

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02315-7501	2-02287-0133	2-02287-0046	
Condominium Section	0093-R1			
Address	305 EAST 140 STREET	458 EAST 143 STREET	489 EAST 142 STREET	
Neighborhood	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	11	37	96	
Year Built	1904	1910	1973	
Gross SqFt	21,092	22,224	97,926	
Estimated Gross Income	\$257,533	\$263,446	\$1,230,694	
Gross Income per SqFt	\$12.21	\$11.85	\$12.57	
Estimated Expense	\$137,520	\$134,152	\$685,907	
Expense SqFt	\$6.52	\$6.04	\$7.00	
Net Operating Income	\$120,013	\$129,294	\$544,787	
Full Market Value	\$653,000	\$825,000	\$3,649,000	
Market Value per SqFt	\$30.96	\$37.12	\$37.26	
Distance from Condominium in miles		0.30	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02364-7501	2-02707-0030	2-02688-0036	
Condominium Section	0099-R1			
Address	3044 3 AVENUE	715 FOX STREET	853 MACY PLACE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	61	50	63	
Year Built	2006	2008	2009	
Gross SqFt	72,000	60,373	75,119	
Estimated Gross Income	\$1,174,320	\$1,192,367	\$966,782	
Gross Income per SqFt	\$16.31	\$19.75	\$12.87	
Estimated Expense	\$451,440	\$596,184	\$666,306	
Expense SqFt	\$6.27	\$9.88	\$8.87	
Net Operating Income	\$722,880	\$596,183	\$300,476	
Full Market Value	\$4,504,003	\$4,268,000	\$1,175,000	
Market Value per SqFt	\$62.56	\$70.69	\$15.64	
Distance from Condominium in miles		0.77	0.60	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02369-7502	2-02751-0022	2-02674-0051	
Condominium Section	0122-R1			
Address	500 EAST 165 STREET	1107 BRYANT AVENUE	645 PROSPECT AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	128	97	109	
Year Built	2007	1923	1985	
Gross SqFt	150,121	88,463	112,536	
Estimated Gross Income	\$2,005,617	\$1,238,859	\$1,590,276	
Gross Income per SqFt	\$13.36	\$14.00	\$14.13	
Estimated Expense	\$1,122,905	\$644,239	\$826,943	
Expense SqFt	\$7.48	\$7.28	\$7.35	
Net Operating Income	\$882,712	\$594,620	\$763,333	
Full Market Value	\$5,854,000	\$2,838,000	\$4,635,000	
Market Value per SqFt	\$39.00	\$32.08	\$41.19	
Distance from Condominium in miles		0.98	0.84	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02378-7501	2-02690-0173	2-02688-0036	
Condominium Section	0126-R1			
Address	3055 3 AVENUE	861 EAST 163 STREET	853 MACY PLACE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	58	74	63	
Year Built	2007	2004	2009	
Gross SqFt	63,872	72,000	75,119	
Estimated Gross Income	\$818,200	\$741,173	\$966,782	
Gross Income per SqFt	\$12.81	\$10.29	\$12.87	
Estimated Expense	\$445,188	\$397,824	\$666,306	
Expense SqFt	\$6.97	\$5.53	\$8.87	
Net Operating Income	\$373,012	\$343,349	\$300,476	
Full Market Value	\$2,491,000	\$2,138,000	\$1,175,000	
Market Value per SqFt	\$39.00	\$29.69	\$15.64	
Distance from Condominium in miles		0.73	0.65	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02381-7501	2-02647-0005	2-02370-0049	2-02432-0005
Condominium Section	0115-R1			
Address	837 WASHINGTON AVENUE	820 JACKSON AVENUE	501 EAST 165 STREET	986 MORRIS AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	61	42	30
Year Built	2008	1969	2006	1929
Gross SqFt	128,643	49,608	41,000	34,125
Estimated Gross Income	\$1,718,670	\$742,588	\$547,775	\$440,880
Gross Income per SqFt	\$13.36	\$14.97	\$13.36	\$12.92
Estimated Expense	\$962,250	\$445,104	\$301,264	\$264,517
Expense SqFt	\$7.48	\$8.97	\$7.35	\$7.75
Net Operating Income	\$756,420	\$297,484	\$246,511	\$176,363
Full Market Value	\$5,017,000	\$1,529,000	\$1,132,000	\$1,056,000
Market Value per SqFt	\$39.00	\$30.82	\$27.61	\$30.95
Distance from Condominium in miles		0.38	0.39	0.47

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02382-7501	2-02426-0008	2-02370-0049	2-02398-0027
Condominium Section	0094-R1			
Address	871 ELTON AVENUE	1124 CLAY AVENUE	501 EAST 165 STREET	395 EAST 151 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	110	54	42	39
Year Built	2005	1920	2006	1931
Gross SqFt	99,240	46,400	41,000	36,360
Estimated Gross Income	\$1,271,264	\$692,561	\$547,775	\$477,689
Gross Income per SqFt	\$12.81	\$14.93	\$13.36	\$13.14
Estimated Expense	\$691,703	\$422,451	\$301,264	\$306,682
Expense SqFt	\$6.97	\$9.10	\$7.35	\$8.43
Net Operating Income	\$579,561	\$270,110	\$246,511	\$171,007
Full Market Value	\$3,870,000	\$1,441,000	\$1,132,000	\$1,137,000
Market Value per SqFt	\$39.00	\$31.06	\$27.61	\$31.27
Distance from Condominium in miles		0.46	0.37	0.44

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02382-7502	2-03263-0050	2-02840-0054	
Condominium Section	0108-R1			
Address	406 EAST 161 STREET	140 VAN CORTLANDT AVENUE	120 MARCY PLACE	
Neighborhood	MORRISANIA/LONGWOOD	KINGSBRIDGE/JEROME PARK	MELROSE/CONCOURSE	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	88	196	
Year Built	2006	1943	1941	
Gross SqFt	76,984	70,300	70,200	
Estimated Gross Income	\$1,184,784	\$1,316,095	\$1,100,529	
Gross Income per SqFt	\$15.39	\$18.72	\$15.68	
Estimated Expense	\$411,864	\$615,986	\$421,091	
Expense SqFt	\$5.35	\$8.76	\$6.00	
Net Operating Income	\$772,920	\$700,109	\$679,438	
Full Market Value	\$5,304,000	\$5,032,000	\$4,649,000	
Market Value per SqFt	\$68.90	\$71.58	\$66.23	
Distance from Condominium in miles		4.31	0.98	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02516-7501	2-02876-0165	2-02879-0123	2-02861-0050
Condominium Section	0073-R1			
Address	1209 NELSON AVENUE	1684 NELSON AVENUE	1805 DR M L KING JR BOULE	1702 DAVIDSON AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	32	26	28
Year Built	2005	1924	1923	1927
Gross SqFt	24,262	21,000	22,500	22,500
Estimated Gross Income	\$377,759	\$326,961	\$333,198	\$353,925
Gross Income per SqFt	\$15.57	\$15.57	\$14.81	\$15.73
Estimated Expense	\$167,649	\$174,432	\$193,184	\$165,825
Expense SqFt	\$6.91	\$8.31	\$8.59	\$7.37
Net Operating Income	\$210,110	\$152,529	\$140,014	\$188,100
Full Market Value	\$1,499,988	\$1,045,000	\$432,000	\$587,000
Market Value per SqFt	\$61.82	\$49.76	\$19.20	\$26.09
Distance from Condominium in miles		0.86	1.20	0.99

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02651-7501	2-02963-0005	2-02612-0002	
Condominium Section	0020-R1			
Address	1111 FOREST AVENUE	1410 PROSPECT AVENUE	1230 FULTON AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	13	14	
Year Built	1903	1904	1910	
Gross SqFt	7,745	8,164	9,504	
Estimated Gross Income	\$102,931	\$118,520	\$125,385	
Gross Income per SqFt	\$13.29	\$14.52	\$13.19	
Estimated Expense	\$54,215	\$75,369	\$69,266	
Expense SqFt	\$7.00	\$9.23	\$7.29	
Net Operating Income	\$48,716	\$43,151	\$56,119	
Full Market Value	\$324,000	\$298,000	\$300,000	
Market Value per SqFt	\$41.83	\$36.50	\$31.57	
Distance from Condominium in miles		0.51	0.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02686-7501	2-02684-0068	2-02674-0027	
Condominium Section	0053-R1			
Address	717 KELLY STREET	972 LEGGETT AVENUE	592 UNION AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	13	48	43	
Year Built	1909	1915	1926	
Gross SqFt	14,384	41,270	33,890	
Estimated Gross Income	\$221,370	\$655,376	\$582,130	
Gross Income per SqFt	\$15.39	\$15.88	\$17.18	
Estimated Expense	\$76,954	\$322,153	\$320,197	
Expense SqFt	\$5.35	\$7.81	\$9.45	
Net Operating Income	\$144,416	\$333,223	\$261,933	
Full Market Value	\$991,003	\$1,800,000	\$1,893,000	
Market Value per SqFt	\$68.90	\$43.62	\$55.86	
Distance from Condominium in miles		0.12	0.21	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02690-7501	2-02690-0081	2-02690-0173	
Condominium Section	0131-R1			
Address	871 WESTCHESTER AVENUE	881 EAST 162 STREET	861 EAST 163 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	70	86	74	
Year Built	2005	2005	2004	
Gross SqFt	72,717	82,000	72,000	
Estimated Gross Income	\$744,622	\$835,580	\$741,173	
Gross Income per SqFt	\$10.24	\$10.19	\$10.29	
Estimated Expense	\$395,580	\$501,840	\$397,824	
Expense SqFt	\$5.44	\$6.12	\$5.53	
Net Operating Income	\$349,042	\$333,740	\$343,349	
Full Market Value	\$2,023,500	\$2,079,000	\$2,138,000	
Market Value per SqFt	\$27.83	\$25.35	\$29.69	
Distance from Condominium in miles		0.06	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02690-7502	2-02751-0022	2-02674-0051	
Condominium Section	0132-R1			
Address	890 PROSPECT AVENUE	1107 BRYANT AVENUE	645 PROSPECT AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	124	97	109	
Year Built	2005	1923	1985	
Gross SqFt	125,905	88,463	112,536	
Estimated Gross Income	\$1,289,267	\$1,238,859	\$1,590,276	
Gross Income per SqFt	\$10.24	\$14.00	\$14.13	
Estimated Expense	\$593,063	\$644,239	\$826,943	
Expense SqFt	\$4.71	\$7.28	\$7.35	
Net Operating Income	\$696,204	\$594,620	\$763,333	
Full Market Value	\$4,336,000	\$2,838,000	\$4,635,000	
Market Value per SqFt	\$34.44	\$32.08	\$41.19	
Distance from Condominium in miles		0.66	0.46	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02703-7501	2-02456-0181	2-03024-0008	
Condominium Section	0074-R1			
Address	950 WESTCHESTER AVENUE	185 MC CLELLAN STREET	355 EAST 184 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	FORDHAM	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	111	117	112	
Year Built	2006	1936	1972	
Gross SqFt	112,935	123,000	120,000	
Estimated Gross Income	\$1,512,200	\$1,264,238	\$1,606,800	
Gross Income per SqFt	\$13.39	\$10.28	\$13.39	
Estimated Expense	\$800,710	\$748,623	\$850,800	
Expense SqFt	\$7.09	\$6.09	\$7.09	
Net Operating Income	\$711,490	\$515,615	\$756,000	
Full Market Value	\$4,734,000	\$3,210,000	\$4,815,000	
Market Value per SqFt	\$41.92	\$26.10	\$40.13	
Distance from Condominium in miles		1.38	2.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02742-7501	2-02749-0063	2-02743-0019	2-02735-0005
Condominium Section	0072-R1			
Address	951 HOE AVENUE	973 ALDUS STREET	1054 SOUTHERN BOULEVARD	916 SOUTHERN BOULEVARD
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	300	22	59	38
Year Built	2005	1920	1910	1911
Gross SqFt	279,904	13,980	63,608	50,030
Estimated Gross Income	\$4,265,737	\$224,933	\$969,157	\$759,513
Gross Income per SqFt	\$15.24	\$16.09	\$15.24	\$15.18
Estimated Expense	\$1,976,122	\$114,725	\$449,149	\$448,082
Expense SqFt	\$7.06	\$8.21	\$7.06	\$8.96
Net Operating Income	\$2,289,615	\$110,208	\$520,008	\$311,431
Full Market Value	\$15,729,000	\$751,000	\$3,572,000	\$2,140,000
Market Value per SqFt	\$56.19	\$53.72	\$56.16	\$42.77
Distance from Condominium in miles		0.15	0.14	0.17

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02748-7501	2-02743-0019	2-02751-0022	
Condominium Section	0046-R1			
Address	1010 FAILE STREET	1054 SOUTHERN BOULEVARD	1107 BRYANT AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	78	59	97	
Year Built	1930	1910	1923	
Gross SqFt	93,600	63,608	88,463	
Estimated Gross Income	\$1,076,400	\$969,157	\$1,238,859	
Gross Income per SqFt	\$11.50	\$15.24	\$14.00	
Estimated Expense	\$698,256	\$449,149	\$644,239	
Expense SqFt	\$7.46	\$7.06	\$7.28	
Net Operating Income	\$378,144	\$520,008	\$594,620	
Full Market Value	\$2,426,009	\$3,572,000	\$2,838,000	
Market Value per SqFt	\$25.92	\$56.16	\$32.08	
Distance from Condominium in miles		0.06	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02931-7501	2-02963-0012	2-03357-0001	
Condominium Section	0096-R1			
Address	1349 FRANKLIN AVENUE	798 EAST 170 STREET	405 EAST 204 STREET	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	BRONX PARK	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	16	21	20	
Year Built	2007	1904	1911	
Gross SqFt	18,300	16,949	17,000	
Estimated Gross Income	\$272,121	\$220,898	\$331,353	
Gross Income per SqFt	\$14.87	\$13.03	\$19.49	
Estimated Expense	\$141,068	\$139,769	\$171,789	
Expense SqFt	\$7.71	\$8.25	\$10.11	
Net Operating Income	\$131,053	\$81,129	\$159,564	
Full Market Value	\$906,000	\$540,000	\$1,144,000	
Market Value per SqFt	\$49.51	\$31.86	\$67.29	
Distance from Condominium in miles		0.32	3.21	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02934-7501	2-02968-0028	2-02690-0105	
Condominium Section	0086-R1			
Address	1317 BOSTON ROAD	801 FREEMAN STREET	954 PROSPECT AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	
Total Units	10	12	12	
Year Built	2005	1931	1904	
Gross SqFt	12,319	11,335	12,495	
Estimated Gross Income	\$143,640	\$127,084	\$181,224	
Gross Income per SqFt	\$11.66	\$11.21	\$14.50	
Estimated Expense	\$82,205	\$79,552	\$103,718	
Expense SqFt	\$6.67	\$7.02	\$8.30	
Net Operating Income	\$61,435	\$47,532	\$77,506	
Full Market Value	\$394,000	\$306,000	\$378,000	
Market Value per SqFt	\$31.98	\$27.00	\$30.25	
Distance from Condominium in miles		0.14	0.66	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02980-7501	2-04578-0014	2-02690-0105	
Condominium Section	0087-R1			
Address	1308 SOUTHERN BOULEVARD	3034 HONE AVENUE	954 PROSPECT AVENUE	
Neighborhood	MORRISANIA/LONGWOOD	BRONXDALE	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	
Total Units	12	12	12	
Year Built	2005	1927	1904	
Gross SqFt	10,816	11,760	12,495	
Estimated Gross Income	\$151,100	\$128,174	\$181,224	
Gross Income per SqFt	\$13.97	\$10.90	\$14.50	
Estimated Expense	\$83,067	\$73,868	\$103,718	
Expense SqFt	\$7.68	\$6.28	\$8.30	
Net Operating Income	\$68,033	\$54,306	\$77,506	
Full Market Value	\$448,000	\$336,000	\$378,000	
Market Value per SqFt	\$41.42	\$28.57	\$30.25	
Distance from Condominium in miles		3.20	0.75	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-02985-7501	2-02816-0066	2-03124-0001	2-03125-0001
Condominium Section	0125-R1			
Address	1926 CROTONA PARKWAY	1305 MORRIS AVENUE	883 EAST 180 STREET	901 EAST 180 STREET
Neighborhood	EAST TREMONT	MELROSE/CONCOURSE	EAST TREMONT	EAST TREMONT
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	98	73	196	76
Year Built	2007	2003	1979	1930
Gross SqFt	98,608	38,212	181,093	73,824
Estimated Gross Income	\$1,943,564	\$755,069	\$3,145,885	\$1,455,324
Gross Income per SqFt	\$19.71	\$19.76	\$17.37	\$19.71
Estimated Expense	\$874,604	\$339,705	\$1,437,121	\$708,848
Expense SqFt	\$8.87	\$8.89	\$7.94	\$9.60
Net Operating Income	\$1,068,960	\$415,364	\$1,708,764	\$746,476
Full Market Value	\$7,652,000	\$2,973,000	\$9,702,000	\$5,344,000
Market Value per SqFt	\$77.60	\$77.80	\$53.57	\$72.39
Distance from Condominium in miles		1.50	0.28	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03083-7501	2-04965-0018	2-04107-0017	
Condominium Section	0090-R1			
Address	2135 CROTONA AVENUE	3910 HARPER AVENUE	1651 WILLIAMSBRIDGE ROAD	
Neighborhood	EAST TREMONT	BAYCHESTER	MORRIS PARK/VAN NEST	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	16	46	24	
Year Built	2006	1975	1963	
Gross SqFt	14,200	27,733	15,200	
Estimated Gross Income	\$268,948	\$609,546	\$268,220	
Gross Income per SqFt	\$18.94	\$21.98	\$17.65	
Estimated Expense	\$127,800	\$271,779	\$124,837	
Expense SqFt	\$9.00	\$9.80	\$8.21	
Net Operating Income	\$141,148	\$337,767	\$143,383	
Full Market Value	\$1,012,999	\$1,320,000	\$1,034,000	
Market Value per SqFt	\$71.34	\$47.60	\$68.03	
Distance from Condominium in miles		3.96	1.94	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03103-7501	2-02282-0045	2-03103-0003	
Condominium Section	0110-R1			
Address	2324 BEAUMONT AVENUE	211 BROWN PLACE	2302 BEAUMONT AVENUE	
Neighborhood	BELMONT	MOTT HAVEN/PORT MORRIS	BELMONT	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	40	20	13	
Year Built	2007	1974	1931	
Gross SqFt	48,750	21,318	12,325	
Estimated Gross Income	\$812,175	\$369,578	\$196,981	
Gross Income per SqFt	\$16.66	\$17.34	\$15.98	
Estimated Expense	\$431,925	\$203,253	\$100,788	
Expense SqFt	\$8.86	\$9.53	\$8.18	
Net Operating Income	\$380,250	\$166,325	\$96,193	
Full Market Value	\$2,752,000	\$1,074,000	\$656,000	
Market Value per SqFt	\$56.45	\$50.38	\$53.23	
Distance from Condominium in miles		3.65	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03125-7501	2-03125-0001	2-03124-0001	2-03128-0013
Condominium Section	0104-R1			
Address	2155 DALY AVENUE	901 EAST 180 STREET	883 EAST 180 STREET	934 EAST 181 STREET
Neighborhood	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	76	196	40
Year Built	2007	1930	1979	1931
Gross SqFt	14,664	73,824	181,093	33,996
Estimated Gross Income	\$254,714	\$1,455,324	\$3,145,885	\$584,493
Gross Income per SqFt	\$17.37	\$19.71	\$17.37	\$17.19
Estimated Expense	\$116,432	\$708,848	\$1,437,121	\$315,271
Expense SqFt	\$7.94	\$9.60	\$7.94	\$9.27
Net Operating Income	\$138,282	\$746,476	\$1,708,764	\$269,222
Full Market Value	\$998,001	\$5,344,000	\$9,702,000	\$1,725,000
Market Value per SqFt	\$68.06	\$72.39	\$53.57	\$50.74
Distance from Condominium in miles		0.06	0.08	0.09

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03206-7501	2-03194-0031	2-02854-0056	
Condominium Section	0071-R1			
Address	57 WEST BURNSIDE AVENUE	2151 DAVIDSON AVENUE	2025 WALTON AVENUE	
Neighborhood	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	MOUNT HOPE/MOUNT EDEN	
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	69	48	65	
Year Built	2008	1926	1951	
Gross SqFt	53,311	34,950	57,000	
Estimated Gross Income	\$556,034	\$375,850	\$599,940	
Gross Income per SqFt	\$10.43	\$10.75	\$10.53	
Estimated Expense	\$351,319	\$220,846	\$390,965	
Expense SqFt	\$6.59	\$6.32	\$6.86	
Net Operating Income	\$204,715	\$155,004	\$208,975	
Full Market Value	\$1,272,000	\$916,000	\$1,298,000	
Market Value per SqFt	\$23.86	\$26.21	\$22.77	
Distance from Condominium in miles		0.11	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03249-7501	2-03321-0067	2-02720-0063	
Condominium Section	0100-R1			
Address	2792 SEDGWICK AVENUE	3043 VILLA AVENUE	784 FOX STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	MORRISANIA/LONGWOOD	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	40	48	40	
Year Built	2006	1925	1924	
Gross SqFt	48,023	46,585	37,000	
Estimated Gross Income	\$701,136	\$755,143	\$505,519	
Gross Income per SqFt	\$14.60	\$16.21	\$13.66	
Estimated Expense	\$361,133	\$362,431	\$303,856	
Expense SqFt	\$7.52	\$7.78	\$8.21	
Net Operating Income	\$340,003	\$392,712	\$201,663	
Full Market Value	\$2,349,991	\$2,674,000	\$1,199,000	
Market Value per SqFt	\$48.93	\$57.40	\$32.41	
Distance from Condominium in miles		0.71	3.83	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03256-7501	2-03262-0106	2-03262-0103	
Condominium Section	0117-R1			
Address	189 WEST KINGSBRIDGE ROAD	3479 FT INDEPENDENCE STRE	FT INDEPENDENCE STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	12	27	27	
Year Built	2008	2006	2006	
Gross SqFt	19,603	26,632	26,632	
Estimated Gross Income	\$266,601	\$382,436	\$341,955	
Gross Income per SqFt	\$13.60	\$14.36	\$12.84	
Estimated Expense	\$118,051	\$256,732	\$197,376	
Expense SqFt	\$6.02	\$9.64	\$7.41	
Net Operating Income	\$148,550	\$125,704	\$144,579	
Full Market Value	\$984,000	\$496,000	\$471,000	
Market Value per SqFt	\$50.20	\$18.62	\$17.69	
Distance from Condominium in miles		0.72	0.72	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03261-7501	2-03348-0081	2-04847-0039	
Condominium Section	0081-R1			
Address	3097 HEATH AVENUE	315 EAST 209 STREET	800 EAST 223 STREET	
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	23	23	
Year Built	2006	1926	1927	
Gross SqFt	21,861	18,450	18,850	
Estimated Gross Income	\$340,813	\$236,345	\$293,830	
Gross Income per SqFt	\$15.59	\$12.81	\$15.59	
Estimated Expense	\$184,107	\$127,674	\$170,170	
Expense SqFt	\$8.42	\$6.92	\$9.03	
Net Operating Income	\$156,706	\$108,671	\$123,660	
Full Market Value	\$1,074,000	\$524,000	\$847,000	
Market Value per SqFt	\$49.13	\$28.40	\$44.93	
Distance from Condominium in miles		1.37	2.27	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03311-7501	2-03308-0051	2-03307-0072	2-03311-0072
Condominium Section	0034-R1			
Address	3130 GRAND CONCOURSE	253 EAST 202 STREET	3010 GRAND CONCOURSE	3175 GRAND CONCOURSE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	110	101	96	68
Year Built	1968	1965	1963	1930
Gross SqFt	79,920	101,050	106,146	64,876
Estimated Gross Income	\$925,474	\$1,169,817	\$1,219,700	\$775,268
Gross Income per SqFt	\$11.58	\$11.58	\$11.49	\$11.95
Estimated Expense	\$403,596	\$510,089	\$565,101	\$419,099
Expense SqFt	\$5.05	\$5.05	\$5.32	\$6.46
Net Operating Income	\$521,878	\$659,728	\$654,599	\$356,169
Full Market Value	\$2,981,000	\$3,223,000	\$4,201,000	\$1,529,000
Market Value per SqFt	\$37.30	\$31.90	\$39.58	\$23.57
Distance from Condominium in miles		0.12	0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03318-7501	2-03283-0025	2-03301-0050	2-03297-0049
Condominium Section	0048-R1			
Address	2805 CRESTON AVENUE	2732 MARION AVENUE	2840 VALENTINE AVENUE	2925 BRIGGS AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	18	33	16	35
Year Built	1993	2007	1913	1959
Gross SqFt	16,638	33,947	12,393	32,480
Estimated Gross Income	\$199,323	\$406,602	\$156,400	\$361,158
Gross Income per SqFt	\$11.98	\$11.98	\$12.62	\$11.12
Estimated Expense	\$97,000	\$198,000	\$86,007	\$172,847
Expense SqFt	\$5.83	\$5.83	\$6.94	\$5.32
Net Operating Income	\$102,323	\$208,602	\$70,393	\$188,311
Full Market Value	\$651,996	\$937,000	\$471,000	\$988,000
Market Value per SqFt	\$39.19	\$27.60	\$38.01	\$30.42
Distance from Condominium in miles		0.39	0.20	0.34

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03807-0048	2-03801-0001	2-03681-0001
Condominium Section	0033-R1			
Address	228 NEPTUNE COURT	2165 CHATTERTON AVENUE	2010 POWELL AVENUE	2001 STORY AVENUE
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	CASTLE HILL/UNIONPORT	CASTLE HILL/UNIONPORT
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	81	91	355
Year Built	1989	1929	1929	1973
Gross SqFt	47,376	88,184	74,890	421,833
Estimated Gross Income	\$620,152	\$1,183,429	\$980,263	\$5,268,694
Gross Income per SqFt	\$13.09	\$13.42	\$13.09	\$12.49
Estimated Expense	\$282,835	\$615,524	\$447,288	\$2,897,993
Expense SqFt	\$5.97	\$6.98	\$5.97	\$6.87
Net Operating Income	\$337,317	\$567,905	\$532,975	\$2,370,701
Full Market Value	\$2,244,000	\$3,763,000	\$2,805,000	\$15,895,000
Market Value per SqFt	\$47.37	\$42.67	\$37.45	\$37.68
Distance from Condominium in miles		1.46	1.58	1.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03801-0001	2-03793-0039	
Condominium Section	0033-R2			
Address	101 FLEET COURT	2010 POWELL AVENUE	1990 ELLIS AVENUE	
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	CASTLE HILL/UNIONPORT	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	10	91	85	
Year Built	1989	1929	1929	
Gross SqFt	11,912	74,890	76,000	
Estimated Gross Income	\$146,279	\$980,263	\$916,326	
Gross Income per SqFt	\$12.28	\$13.09	\$12.06	
Estimated Expense	\$78,024	\$447,288	\$500,946	
Expense SqFt	\$6.55	\$5.97	\$6.59	
Net Operating Income	\$68,255	\$532,975	\$415,380	
Full Market Value	\$433,000	\$2,805,000	\$2,387,000	
Market Value per SqFt	\$36.35	\$37.45	\$31.41	
Distance from Condominium in miles		1.58	1.67	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03801-0001	2-03793-0039	
Condominium Section	0033-R3			
Address	124 NEPTUNE LANE	2010 POWELL AVENUE	1990 ELLIS AVENUE	
Neighborhood	SOUNDVIEW	CASTLE HILL/UNIONPORT	CASTLE HILL/UNIONPORT	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	14	91	85	
Year Built	1989	1929	1929	
Gross SqFt	15,972	74,890	76,000	
Estimated Gross Income	\$196,136	\$980,263	\$916,326	
Gross Income per SqFt	\$12.28	\$13.09	\$12.06	
Estimated Expense	\$104,617	\$447,288	\$500,946	
Expense SqFt	\$6.55	\$5.97	\$6.59	
Net Operating Income	\$91,519	\$532,975	\$415,380	
Full Market Value	\$552,000	\$2,805,000	\$2,387,000	
Market Value per SqFt	\$34.56	\$37.45	\$31.41	
Distance from Condominium in miles		1.58	1.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03715-0030	2-03801-0001	2-03716-0036
Condominium Section	0033-R4			
Address	232 FLEET COURT	1056 BOYNTON AVENUE	2010 POWELL AVENUE	1065 MANOR AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	CASTLE HILL/UNIONPORT	SOUNDVIEW
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	18	79	91	44
Year Built	1989	1939	1929	1930
Gross SqFt	22,199	70,500	74,890	48,000
Estimated Gross Income	\$290,585	\$998,079	\$980,263	\$544,690
Gross Income per SqFt	\$13.09	\$14.16	\$13.09	\$11.35
Estimated Expense	\$132,528	\$401,055	\$447,288	\$275,408
Expense SqFt	\$5.97	\$5.69	\$5.97	\$5.74
Net Operating Income	\$158,057	\$597,024	\$532,975	\$269,282
Full Market Value	\$1,052,003	\$4,141,000	\$2,805,000	\$1,551,000
Market Value per SqFt	\$47.39	\$58.74	\$37.45	\$32.31
Distance from Condominium in miles		1.73	1.58	1.70

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03715-0030	2-03801-0001	2-03716-0036
Condominium Section	0033-R5			
Address	201 SUNSET BOULEVARD	1056 BOYNTON AVENUE	2010 POWELL AVENUE	1065 MANOR AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	CASTLE HILL/UNIONPORT	SOUNDVIEW
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	18	79	91	44
Year Built	1989	1939	1929	1930
Gross SqFt	20,304	70,500	74,890	48,000
Estimated Gross Income	\$265,779	\$998,079	\$980,263	\$544,690
Gross Income per SqFt	\$13.09	\$14.16	\$13.09	\$11.35
Estimated Expense	\$121,215	\$401,055	\$447,288	\$275,408
Expense SqFt	\$5.97	\$5.69	\$5.97	\$5.74
Net Operating Income	\$144,564	\$597,024	\$532,975	\$269,282
Full Market Value	\$962,000	\$4,141,000	\$2,805,000	\$1,551,000
Market Value per SqFt	\$47.38	\$58.74	\$37.45	\$32.31
Distance from Condominium in miles		1.73	1.58	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03432-7501	2-03715-0030	2-03801-0001	2-03716-0036
Condominium Section	0033-R6			
Address	301 ADMIRAL LANE	1056 BOYNTON AVENUE	2010 POWELL AVENUE	1065 MANOR AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	CASTLE HILL/UNIONPORT	SOUNDVIEW
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	28	79	91	44
Year Built	1989	1939	1929	1930
Gross SqFt	34,516	70,500	74,890	48,000
Estimated Gross Income	\$451,814	\$998,079	\$980,263	\$544,690
Gross Income per SqFt	\$13.09	\$14.16	\$13.09	\$11.35
Estimated Expense	\$206,061	\$401,055	\$447,288	\$275,408
Expense SqFt	\$5.97	\$5.69	\$5.97	\$5.74
Net Operating Income	\$245,753	\$597,024	\$532,975	\$269,282
Full Market Value	\$1,635,001	\$4,141,000	\$2,805,000	\$1,551,000
Market Value per SqFt	\$47.37	\$58.74	\$37.45	\$32.31
Distance from Condominium in miles		1.73	1.58	1.70

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-03936-0001	2-03767-0082	2-03793-0039
Condominium Section	0023-R1			
Address	99 METROPOLITAN OVAL	1366 WHITE PLAINS ROAD	1221 WHITE PLAINS ROAD	1990 ELLIS AVENUE
Neighborhood	PARKCHESTER	PARKCHESTER	SOUNDVIEW	CASTLE HILL/UNIONPORT
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	128	61	109	85
Year Built	1933	1929	1928	1929
Gross SqFt	109,764	56,178	97,000	76,000
Estimated Gross Income	\$1,312,777	\$659,820	\$1,160,120	\$916,326
Gross Income per SqFt	\$11.96	\$11.75	\$11.96	\$12.06
Estimated Expense	\$707,978	\$286,553	\$626,620	\$500,946
Expense SqFt	\$6.45	\$5.10	\$6.46	\$6.59
Net Operating Income	\$604,799	\$373,267	\$533,500	\$415,380
Full Market Value	\$3,854,008	\$1,661,000	\$3,014,000	\$2,387,000
Market Value per SqFt	\$35.11	\$29.57	\$31.07	\$31.41
Distance from Condominium in miles		0.08	0.19	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-03936-0001	2-03925-0018	2-03925-0025
Condominium Section	0023-R2			
Address	1469 WEST AVENUE	1366 WHITE PLAINS ROAD	1565 THIERIOT AVENUE	1564 TAYLOR AVENUE
Neighborhood	BRONX-UNKNOWN	PARKCHESTER	PARKCHESTER	PARKCHESTER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	2,121	61	120	54
Year Built	1933	1929	1930	1930
Gross SqFt	1,867,373	56,178	130,500	54,000
Estimated Gross Income	\$20,839,883	\$659,820	\$1,455,886	\$576,807
Gross Income per SqFt	\$11.16	\$11.75	\$11.16	\$10.68
Estimated Expense	\$12,081,903	\$286,553	\$596,640	\$373,925
Expense SqFt	\$6.47	\$5.10	\$4.57	\$6.92
Net Operating Income	\$8,757,980	\$373,267	\$859,246	\$202,882
Full Market Value	\$56,470,051	\$1,661,000	\$4,004,000	\$1,258,000
Market Value per SqFt	\$30.24	\$29.57	\$30.68	\$23.30
Distance from Condominium in miles		0.17	0.27	0.27

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-03936-0001	2-03947-0040	2-03947-0001
Condominium Section	0023-R3			
Address	1925 MC GRAW AVENUE	1366 WHITE PLAINS ROAD	2145 STARLING AVENUE	2141 STARLING AVENUE
Neighborhood	BRONX-UNKNOWN	PARKCHESTER	PARKCHESTER	PARKCHESTER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	2,659	61	103	102
Year Built	1933	1929	1928	1928
Gross SqFt	2,723,821	56,178	93,000	93,000
Estimated Gross Income	\$33,039,949	\$659,820	\$1,128,296	\$1,148,540
Gross Income per SqFt	\$12.13	\$11.75	\$12.13	\$12.35
Estimated Expense	\$18,521,983	\$286,553	\$632,698	\$632,698
Expense SqFt	\$6.80	\$5.10	\$6.80	\$6.80
Net Operating Income	\$14,517,966	\$373,267	\$495,598	\$515,842
Full Market Value	\$92,312,132	\$1,661,000	\$3,003,000	\$3,268,000
Market Value per SqFt	\$33.89	\$29.57	\$32.29	\$35.14
Distance from Condominium in miles		0.22	0.24	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-03929-7501	2-03998-0010	2-03925-0018	2-03925-0025
Condominium Section	0023-R4			
Address	14 METROPOLITAN OVAL	1776 CASTLE HILL AVENUE	1565 THIERIOT AVENUE	1564 TAYLOR AVENUE
Neighborhood	PARKCHESTER	WESTCHESTER	PARKCHESTER	PARKCHESTER
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	3,378	85	120	54
Year Built	1933	1936	1930	1930
Gross SqFt	3,364,977	78,000	130,500	54,000
Estimated Gross Income	\$37,553,143	\$914,949	\$1,455,886	\$576,807
Gross Income per SqFt	\$11.16	\$11.73	\$11.16	\$10.68
Estimated Expense	\$21,771,401	\$514,952	\$596,640	\$373,925
Expense SqFt	\$6.47	\$6.60	\$4.57	\$6.92
Net Operating Income	\$15,781,742	\$399,997	\$859,246	\$202,882
Full Market Value	\$101,759,123	\$2,558,000	\$4,004,000	\$1,258,000
Market Value per SqFt	\$30.24	\$32.79	\$30.68	\$23.30
Distance from Condominium in miles		0.34	0.38	0.38

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04174-7501	2-04172-0007	2-04178-0005	2-04178-0010
Condominium Section	0066-R1			
Address	1600 PARKVIEW AVENUE	3070 ROBERTS AVENUE	3565 BRUCKNER BOULEVARD	3555 BRUCKNER BOULEVARD
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	21	43	49	142
Year Built	2003	1929	1931	1960
Gross SqFt	16,688	46,494	38,250	112,000
Estimated Gross Income	\$220,615	\$453,917	\$528,092	\$1,480,347
Gross Income per SqFt	\$13.22	\$9.76	\$13.81	\$13.22
Estimated Expense	\$95,789	\$235,580	\$253,759	\$642,987
Expense SqFt	\$5.74	\$5.07	\$6.63	\$5.74
Net Operating Income	\$124,826	\$218,337	\$274,333	\$837,360
Full Market Value	\$829,001	\$1,221,000	\$1,809,000	\$4,411,000
Market Value per SqFt	\$49.68	\$26.26	\$47.29	\$39.38
Distance from Condominium in miles		0.09	0.12	0.12

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04284-7501	2-04325-0001	2-04337-0064	2-04338-0012
Condominium Section	0070-R1			
Address	2040 WHITE PLAINS ROAD	2155 PAULDING AVENUE	620 REISS PLACE	660 THWAITES PLACE
Neighborhood	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	BRONXDALE	BRONXDALE
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	63	74	108
Year Built	2005	1954	1959	1954
Gross SqFt	108,100	81,710	86,527	137,350
Estimated Gross Income	\$865,881	\$672,473	\$727,680	\$1,123,523
Gross Income per SqFt	\$8.01	\$8.23	\$8.41	\$8.18
Estimated Expense	\$372,945	\$389,757	\$397,257	\$741,690
Expense SqFt	\$3.45	\$4.77	\$4.59	\$5.40
Net Operating Income	\$492,936	\$282,716	\$330,423	\$381,833
Full Market Value	\$2,908,000	\$1,518,000	\$1,650,000	\$2,249,000
Market Value per SqFt	\$26.90	\$18.58	\$19.07	\$16.37
Distance from Condominium in miles		0.42	0.46	0.48

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04307-7501	2-04274-0064	2-04365-0064	2-04323-0035
Condominium Section	0027-R1			
Address	1144 LYDIG AVENUE	1960 WILLIAMSBRIDGE ROAD	1135 PELHAM PARKWAY NORTH	2196 MATTHEWS AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	MORRIS PARK/VAN NEST	PELHAM PARKWAY NORTH	PELHAM PARKWAY SOUTH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	62	53	42
Year Built	1964	1961	1955	1940
Gross SqFt	56,000	71,500	57,000	34,518
Estimated Gross Income	\$636,720	\$879,792	\$587,844	\$426,526
Gross Income per SqFt	\$11.37	\$12.30	\$10.31	\$12.36
Estimated Expense	\$370,720	\$461,008	\$320,772	\$261,394
Expense SqFt	\$6.62	\$6.45	\$5.63	\$7.57
Net Operating Income	\$266,000	\$418,784	\$267,072	\$165,132
Full Market Value	\$1,710,999	\$2,655,000	\$1,662,000	\$1,046,000
Market Value per SqFt	\$30.55	\$37.13	\$29.16	\$30.30
Distance from Condominium in miles		0.13	0.29	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04340-7501	2-04338-0012	2-04340-0025	2-04337-0064
Condominium Section	0014-R1			
Address	610 WARING AVENUE	660 THWAITES PLACE	2320 BRONX PARK EAST	620 REISS PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	108	66	74
Year Built	1960	1954	1928	1959
Gross SqFt	116,200	137,350	77,418	86,527
Estimated Gross Income	\$930,762	\$1,123,523	\$664,499	\$727,680
Gross Income per SqFt	\$8.01	\$8.18	\$8.58	\$8.41
Estimated Expense	\$400,890	\$741,690	\$398,818	\$397,257
Expense SqFt	\$3.45	\$5.40	\$5.15	\$4.59
Net Operating Income	\$529,872	\$381,833	\$265,681	\$330,423
Full Market Value	\$3,126,006	\$2,249,000	\$1,518,000	\$1,650,000
Market Value per SqFt	\$26.90	\$16.37	\$19.61	\$19.07
Distance from Condominium in miles		0.14	0.00	0.16

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04340-7502	2-04338-0012	2-04340-0025	2-04337-0064
Condominium Section	0017-R1			
Address	2385 BARKER AVENUE	660 THWAITES PLACE	2320 BRONX PARK EAST	620 REISS PLACE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	108	66	74
Year Built	1960	1954	1928	1959
Gross SqFt	127,290	137,350	77,418	86,527
Estimated Gross Income	\$1,019,593	\$1,123,523	\$664,499	\$727,680
Gross Income per SqFt	\$8.01	\$8.18	\$8.58	\$8.41
Estimated Expense	\$439,151	\$741,690	\$398,818	\$397,257
Expense SqFt	\$3.45	\$5.40	\$5.15	\$4.59
Net Operating Income	\$580,442	\$381,833	\$265,681	\$330,423
Full Market Value	\$3,424,007	\$2,249,000	\$1,518,000	\$1,650,000
Market Value per SqFt	\$26.90	\$16.37	\$19.61	\$19.07
Distance from Condominium in miles		0.14	0.00	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04545-7501	2-04594-0040	2-04594-0048	2-04570-0032
Condominium Section	0091-R1			
Address	3035 WHITE PLAINS ROAD	3225 OLINVILLE AVENUE	665 BURKE AVENUE	3039 WALLACE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	74	55	63	60
Year Built	2007	1931	1928	1929
Gross SqFt	85,582	50,748	53,016	52,980
Estimated Gross Income	\$1,100,585	\$624,611	\$662,856	\$772,759
Gross Income per SqFt	\$12.86	\$12.31	\$12.50	\$14.59
Estimated Expense	\$676,954	\$368,695	\$275,088	\$421,260
Expense SqFt	\$7.91	\$7.27	\$5.19	\$7.95
Net Operating Income	\$423,631	\$255,916	\$387,768	\$351,499
Full Market Value	\$2,827,000	\$1,622,000	\$1,694,000	\$1,903,000
Market Value per SqFt	\$33.03	\$31.96	\$31.95	\$35.92
Distance from Condominium in miles		0.14	0.14	0.16

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04664-7501	2-03973-0036	2-04847-0039	
Condominium Section	0075-R1			
Address	720 EAST 217 STREET	1405 ROWLAND STREET	800 EAST 223 STREET	
Neighborhood	WILLIAMSBRIDGE	WESTCHESTER	WILLIAMSBRIDGE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	27	23	
Year Built	2006	1927	1927	
Gross SqFt	19,225	22,560	18,850	
Estimated Gross Income	\$275,879	\$234,947	\$293,830	
Gross Income per SqFt	\$14.35	\$10.41	\$15.59	
Estimated Expense	\$151,733	\$111,201	\$170,170	
Expense SqFt	\$7.89	\$4.93	\$9.03	
Net Operating Income	\$124,146	\$123,746	\$123,660	
Full Market Value	\$861,997	\$597,000	\$847,000	
Market Value per SqFt	\$44.84	\$26.46	\$44.93	
Distance from Condominium in miles		3.12	0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-04668-7501	2-02722-0048	2-05047-0006	
Condominium Section	0076-R1			
Address	724 EAST 221 STREET	900 FOX STREET	4360 FURMAN AVENUE	
Neighborhood	WILLIAMSBRIDGE	MORRISANIA/LONGWOOD	WAKEFIELD	
Building Classification	R2-CONDOMINIUM	D5-ELEVATOR	C1-WALK-UP	
Total Units	24	30	27	
Year Built	2005	1922	1931	
Gross SqFt	29,320	31,110	26,280	
Estimated Gross Income	\$404,616	\$445,519	\$303,058	
Gross Income per SqFt	\$13.80	\$14.32	\$11.53	
Estimated Expense	\$226,544	\$290,087	\$169,686	
Expense SqFt	\$7.73	\$9.32	\$6.46	
Net Operating Income	\$178,072	\$155,432	\$133,372	
Full Market Value	\$1,175,000	\$1,077,000	\$852,000	
Market Value per SqFt	\$40.08	\$34.62	\$32.42	
Distance from Condominium in miles		4.79	0.99	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05529-7501	2-02282-0045	2-04199-0037	
Condominium Section	0083-R1			
Address	24 PENNYFIELD AVENUE	211 BROWN PLACE	3100 ARNOW PLACE	
Neighborhood	THROGS NECK	MOTT HAVEN/PORT MORRIS	SCHUYLerville/PELHAM BAY	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	15	20	15	
Year Built	2000	1974	1964	
Gross SqFt	12,624	21,318	11,145	
Estimated Gross Income	\$187,214	\$369,578	\$125,478	
Gross Income per SqFt	\$14.83	\$17.34	\$11.26	
Estimated Expense	\$100,361	\$203,253	\$40,659	
Expense SqFt	\$7.95	\$9.53	\$3.65	
Net Operating Income	\$86,853	\$166,325	\$84,819	
Full Market Value	\$598,999	\$1,074,000	\$393,000	
Market Value per SqFt	\$47.45	\$50.38	\$35.26	
Distance from Condominium in miles		6.28	2.94	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05529-7502	2-02282-0045	2-02513-0044	2-04199-0037
Condominium Section	0082-R1			
Address	1 PENNYFIELD AVENUE	211 BROWN PLACE	1132 NELSON AVENUE	3100 ARNOW PLACE
Neighborhood	THROGS NECK	MOTT HAVEN/PORT MORRIS	HIGHBRIDGE/MORRIS HEIGHTS	SCHUYLerville/PELHAM BAY
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	45	20	72	15
Year Built	1998	1974	1983	1964
Gross SqFt	63,738	21,318	67,884	11,145
Estimated Gross Income	\$890,420	\$369,578	\$948,132	\$125,478
Gross Income per SqFt	\$13.97	\$17.34	\$13.97	\$11.26
Estimated Expense	\$489,508	\$203,253	\$521,510	\$40,659
Expense SqFt	\$7.68	\$9.53	\$7.68	\$3.65
Net Operating Income	\$400,912	\$166,325	\$426,622	\$84,819
Full Market Value	\$2,638,992	\$1,074,000	\$2,808,000	\$393,000
Market Value per SqFt	\$41.40	\$50.38	\$41.36	\$35.26
Distance from Condominium in miles		6.28	6.68	2.94

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05606-7502	2-05606-0001	2-05430-0052	
Condominium Section	0056-R1			
Address	195 BALCOM AVENUE	2631 SCHURZ AVENUE	835 THROGS NECK EXPWY SR	
Neighborhood	THROGS NECK	THROGS NECK	THROGS NECK	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	20	79	14	
Year Built	1997	1978	1989	
Gross SqFt	19,080	46,832	8,792	
Estimated Gross Income	\$318,636	\$895,896	\$125,460	
Gross Income per SqFt	\$16.70	\$19.13	\$14.27	
Estimated Expense	\$127,454	\$421,020	\$65,270	
Expense SqFt	\$6.68	\$8.99	\$7.42	
Net Operating Income	\$191,182	\$474,876	\$60,190	
Full Market Value	\$1,379,000	\$3,407,000	\$263,000	
Market Value per SqFt	\$72.27	\$72.75	\$29.91	
Distance from Condominium in miles		0.10	1.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05643-7501	2-02513-0044	2-04199-0037	
Condominium Section	0060-R1			
Address	190 FORDHAM STREET	1132 NELSON AVENUE	3100 ARNOW PLACE	
Neighborhood	CITY ISLAND	HIGHBRIDGE/MORRIS HEIGHTS	SCHUYLerville/PELHAM BAY	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	16	72	15	
Year Built	1897	1983	1964	
Gross SqFt	16,605	67,884	11,145	
Estimated Gross Income	\$218,190	\$948,132	\$125,478	
Gross Income per SqFt	\$13.14	\$13.97	\$11.26	
Estimated Expense	\$116,235	\$521,510	\$40,659	
Expense SqFt	\$7.00	\$7.68	\$3.65	
Net Operating Income	\$101,955	\$426,622	\$84,819	
Full Market Value	\$678,001	\$2,808,000	\$393,000	
Market Value per SqFt	\$40.83	\$41.36	\$35.26	
Distance from Condominium in miles		7.48	2.44	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05723-7501	2-05746-0567	2-05787-0137	
Condominium Section	0084-R1			
Address	2287 JOHNSON AVENUE	2675 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	73	78	85	
Year Built	1983	1951	1954	
Gross SqFt	99,590	92,782	100,498	
Estimated Gross Income	\$1,272,760	\$1,159,771	\$1,312,394	
Gross Income per SqFt	\$12.78	\$12.50	\$13.06	
Estimated Expense	\$508,905	\$480,671	\$505,762	
Expense SqFt	\$5.11	\$5.18	\$5.03	
Net Operating Income	\$763,855	\$679,100	\$806,632	
Full Market Value	\$4,487,975	\$3,619,000	\$3,795,000	
Market Value per SqFt	\$45.06	\$39.01	\$37.76	
Distance from Condominium in miles		0.20	0.58	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05725-7501	2-05732-0924	2-05746-0567	2-05789-0024
Condominium Section	0011-R1			
Address	2600 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY	2675 HENRY HUDSON PARKWAY	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	78	78	108
Year Built	1941	1955	1951	1938
Gross SqFt	35,000	108,955	92,782	163,197
Estimated Gross Income	\$437,500	\$1,229,714	\$1,159,771	\$2,199,230
Gross Income per SqFt	\$12.50	\$11.29	\$12.50	\$13.48
Estimated Expense	\$181,300	\$539,876	\$480,671	\$1,080,504
Expense SqFt	\$5.18	\$4.96	\$5.18	\$6.62
Net Operating Income	\$256,200	\$689,838	\$679,100	\$1,118,726
Full Market Value	\$1,682,998	\$3,432,000	\$3,619,000	\$7,409,000
Market Value per SqFt	\$48.09	\$31.50	\$39.01	\$45.40
Distance from Condominium in miles		0.09	0.11	0.37

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05745-7501	2-05746-0567	2-05732-0924	2-05789-0024
Condominium Section	0028-R1			
Address	2521 PALISADE AVENUE	2675 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY	3240 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	78	78	108
Year Built	1986	1951	1955	1938
Gross SqFt	62,350	92,782	108,955	163,197
Estimated Gross Income	\$779,375	\$1,159,771	\$1,229,714	\$2,199,230
Gross Income per SqFt	\$12.50	\$12.50	\$11.29	\$13.48
Estimated Expense	\$322,973	\$480,671	\$539,876	\$1,080,504
Expense SqFt	\$5.18	\$5.18	\$4.96	\$6.62
Net Operating Income	\$456,402	\$679,100	\$689,838	\$1,118,726
Full Market Value	\$2,935,290	\$3,619,000	\$3,432,000	\$7,409,000
Market Value per SqFt	\$47.08	\$39.01	\$31.50	\$45.40
Distance from Condominium in miles		0.20	0.31	0.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05764-7501	2-03121-0038	2-02816-0066	2-03091-0005
Condominium Section	0129-R1			
Address	460 WEST 236 STREET	906 EAST 178 STREET	1305 MORRIS AVENUE	2490 BELMONT AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	EAST TREMONT	MELROSE/CONCOURSE	BELMONT
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	53	35	73	14
Year Built	2005	2008	2003	2006
Gross SqFt	56,512	36,596	38,212	13,295
Estimated Gross Income	\$1,186,752	\$776,066	\$755,069	\$282,652
Gross Income per SqFt	\$21.00	\$21.21	\$19.76	\$21.26
Estimated Expense	\$534,604	\$430,956	\$339,705	\$130,025
Expense SqFt	\$9.46	\$11.78	\$8.89	\$9.78
Net Operating Income	\$652,148	\$345,110	\$415,364	\$152,627
Full Market Value	\$4,792,003	\$2,280,000	\$2,973,000	\$540,000
Market Value per SqFt	\$84.80	\$62.30	\$77.80	\$40.62
Distance from Condominium in miles		3.18	3.35	2.28

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05771-7501	2-05791-0388	2-05796-0129	
Condominium Section	0041-R1			
Address	3636 FIELDSTON ROAD	511 WEST 235 STREET	3660 OXFORD AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	106	55	77	
Year Built	1962	1936	1967	
Gross SqFt	132,000	64,000	106,934	
Estimated Gross Income	\$1,792,560	\$890,050	\$1,415,876	
Gross Income per SqFt	\$13.58	\$13.91	\$13.24	
Estimated Expense	\$832,920	\$348,839	\$765,281	
Expense SqFt	\$6.31	\$5.45	\$7.16	
Net Operating Income	\$959,640	\$541,211	\$650,595	
Full Market Value	\$6,349,000	\$3,565,000	\$4,322,000	
Market Value per SqFt	\$48.10	\$55.70	\$40.42	
Distance from Condominium in miles		0.09	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05777-7501	2-05779-0810	2-03263-0104	
Condominium Section	0079-R1			
Address	3816 WALDO AVENUE	3804 GREYSTONE AVENUE	3855 ORLOFF AVENUE	
Neighborhood	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	25	45	52	
Year Built	2004	1927	1964	
Gross SqFt	55,005	42,552	45,375	
Estimated Gross Income	\$856,978	\$692,789	\$674,935	
Gross Income per SqFt	\$15.58	\$16.28	\$14.87	
Estimated Expense	\$384,485	\$224,771	\$394,357	
Expense SqFt	\$6.99	\$5.28	\$8.69	
Net Operating Income	\$472,493	\$468,018	\$280,578	
Full Market Value	\$3,235,992	\$3,185,000	\$1,934,000	
Market Value per SqFt	\$58.83	\$74.85	\$42.62	
Distance from Condominium in miles		0.07	0.43	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05780-7501	2-05796-0129	2-05798-0077	2-05773-0290
Condominium Section	0040-R1			
Address	3900 GREYSTONE AVENUE	3660 OXFORD AVENUE	545 WEST 236 STREET	275 WEST 238 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	78	77	64	72
Year Built	1928	1967	1939	1937
Gross SqFt	95,061	106,934	90,025	71,091
Estimated Gross Income	\$1,258,608	\$1,415,876	\$1,137,489	\$960,856
Gross Income per SqFt	\$13.24	\$13.24	\$12.64	\$13.52
Estimated Expense	\$680,637	\$765,281	\$554,033	\$532,931
Expense SqFt	\$7.16	\$7.16	\$6.15	\$7.50
Net Operating Income	\$577,971	\$650,595	\$583,456	\$427,925
Full Market Value	\$3,531,005	\$4,322,000	\$3,531,000	\$2,833,000
Market Value per SqFt	\$37.14	\$40.42	\$39.22	\$39.85
Distance from Condominium in miles		0.24	0.28	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05787-7501	2-05789-0024	2-05798-0101	
Condominium Section	0030-R1			
Address	3240 NETHERLAND AVENUE	3240 HENRY HUDSON PARKWAY	3615 OXFORD AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	15	108	15	
Year Built	1988	1938	1980	
Gross SqFt	10,108	163,197	7,550	
Estimated Gross Income	\$202,160	\$2,199,230	\$174,490	
Gross Income per SqFt	\$20.00	\$13.48	\$23.11	
Estimated Expense	\$89,456	\$1,080,504	\$78,802	
Expense SqFt	\$8.85	\$6.62	\$10.44	
Net Operating Income	\$112,704	\$1,118,726	\$95,688	
Full Market Value	\$714,999	\$7,409,000	\$643,000	
Market Value per SqFt	\$70.74	\$45.40	\$85.17	
Distance from Condominium in miles		0.11	0.20	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05788-7501	2-05903-0283	2-05920-0687	
Condominium Section	0106-R1			
Address	3220 ARLINGTON AVENUE	3611 HENRY HUDSON PARKWAY	699 WEST 239 STREET	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	26	123	132	
Year Built	2004	1951	1962	
Gross SqFt	105,300	134,000	160,000	
Estimated Gross Income	\$1,616,355	\$2,080,061	\$2,431,079	
Gross Income per SqFt	\$15.35	\$15.52	\$15.19	
Estimated Expense	\$646,542	\$1,045,025	\$1,031,689	
Expense SqFt	\$6.14	\$7.80	\$6.45	
Net Operating Income	\$969,813	\$1,035,036	\$1,399,390	
Full Market Value	\$6,153,002	\$7,091,000	\$8,778,000	
Market Value per SqFt	\$58.43	\$52.92	\$54.86	
Distance from Condominium in miles		0.20	0.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05789-7501	2-05920-0687	2-05920-0670	
Condominium Section	0032-R1			
Address	3220 FAIRFIELD AVENUE	699 WEST 239 STREET	3801 HUDSON MANOR TERRACE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	132	135	
Year Built	1989	1962	1960	
Gross SqFt	30,743	160,000	152,400	
Estimated Gross Income	\$454,689	\$2,431,079	\$2,299,515	
Gross Income per SqFt	\$14.79	\$15.19	\$15.09	
Estimated Expense	\$170,931	\$1,031,689	\$810,013	
Expense SqFt	\$5.56	\$6.45	\$5.32	
Net Operating Income	\$283,758	\$1,399,390	\$1,489,502	
Full Market Value	\$1,660,988	\$8,778,000	\$7,095,000	
Market Value per SqFt	\$54.03	\$54.86	\$46.56	
Distance from Condominium in miles		0.40	0.40	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05789-7502	2-05798-0101	2-05786-0240	
Condominium Section	0077-R1			
Address	3205 ARLINGTON AVENUE	3615 OXFORD AVENUE	3205 OXFORD AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	9	15	12	
Year Built	2006	1980	1985	
Gross SqFt	9,973	7,550	6,260	
Estimated Gross Income	\$205,344	\$174,490	\$113,056	
Gross Income per SqFt	\$20.59	\$23.11	\$18.06	
Estimated Expense	\$109,603	\$78,802	\$54,212	
Expense SqFt	\$10.99	\$10.44	\$8.66	
Net Operating Income	\$95,741	\$95,688	\$58,844	
Full Market Value	\$689,000	\$643,000	\$424,000	
Market Value per SqFt	\$69.09	\$85.17	\$67.73	
Distance from Condominium in miles		0.24	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05791-7501	2-05779-0810	2-05798-0101	2-03121-0038
Condominium Section	0095-R1			
Address	3536 CAMBRIDGE AVENUE	3804 GREYSTONE AVENUE	3615 OXFORD AVENUE	906 EAST 178 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	EAST TREMONT
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	31	45	15	35
Year Built	2005	1927	1980	2008
Gross SqFt	52,918	42,552	7,550	36,596
Estimated Gross Income	\$1,124,508	\$692,789	\$174,490	\$776,066
Gross Income per SqFt	\$21.25	\$16.28	\$23.11	\$21.21
Estimated Expense	\$500,604	\$224,771	\$78,802	\$430,956
Expense SqFt	\$9.46	\$5.28	\$10.44	\$11.78
Net Operating Income	\$623,904	\$468,018	\$95,688	\$345,110
Full Market Value	\$4,274,000	\$3,185,000	\$643,000	\$2,280,000
Market Value per SqFt	\$80.77	\$74.85	\$85.17	\$62.30
Distance from Condominium in miles		0.21	0.14	3.22

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05798-7501	2-03121-0038	2-05798-0101	2-05779-0810
Condominium Section	0062-R1			
Address	3614 JOHNSON AVENUE	906 EAST 178 STREET	3615 OXFORD AVENUE	3804 GREYSTONE AVENUE
Neighborhood	RIVERDALE	EAST TREMONT	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	15	35	15	45
Year Built	2002	2008	1980	1927
Gross SqFt	14,969	36,596	7,550	42,552
Estimated Gross Income	\$288,153	\$776,066	\$174,490	\$692,789
Gross Income per SqFt	\$19.25	\$21.21	\$23.11	\$16.28
Estimated Expense	\$133,224	\$430,956	\$78,802	\$224,771
Expense SqFt	\$8.90	\$11.78	\$10.44	\$5.28
Net Operating Income	\$154,929	\$345,110	\$95,688	\$468,018
Full Market Value	\$1,060,999	\$2,280,000	\$643,000	\$3,185,000
Market Value per SqFt	\$70.88	\$62.30	\$85.17	\$74.85
Distance from Condominium in miles		3.35	0.00	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05798-7502	2-05907-0348	2-05716-0287	2-05796-0121
Condominium Section	0067-R1			
Address	3625 OXFORD AVENUE	3725 BLACKSTONE AVENUE	2475 PALISADE AVENUE	518 TULFAN TERRACE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	42	25	31
Year Built	2005	1968	1932	2005
Gross SqFt	40,468	41,803	31,098	52,870
Estimated Gross Income	\$610,662	\$630,807	\$565,690	\$707,929
Gross Income per SqFt	\$15.09	\$15.09	\$18.19	\$13.39
Estimated Expense	\$302,296	\$222,392	\$214,887	\$309,290
Expense SqFt	\$7.47	\$5.32	\$6.91	\$5.85
Net Operating Income	\$308,366	\$408,415	\$350,803	\$398,639
Full Market Value	\$2,117,000	\$2,453,000	\$1,925,000	\$1,947,000
Market Value per SqFt	\$52.31	\$58.68	\$61.90	\$36.83
Distance from Condominium in miles		0.21	0.89	0.05

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05857-7501	2-05814-1155	2-05909-0163	2-05950-0429
Condominium Section	0019-R1			
Address	5775 MOSHOLU AVENUE	210 WEST 251 STREET	3950 BLACKSTONE AVENUE	5530 NETHERLAND AVENUE
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE	RIVERDALE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	70	176	270
Year Built	1962	1960	1959	1948
Gross SqFt	71,146	75,000	237,000	235,467
Estimated Gross Income	\$928,455	\$999,460	\$3,092,924	\$3,060,447
Gross Income per SqFt	\$13.05	\$13.33	\$13.05	\$13.00
Estimated Expense	\$443,240	\$371,959	\$1,477,491	\$1,619,950
Expense SqFt	\$6.23	\$4.96	\$6.23	\$6.88
Net Operating Income	\$485,215	\$627,501	\$1,615,433	\$1,440,497
Full Market Value	\$3,232,002	\$3,476,000	\$10,760,000	\$9,207,000
Market Value per SqFt	\$45.43	\$46.35	\$45.40	\$39.10
Distance from Condominium in miles		0.82	1.18	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05904-7501	2-05784-0340	2-05791-0388	
Condominium Section	0063-R1			
Address	3800 BLACKSTONE AVENUE	500 WEST 235 STREET	511 WEST 235 STREET	
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	12	87	55	
Year Built	2004	1954	1936	
Gross SqFt	20,280	92,600	64,000	
Estimated Gross Income	\$283,920	\$1,304,480	\$890,050	
Gross Income per SqFt	\$14.00	\$14.09	\$13.91	
Estimated Expense	\$116,610	\$560,265	\$348,839	
Expense SqFt	\$5.75	\$6.05	\$5.45	
Net Operating Income	\$167,310	\$744,215	\$541,211	
Full Market Value	\$1,100,999	\$4,268,000	\$3,565,000	
Market Value per SqFt	\$54.29	\$46.09	\$55.70	
Distance from Condominium in miles		0.34	0.28	

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05906-7501	2-03121-0038	2-02816-0066	2-03091-0005
Condominium Section	0139-R1			
Address	628 WEST 238 STREET	906 EAST 178 STREET	1305 MORRIS AVENUE	2490 BELMONT AVENUE
Neighborhood	RIVERDALE	EAST TREMONT	MELROSE/CONCOURSE	BELMONT
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	11	35	73	14
Year Built	2004	2008	2003	2006
Gross SqFt	25,166	36,596	38,212	13,295
Estimated Gross Income	\$528,486	\$776,066	\$755,069	\$282,652
Gross Income per SqFt	\$21.00	\$21.21	\$19.76	\$21.26
Estimated Expense	\$237,819	\$430,956	\$339,705	\$130,025
Expense SqFt	\$9.45	\$11.78	\$8.89	\$9.78
Net Operating Income	\$290,667	\$345,110	\$415,364	\$152,627
Full Market Value	\$1,882,090	\$2,280,000	\$2,973,000	\$540,000
Market Value per SqFt	\$74.79	\$62.30	\$77.80	\$40.62
Distance from Condominium in miles		3.51	3.57	2.63

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05923-7501	2-05716-0287	2-05723-0100	2-05706-0001
Condominium Section	0006-R1			
Address	4455 DOUGLAS AVENUE	2475 PALISADE AVENUE	500 KAPPOCK STREET	3104 KINGSBRIDGE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	177	25	82	70
Year Built	1955	1932	1950	1926
Gross SqFt	292,370	31,098	59,142	68,605
Estimated Gross Income	\$4,958,595	\$565,690	\$1,003,211	\$959,299
Gross Income per SqFt	\$16.96	\$18.19	\$16.96	\$13.98
Estimated Expense	\$2,268,791	\$214,887	\$458,925	\$547,670
Expense SqFt	\$7.76	\$6.91	\$7.76	\$7.98
Net Operating Income	\$2,689,804	\$350,803	\$544,286	\$411,629
Full Market Value	\$19,449,005	\$1,925,000	\$3,936,000	\$2,709,000
Market Value per SqFt	\$66.52	\$61.90	\$66.55	\$39.49
Distance from Condominium in miles		0.90	0.87	0.95

BOROUGH OF BRONX - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	2-05944-7501	2-05907-0352	2-05909-0163	
Condominium Section	0038-R1			
Address	4961 HENRY HUDSON PARKWAY	3800 INDEPENDENCE AVENUE	3950 BLACKSTONE AVENUE	
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	12	72	176	
Year Built	1940	1970	1959	
Gross SqFt	15,934	84,925	237,000	
Estimated Gross Income	\$211,763	\$1,137,030	\$3,092,924	
Gross Income per SqFt	\$13.29	\$13.39	\$13.05	
Estimated Expense	\$96,560	\$497,219	\$1,477,491	
Expense SqFt	\$6.06	\$5.85	\$6.23	
Net Operating Income	\$115,203	\$639,811	\$1,615,433	
Full Market Value	\$764,509	\$3,718,000	\$10,760,000	
Market Value per SqFt	\$47.98	\$43.78	\$45.40	
Distance from Condominium in miles		0.64	0.47	