SqFt	\$9.85	\$8.70	\$12.59
Full Market Value	\$1,080,000	\$1,120,000	\$887,000
Market Value per SqFt	\$33.30	\$29.00	\$47.30
Distance from Cooperative in miles		1.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05836-3250	2-05864-0516	2-05874-1028
Address	5235 POST ROAD	6555 BROADWAY	6629 BROADWAY
Neighborhood	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	73	84
Year Built	1964	1961	1962
Gross SqFt	57,414	62,570	76,009
Estimated Gross Income	\$697,580	\$793,018	\$895,893
Gross Income per SqFt	\$12.15	\$12.67	\$11.79
Full Market Value	\$2,460,000	\$2,980,000	\$3,160,000
Market Value per SqFt	\$42.80	\$48.00	\$41.60
Distance from Cooperative in miles		0.55	0.75

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05845-1825	2-05909-0163	2-05787-0137
Address	5500 FIELDSTON ROAD	3950 BLACKSTONE AVENUE	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	176	85
Year Built	1960	1959	1954
Gross SqFt	263,206	237,000	100,498
Estimated Gross Income	\$2,921,586	\$2,694,049	\$1,155,727
Gross Income per SqFt	\$11.10	\$11.37	\$11.50
Full Market Value	\$10,300,000	\$9,500,000	\$4,070,000
Market Value per SqFt	\$39.10	\$40.00	\$40.50
Distance from Cooperative in miles		0.90	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05845-1863	2-05746-0567	2-05787-0137
Address	5425 VALLES AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	78	85
Year Built	1965	1951	1954
Gross SqFt	110,000	92,782	100,498
Estimated Gross Income	\$1,210,000	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.00	\$10.96	\$11.50
Full Market Value	\$4,270,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$38.80	\$39.00	\$40.50
Distance from Cooperative in miles		1.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05855-2239	2-03219-0055	2-05834-3001
Address	5730 MOSHOLU AVENUE	2400 WEBB AVENUE	6255 BROADWAY
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	75	50
Year Built	1963	1963	1958
Gross SqFt	33,000	79,000	55,400
Estimated Gross Income	\$387,750	\$886,375	\$528,968
Gross Income per SqFt	\$11.75	\$11.22	\$9.55
Full Market Value	\$1,370,000	\$3,120,000	\$1,790,000
Market Value per SqFt	\$41.50	\$40.00	\$32.30
Distance from Cooperative in miles		2.75	0.50

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05856-0378	2-05746-0567	2-05787-0137
Address	6485 BROADWAY	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	129	78	85
Year Built	1961	1951	1954
Gross SqFt	127,000	92,782	100,498
Estimated Gross Income	\$1,397,000	\$1,016,704	\$1,155,727
Gross Income per SqFt	\$11.00	\$10.96	\$11.50
Full Market Value	\$4,920,000	\$3,580,000	\$4,070,000
Market Value per SqFt	\$38.70	\$39.00	\$40.50
Distance from Cooperative in miles		2.00	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	\$793,018	\$582,915
Gross Income per SqFt	\$13.00	\$12.67	\$13.94
Full Market Value	\$2,270,000	\$2,980,000	\$2,310,000
Market Value per SqFt	\$48.80	\$48.00	\$55.00
Distance from Cooperative in miles		0.15	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05864-0526	2-05791-0388	2-05864-0516
Address	6535 BROADWAY	511 WEST 235 STREET	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	60	55	73
Year Built	1969	1936	1961
Gross SqFt	60,829	64,000	62,570
Estimated Gross Income	\$760,362	\$763,082	\$793,018
Gross Income per SqFt	\$12.50	\$11.92	\$12.67
Full Market Value	\$2,860,000	\$2,690,000	\$2,980,000
Market Value per SqFt	\$47.00	\$42.00	\$47.60
Distance from Cooperative in miles		1.55	0.00

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05873-1042	2-05787-0137	2-05814-1195
Address	6601 BROADWAY	3220 NETHERLAND AVENUE	6141 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	85	86
Year Built	1958	1954	1962
Gross SqFt	92,640	100,498	90,000
Estimated Gross Income	\$1,019,040	\$1,155,727	\$813,493
Gross Income per SqFt	\$11.00	\$11.50	\$9.04
Full Market Value	\$3,590,000	\$4,070,000	\$2,680,000
Market Value per SqFt	\$38.80	\$41.00	\$29.80
Distance from Cooperative in miles		1.80	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05881-1088	2-05864-0516	2-05907-0348
Address	6645 BROADWAY	6555 BROADWAY	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	73	42
Year Built	1959	1961	1968
Gross SqFt	54,635	62,570	41,803
Estimated Gross Income	\$702,059	\$793,018	\$582,915
Gross Income per SqFt	\$12.85	\$12.67	\$13.94
Full Market Value	\$2,640,000	\$2,980,000	\$2,310,000
Market Value per SqFt	\$48.30	\$48.00	\$55.00
Distance from Cooperative in miles		0.20	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05887-1348	2-05793-0467	2-05851-2105
Address	6200 RIVERDALE AVENUE	3555 OXFORD AVENUE	6425 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	57	55
Year Built	1959	1960	1974
Gross SqFt	62,601	72,553	48,100
Estimated Gross Income	\$776,252	\$779,281	\$746,149
Gross Income per SqFt	\$12.40	\$10.74	\$15.51
Full Market Value	\$2,920,000	\$2,630,000	\$3,030,000
Market Value per SqFt	\$46.60	\$36.00	\$63.00
Distance from Cooperative in miles		1.75	0.55

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05891-1601	2-05787-0137	2-05834-3001
Address	6300 RIVERDALE AVENUE	3220 NETHERLAND AVENUE	6255 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	FIELDSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	85	50
Year Built	1962	1954	1958
Gross SqFt	80,000	100,498	55,400
Estimated Gross Income	\$900,000	\$1,155,727	\$528,968
Gross Income per SqFt	\$11.25	\$11.50	\$9.55
Full Market Value	\$3,170,000	\$4,070,000	\$1,790,000
Market Value per SqFt	\$39.60	\$41.00	\$32.30
Distance from Cooperative in miles		2.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05901-0001	2-03142-0001	2-05722-0475
Address	3333 HENRY HUDSON PARKWAY	2010 VALENTINE AVENUE	2600 NETHERLAND AVENUE
Neighborhood	RIVERDALE	FORDHAM	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	439	354	608
Year Built	1970	1973	1975
Gross SqFt	718,399	375,225	844,578
Estimated Gross Income	\$8,728,547	\$4,221,281	\$14,462,885
Gross Income per SqFt	\$12.15	\$11.25	\$17.12
Full Market Value	\$30,800,000	\$11,900,000	\$58,800,000
Market Value per SqFt	\$42.90	\$32.00	\$70.00
Distance from Cooperative in miles		2.50	0.50

	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	\$1,352,000	\$1,745,168	\$1,184,173
Gross Income per SqFt	\$13.00	\$13.02	\$11.07
Full Market Value	\$5,080,000	\$6,560,000	\$4,170,000
Market Value per SqFt	\$48.80	\$49.00	\$39.00
Distance from Cooperative in miles		0.05	0.25

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0086	2-05787-0137	2-05920-0687
Address	3755 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	85	132
Year Built	1961	1954	1962
Gross SqFt	151,800	100,498	160,000
Estimated Gross Income	\$1,745,700	\$1,155,727	\$2,155,015
Gross Income per SqFt	\$11.50	\$11.50	\$13.47
Full Market Value	\$6,150,000	\$4,070,000	\$8,100,000
Market Value per SqFt	\$40.50	\$41.00	\$51.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0100	2-05796-0129	2-05920-0687
Address	3725 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE	699 WEST 239 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	86	77	132
Year Built	1952	1967	1962
Gross SqFt	116,424	106,934	160,000
Estimated Gross Income	\$1,338,876	\$1,184,173	\$2,155,015
Gross Income per SqFt	\$11.50	\$11.07	\$13.47
Full Market Value	\$4,720,000	\$4,170,000	\$8,100,000
Market Value per SqFt	\$40.50	\$39.00	\$51.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-0246	2-05904-0267	2-05907-0352
Address	3701 HENRY HUDSON PARKWAY	600 WEST 239 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	90	72
Year Built	1954	1956	1970
Gross SqFt	82,500	98,681	84,925
Estimated Gross Income	\$1,010,625	\$1,187,061	\$1,009,310
Gross Income per SqFt	\$12.25	\$12.03	\$11.88
Full Market Value	\$3,800,000	\$4,180,000	\$3,560,000
Market Value per SqFt	\$46.10	\$42.00	\$41.90
Distance from Cooperative in miles		0.00	0.10



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05906-0331	2-05904-0267	2-05907-0352
Address	3720 INDEPENDENCE AVENUE	600 WEST 239 STREET	3800 INDEPENDENCE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	90	72
Year Built	1954	1956	1970
Gross SqFt	72,594	98,681	84,925
Estimated Gross Income	\$863,868	\$1,187,061	\$1,009,310
Gross Income per SqFt	\$11.90	\$12.03	\$11.88
Full Market Value	\$3,050,000	\$4,180,000	\$3,560,000
Market Value per SqFt	\$42.00	\$42.00	\$41.90
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05907-0362	2-05792-0430	2-05903-0283
Address	620 WEST 239 STREET	530 WEST 236 STREET	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	76	86	123
Year Built	1953	1954	1951
Gross SqFt	119,600	103,392	134,000
Estimated Gross Income	\$1,554,800	\$1,327,517	\$1,745,168
Gross Income per SqFt	\$13.00	\$12.84	\$13.02
Full Market Value	\$5,840,000	\$4,990,000	\$6,560,000
Market Value per SqFt	\$48.80	\$48.00	\$49.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05908-0203	2-05787-0137	2-05907-0348
Address	645 WEST 239 STREET	3220 NETHERLAND AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	85	42
Year Built	1953	1954	1968
Gross SqFt	59,766	100,498	41,803
Estimated Gross Income	\$702,250	\$1,155,727	\$582,915
Gross Income per SqFt	\$11.75	\$11.50	\$13.94
Full Market Value	\$2,480,000	\$4,070,000	\$2,310,000
Market Value per SqFt	\$41.50	\$41.00	\$55.00
Distance from Cooperative in miles		0.40	0.05

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05908-0210	2-05787-0137	2-05798-0086
Address	3935 BLACKSTONE AVENUE	3220 NETHERLAND AVENUE	3640 JOHNSON AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	85	84
Year Built	1960	1954	1954
Gross SqFt	180,000	100,498	120,650
Estimated Gross Income	\$1,845,000	\$1,155,727	\$1,097,204
Gross Income per SqFt	\$10.25	\$11.50	\$9.09
Full Market Value	\$6,230,000	\$4,070,000	\$3,620,000
Market Value per SqFt	\$34.60	\$41.00	\$30.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0031	2-05851-2105	2-05909-0825
Address	4499 HENRY HUDSON PARKWAY	6425 BROADWAY	600 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	58	55	403
Year Built	1952	1974	1958
Gross SqFt	70,000	48,100	443,283
Estimated Gross Income	\$1,050,000	\$746,149	\$8,181,864
Gross Income per SqFt	\$15.00	\$15.51	\$18.46
Full Market Value	\$4,160,000	\$3,030,000	\$33,300,000
Market Value per SqFt	\$59.00	\$63.00	\$75.00
Distance from Cooperative in miles		1.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05909-0152	2-05851-2105	2-05864-0516
Address	611 WEST 239 STREET	6425 BROADWAY	6555 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	52	55	73
Year Built	1954	1974	1961
Gross SqFt	64,520	48,100	62,570
Estimated Gross Income	\$871,020	\$746,149	\$793,018
Gross Income per SqFt	\$13.50	\$15.51	\$12.67
Full Market Value	\$3,270,000	\$3,030,000	\$2,980,000
Market Value per SqFt	\$51.00	\$63.00	\$47.60
Distance from Cooperative in miles		1.10	1.25

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$2,643,097	\$2,694,049	\$2,155,015
Gross Income per SqFt	\$12.16	\$11.37	\$13.47
Full Market Value	\$9,320,000	\$9,500,000	\$8,100,000
Market Value per SqFt	\$42.90	\$40.00	\$51.00
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	\$2,450,373	\$2,694,049	\$2,155,015
Gross Income per SqFt	\$12.16	\$11.37	\$13.47
Full Market Value	\$8,640,000	\$9,500,000	\$8,100,000
Market Value per SqFt	\$42.90	\$40.00	\$51.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05911-1102	2-05703-0183	2-05844-1935
Address	4601 HENRY HUDSON PARKWAY	3044 KINGSBRIDGE AVENUE	5431 SYLVAN AVENUE
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	52	38	24
Year Built	1951	1973	1972
Gross SqFt	57,250	38,873	18,756
Estimated Gross Income	\$563,912	\$338,345	\$236,069
Gross Income per SqFt	\$9.85	\$8.70	\$12.59
Full Market Value	\$1,910,000	\$1,120,000	\$887,000
Market Value per SqFt	\$33.40	\$29.00	\$47.30
Distance from Cooperative in miles		1.05	0.80

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05912-0001	2-05787-0137	2-05903-0283
Address	4705 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	183	85	123
Year Built	1961	1954	1951
Gross SqFt	213,921	100,498	134,000
Estimated Gross Income	\$2,513,571	\$1,155,727	\$1,745,168
Gross Income per SqFt	\$11.75	\$11.50	\$13.02
Full Market Value	\$8,860,000	\$4,070,000	\$6,560,000
Market Value per SqFt	\$41.40	\$41.00	\$49.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05912-0091	2-05787-0137	2-05903-0283
Address	4901 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	133	85	123
Year Built	1961	1954	1951
Gross SqFt	167,108	100,498	134,000
Estimated Gross Income	\$1,963,519	\$1,155,727	\$1,745,168
Gross Income per SqFt	\$11.75	\$11.50	\$13.02
Full Market Value	\$6,920,000	\$4,070,000	\$6,560,000
Market Value per SqFt	\$41.40	\$41.00	\$49.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0436	2-05787-0137	2-05909-0163
Address	3777 INDEPENDENCE AVENUE	3220 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	196	85	176
Year Built	1963	1954	1959
Gross SqFt	255,000	100,498	237,000
Estimated Gross Income	\$2,830,500	\$1,155,727	\$2,694,049
Gross Income per SqFt	\$11.10	\$11.50	\$11.37
Full Market Value	\$9,980,000	\$4,070,000	\$9,500,000
Market Value per SqFt	\$39.10	\$41.00	\$40.10
Distance from Cooperative in miles		0.35	0.25

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0448	2-05909-0163	2-05787-0137
Address	3750 HUDSON MANOR TERRACE	3950 BLACKSTONE AVENUE	3220 NETHERLAND AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	176	85
Year Built	1954	1959	1954
Gross SqFt	163,944	237,000	100,498
Estimated Gross Income	\$1,819,778	\$2,694,049	\$1,155,727
Gross Income per SqFt	\$11.10	\$11.37	\$11.50
Full Market Value	\$6,410,000	\$9,500,000	\$4,070,000
Market Value per SqFt	\$39.10	\$40.00	\$40.50
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05919-0460	2-05787-0137	2-05909-0163
Address	3850 HUDSON MANOR TERRACE	3220 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	85	176
Year Built	1954	1954	1959
Gross SqFt	188,200	100,498	237,000
Estimated Gross Income	\$2,089,020	\$1,155,727	\$2,694,049
Gross Income per SqFt	\$11.10	\$11.50	\$11.37
Full Market Value	\$7,360,000	\$4,070,000	\$9,500,000
Market Value per SqFt	\$39.10	\$41.00	\$40.10
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0500	2-05792-0430	2-05903-0283
Address	3901 INDEPENDENCE AVENUE	530 WEST 236 STREET	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	106	86	123
Year Built	1963	1954	1951
Gross SqFt	109,152	103,392	134,000
Estimated Gross Income	\$1,418,976	\$1,327,517	\$1,745,168
Gross Income per SqFt	\$13.00	\$12.84	\$13.02
Full Market Value	\$5,330,000	\$4,990,000	\$6,560,000
Market Value per SqFt	\$48.80	\$48.00	\$49.00
Distance from Cooperative in miles		0.45	0.25

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0510	2-05792-0430	2-05903-0283
Address	679 WEST 239 STREET	530 WEST 236 STREET	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	76	86	123
Year Built	1960	1954	1951
Gross SqFt	125,526	103,392	134,000
Estimated Gross Income	\$1,606,732	\$1,327,517	\$1,745,168
Gross Income per SqFt	\$12.80	\$12.84	\$13.02
Full Market Value	\$6,040,000	\$4,990,000	\$6,560,000
Market Value per SqFt	\$48.10	\$48.00	\$49.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05920-0653	2-05792-0430	2-05903-0283
Address	3671 HUDSON MANOR TERRACE	530 WEST 236 STREET	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	185	86	123
Year Built	1963	1954	1951
Gross SqFt	216,720	103,392	134,000
Estimated Gross Income	\$2,947,392	\$1,327,517	\$1,745,168
Gross Income per SqFt	\$13.60	\$12.84	\$13.02
Full Market Value	\$11,700,000	\$4,990,000	\$6,560,000
Market Value per SqFt	\$54.00	\$48.00	\$49.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05946-0052	2-05787-0137	2-05903-0283
Address	5355 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	106	85	123
Year Built	1952	1954	1951
Gross SqFt	126,000	100,498	134,000
Estimated Gross Income	\$1,449,000	\$1,155,727	\$1,745,168
Gross Income per SqFt	\$11.50	\$11.50	\$13.02
Full Market Value	\$5,110,000	\$4,070,000	\$6,560,000
Market Value per SqFt	\$40.60	\$41.00	\$49.00
Distance from Cooperative in miles		1.15	0.95

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05950-0406	2-05732-0941	2-05845-1799
Address	5410 NETHERLAND AVENUE	2728 HENRY HUDSON PARKWAY	5400 FIELDSTON ROAD
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	121	127
Year Built	1939	1928	1939
Gross SqFt	189,592	158,408	151,500
Estimated Gross Income	\$2,237,185	\$1,967,368	\$1,502,438
Gross Income per SqFt	\$11.80	\$12.42	\$9.92
Full Market Value	\$7,890,000	\$7,400,000	\$5,080,000
Market Value per SqFt	\$41.60	\$47.00	\$33.50
Distance from Cooperative in miles		1.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05950-0475	2-05732-0941	2-05845-1799
Address	5415 NETHERLAND AVENUE	2728 HENRY HUDSON PARKWAY	5400 FIELDSTON ROAD
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	121	127
Year Built	1939	1928	1939
Gross SqFt	139,416	158,408	151,500
Estimated Gross Income	\$1,672,992	\$1,967,368	\$1,502,438
Gross Income per SqFt	\$12.00	\$12.42	\$9.92
Full Market Value	\$5,900,000	\$7,400,000	\$5,080,000
Market Value per SqFt	\$42.30	\$47.00	\$33.50
Distance from Cooperative in miles		1.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0038	2-05909-0825	2-05909-0163
Address	5700 ARLINGTON AVENUE	600 WEST 246 STREET	3950 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	437	403	176
Year Built	1961	1958	1959
Gross SqFt	404,890	443,283	237,000
Estimated Gross Income	\$5,587,482	\$8,181,864	\$2,694,049
Gross Income per SqFt	\$13.80	\$18.46	\$11.37
Full Market Value	\$22,100,000	\$33,300,000	\$9,500,000
Market Value per SqFt	\$55.00	\$75.00	\$40.10
Distance from Cooperative in miles		1.15	1.15

## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0230	2-05909-0163	2-05909-0825
Address	5800 ARLINGTON AVENUE	3950 BLACKSTONE AVENUE	600 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	435	176	403
Year Built	1961	1959	1958
Gross SqFt	400,180	237,000	443,283
Estimated Gross Income	\$5,522,484	\$2,694,049	\$8,181,864
Gross Income per SqFt	\$13.80	\$11.37	\$18.46
Full Market Value	\$21,900,000	\$9,500,000	\$33,300,000
Market Value per SqFt	\$55.00	\$40.00	\$75.00
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0240	2-05909-0163	2-05909-0825
Address	5900 ARLINGTON AVENUE	3950 BLACKSTONE AVENUE	600 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	437	176	403
Year Built	1962	1959	1958
Gross SqFt	407,920	237,000	443,283
Estimated Gross Income	\$5,629,296	\$2,694,049	\$8,181,864
Gross Income per SqFt	\$13.80	\$11.37	\$18.46
Full Market Value	\$22,300,000	\$9,500,000	\$33,300,000
Market Value per SqFt	\$55.00	\$40.00	\$75.00
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05953-0545	2-05792-0430	2-05920-0670
Address	5601 RIVERDALE AVENUE	530 WEST 236 STREET	3801 HUDSON MANOR TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	116	86	135
Year Built	1954	1954	1960
Gross SqFt	150,700	103,392	152,400
Estimated Gross Income	\$1,838,540	\$1,327,517	\$1,984,513
Gross Income per SqFt	\$12.20	\$12.84	\$13.02
Full Market Value	\$6,910,000	\$4,990,000	\$7,460,000
Market Value per SqFt	\$45.90	\$48.00	\$49.00
Distance from Cooperative in miles		1.50	1.25



## BOROUGH OF BRONX - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
<b>Boro-Block-Lot</b>	2-05953-0550	2-05909-0163	2-05909-0825
<b>Address</b>	5600 NETHERLAND AVENUE	3950 BLACKSTONE AVENUE	600 WEST 246 STREET
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	462	176	403
<b>Year Built</b>	1949	1959	1958
<b>Gross SqFt</b>	395,000	237,000	443,283
<b>Estimated Gross Income</b>	\$5,451,000	\$2,694,049	\$8,181,864
<b>Gross Income per SqFt</b>	\$13.80	\$11.37	\$18.46
<b>Full Market Value</b>	\$21,600,000	\$9,500,000	\$33,300,000
<b>Market Value per SqFt</b>	\$55.00	\$40.00	\$75.00
<b>Distance from Cooperative in miles</b>		1.15	1.15

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