

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02290-0001	2-02285-0064	2-02285-0066	2-02283-0028
<b>Address</b>	401 EAST 145 STREET	461 EAST 140 STREET	455 EAST 140 STREET	440 EAST 139 STREET
<b>Neighborhood</b>	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	13	20	20	16
<b>Year Built</b>	1910	1905	1902	1915
<b>Gross SqFt</b>	10,789	13,235	13,235	15,398
<b>Estimated Gross Income</b>	\$145,975	\$179,005	\$179,005	\$131,103
<b>Gross Income per SqFt</b>	\$13.53	\$13.53	\$13.53	\$8.51
<b>Estimated Expense</b>	\$85,233	\$104,499	\$103,815	\$85,214
<b>Expense SqFt</b>	\$7.90	\$7.90	\$7.84	\$5.53
<b>Net Operating Income</b>	\$60,742	\$74,506	\$75,190	\$45,889
<b>Full Market Value</b>	\$352,000	\$493,000	\$498,000	\$274,000
<b>Market Value per SqFt</b>	\$32.63	\$37.25	\$37.63	\$17.79
<b>Distance from Cooperative in miles</b>		0.25	0.25	0.35

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02293-0041	2-02401-0012	2-02285-0064	2-02381-0051
<b>Address</b>	426 EAST 149 STREET	374 EAST 155 STREET	461 EAST 140 STREET	462 EAST 160 STREET
<b>Neighborhood</b>	MOTT HAVEN/PORT MORRIS	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	21	20	31
<b>Year Built</b>	1905	1914	1905	1910
<b>Gross SqFt</b>	10,845	17,000	13,235	17,520
<b>Estimated Gross Income</b>	\$106,064	\$151,382	\$179,005	\$171,413
<b>Gross Income per SqFt</b>	\$9.78	\$8.90	\$13.53	\$9.78
<b>Estimated Expense</b>	\$65,829	\$98,405	\$104,499	\$106,268
<b>Expense SqFt</b>	\$6.07	\$5.79	\$7.90	\$6.07
<b>Net Operating Income</b>	\$40,235	\$52,977	\$74,506	\$65,145
<b>Full Market Value</b>	\$238,000	\$316,000	\$493,000	\$386,000
<b>Market Value per SqFt</b>	\$21.95	\$18.59	\$37.25	\$22.03
<b>Distance from Cooperative in miles</b>		0.35	0.40	0.56

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02301-0004	2-02301-0044	2-02301-0040	2-02282-0007
<b>Address</b>	330 EAST 139 STREET	351 EAST 138 STREET	361 EAST 138 STREET	234 WILLIS AVENUE
<b>Neighborhood</b>	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	11	12	11	9
<b>Year Built</b>	1931	1931	1931	1931
<b>Gross SqFt</b>	9,415	9,280	8,855	7,698
<b>Estimated Gross Income</b>	\$117,217	\$129,123	\$142,255	\$67,241
<b>Gross Income per SqFt</b>	\$12.45	\$13.91	\$16.06	\$8.73
<b>Estimated Expense</b>	\$64,493	\$70,368	\$72,587	\$38,083
<b>Expense SqFt</b>	\$6.85	\$7.58	\$8.20	\$4.95
<b>Net Operating Income</b>	\$52,724	\$58,755	\$69,668	\$29,158
<b>Full Market Value</b>	\$308,000	\$387,000	\$475,000	\$538,000
<b>Market Value per SqFt</b>	\$32.71	\$41.70	\$53.64	\$69.89
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02360-0070	2-02365-0026	2-02381-0051	2-02376-0032
<b>Address</b>	530 EAST 159 STREET	873 BROOK AVENUE	462 EAST 160 STREET	415 EAST 154 STREET
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	46	20	31	27
<b>Year Built</b>	1928	1920	1910	1912
<b>Gross SqFt</b>	46,210	15,750	17,520	17,785
<b>Estimated Gross Income</b>	\$363,843	\$147,790	\$171,413	\$159,879
<b>Gross Income per SqFt</b>	\$7.87	\$9.38	\$9.78	\$8.99
<b>Estimated Expense</b>	\$225,582	\$102,469	\$106,268	\$103,921
<b>Expense SqFt</b>	\$4.88	\$6.51	\$6.07	\$5.84
<b>Net Operating Income</b>	\$138,261	\$45,321	\$65,145	\$55,958
<b>Full Market Value</b>	\$816,000	\$269,000	\$386,000	\$334,000
<b>Market Value per SqFt</b>	\$17.66	\$17.08	\$22.03	\$18.78
<b>Distance from Cooperative in miles</b>		0.17	0.17	0.23

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02373-0043	2-02609-0035	2-02615-0052	2-02615-0012
<b>Address</b>	3531 3 AVENUE	1203 FULTON AVENUE	1233 BOSTON ROAD	1254 FRANKLIN AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	29	21	20
<b>Year Built</b>	1920	1911	1912	1911
<b>Gross SqFt</b>	12,651	20,825	15,765	15,485
<b>Estimated Gross Income</b>	\$130,558	\$238,878	\$162,641	\$154,895
<b>Gross Income per SqFt</b>	\$10.32	\$11.47	\$10.32	\$10.00
<b>Estimated Expense</b>	\$87,418	\$152,888	\$108,963	\$96,032
<b>Expense SqFt</b>	\$6.91	\$7.34	\$6.91	\$6.20
<b>Net Operating Income</b>	\$43,140	\$85,990	\$53,678	\$58,863
<b>Full Market Value</b>	\$269,000	\$552,000	\$334,000	\$367,000
<b>Market Value per SqFt</b>	\$21.26	\$26.51	\$21.19	\$23.70
<b>Distance from Cooperative in miles</b>		0.14	0.23	0.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02375-0029	2-02376-0032	2-02381-0051	2-02620-0001
<b>Address</b>	425 EAST 153 STREET	415 EAST 154 STREET	462 EAST 160 STREET	575 EAST 161 STREET
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	25	27	31	14
<b>Year Built</b>	1912	1912	1910	1914
<b>Gross SqFt</b>	17,220	17,785	17,520	10,829
<b>Estimated Gross Income</b>	\$168,412	\$159,879	\$171,413	\$122,892
<b>Gross Income per SqFt</b>	\$9.78	\$8.99	\$9.78	\$11.35
<b>Estimated Expense</b>	\$104,525	\$103,921	\$106,268	\$80,317
<b>Expense SqFt</b>	\$6.07	\$5.84	\$6.07	\$7.42
<b>Net Operating Income</b>	\$63,887	\$55,958	\$65,145	\$42,575
<b>Full Market Value</b>	\$378,000	\$334,000	\$386,000	\$274,000
<b>Market Value per SqFt</b>	\$21.95	\$18.78	\$22.03	\$25.30
<b>Distance from Cooperative in miles</b>		0.05	0.30	0.46

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02410-0031	2-02285-0064	2-02285-0067	2-02285-0066
<b>Address</b>	318 EAST 151 STREET	461 EAST 140 STREET	451 EAST 140 STREET	455 EAST 140 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	20	20	20
<b>Year Built</b>	1918	1905	1902	1902
<b>Gross SqFt</b>	6,948	13,235	13,235	13,235
<b>Estimated Gross Income</b>	\$94,006	\$179,005	\$179,005	\$179,005
<b>Gross Income per SqFt</b>	\$13.53	\$13.53	\$13.53	\$13.53
<b>Estimated Expense</b>	\$54,472	\$104,499	\$103,814	\$103,815
<b>Expense SqFt</b>	\$7.84	\$7.90	\$7.84	\$7.84
<b>Net Operating Income</b>	\$39,534	\$74,506	\$75,191	\$75,190
<b>Full Market Value</b>	\$219,000	\$493,000	\$498,000	\$498,000
<b>Market Value per SqFt</b>	\$31.52	\$37.25	\$37.63	\$37.63
<b>Distance from Cooperative in miles</b>		0.55	0.55	0.55

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02410-0032	2-02285-0064	2-02285-0067	2-02285-0066
<b>Address</b>	320 EAST 151 STREET	461 EAST 140 STREET	451 EAST 140 STREET	455 EAST 140 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	20	20	20
<b>Year Built</b>	1918	1905	1902	1902
<b>Gross SqFt</b>	7,560	13,235	13,235	13,235
<b>Estimated Gross Income</b>	\$102,287	\$179,005	\$179,005	\$179,005
<b>Gross Income per SqFt</b>	\$13.53	\$13.53	\$13.53	\$13.53
<b>Estimated Expense</b>	\$59,270	\$104,499	\$103,814	\$103,815
<b>Expense SqFt</b>	\$7.84	\$7.90	\$7.84	\$7.84
<b>Net Operating Income</b>	\$43,017	\$74,506	\$75,191	\$75,190
<b>Full Market Value</b>	\$285,000	\$493,000	\$498,000	\$498,000
<b>Market Value per SqFt</b>	\$37.70	\$37.25	\$37.63	\$37.63
<b>Distance from Cooperative in miles</b>		0.55	0.55	0.55

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02421-0013	2-02421-0022	2-02421-0011	2-02422-0010
<b>Address</b>	270 EAST 162 STREET	300 EAST 162 STREET	904 MORRIS AVENUE	272 EAST 163 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	11	21	27	21
<b>Year Built</b>	1931	1931	1931	1912
<b>Gross SqFt</b>	10,675	16,575	16,782	13,235
<b>Estimated Gross Income</b>	\$101,840	\$158,155	\$235,136	\$194,820
<b>Gross Income per SqFt</b>	\$9.54	\$9.54	\$14.01	\$14.72
<b>Estimated Expense</b>	\$66,185	\$102,806	\$123,918	\$118,837
<b>Expense SqFt</b>	\$6.20	\$6.20	\$7.38	\$8.98
<b>Net Operating Income</b>	\$35,655	\$55,349	\$111,218	\$75,983
<b>Full Market Value</b>	\$212,000	\$328,000	\$732,000	\$524,000
<b>Market Value per SqFt</b>	\$19.86	\$19.79	\$43.62	\$39.59
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.06

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02422-0030	2-02381-0051	2-02472-0001	
<b>Address</b>	943 TELLER AVENUE	462 EAST 160 STREET	149 EAST 165 STREET	
<b>Neighborhood</b>	MELROSE/CONCOURSE	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	37	31	21	
<b>Year Built</b>	1920	1910	1919	
<b>Gross SqFt</b>	33,055	17,520	16,410	
<b>Estimated Gross Income</b>	\$327,245	\$171,413	\$164,311	
<b>Gross Income per SqFt</b>	\$9.90	\$9.78	\$10.01	
<b>Estimated Expense</b>	\$202,958	\$106,268	\$101,874	
<b>Expense SqFt</b>	\$6.14	\$6.07	\$6.21	
<b>Net Operating Income</b>	\$124,287	\$65,145	\$62,437	
<b>Full Market Value</b>	\$735,000	\$386,000	\$390,000	
<b>Market Value per SqFt</b>	\$22.24	\$22.03	\$23.77	
<b>Distance from Cooperative in miles</b>		0.36	0.42	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02430-0035	2-02430-0039	2-02430-0041	2-02426-0055
<b>Address</b>	1187 CLAY AVENUE	1179 CLAY AVENUE	1175 CLAY AVENUE	1186 CLAY AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	12	12	13
<b>Year Built</b>	1913	1913	1913	1929
<b>Gross SqFt</b>	11,500	11,500	11,500	10,980
<b>Estimated Gross Income</b>	\$100,395	\$100,339	\$100,339	\$100,339
<b>Gross Income per SqFt</b>	\$8.73	\$8.73	\$8.73	\$9.14
<b>Estimated Expense</b>	\$65,205	\$65,216	\$65,218	\$65,222
<b>Expense SqFt</b>	\$5.67	\$5.67	\$5.67	\$5.94
<b>Net Operating Income</b>	\$35,190	\$35,123	\$35,121	\$35,117
<b>Full Market Value</b>	\$210,000	\$210,000	\$210,000	\$209,000
<b>Market Value per SqFt</b>	\$18.26	\$18.26	\$18.26	\$19.03
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02443-0170	2-02440-0001	2-02460-0001	2-02271-0005
<b>Address</b>	773 CONCOURSE VILLAGE EAS	2880 PARK AVENUE	900 GRAND CONCOURSE	512 EAST 145 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	937	160	301	189
<b>Year Built</b>	1964	1982	1923	1972
<b>Gross SqFt</b>	876,500	156,504	276,550	194,388
<b>Estimated Gross Income</b>	\$13,173,795	\$2,490,337	\$4,156,980	\$5,009,398
<b>Gross Income per SqFt</b>	\$15.03	\$15.91	\$15.03	\$25.77
<b>Estimated Expense</b>	\$7,774,555	\$1,369,687	\$2,452,472	\$3,613,545
<b>Expense SqFt</b>	\$8.87	\$8.75	\$8.87	\$18.59
<b>Net Operating Income</b>	\$5,399,240	\$1,120,650	\$1,704,508	\$1,395,853
<b>Full Market Value</b>	\$33,750,000	\$7,275,000	\$11,729,000	\$7,845,000
<b>Market Value per SqFt</b>	\$38.51	\$46.48	\$42.41	\$40.36
<b>Distance from Cooperative in miles</b>		0.24	0.34	0.82

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02443-9080	2-02460-0001	2-02440-0001	2-02271-0005
<b>Address</b>	780 CONCOURSE VILLAGE WES	900 GRAND CONCOURSE	2880 PARK AVENUE	512 EAST 145 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MOTT HAVEN/PORT MORRIS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	936	301	160	189
<b>Year Built</b>	1963	1923	1982	1972
<b>Gross SqFt</b>	862,500	276,550	156,504	194,388
<b>Estimated Gross Income</b>	\$12,963,375	\$4,156,980	\$2,490,337	\$5,009,398
<b>Gross Income per SqFt</b>	\$15.03	\$15.03	\$15.91	\$25.77
<b>Estimated Expense</b>	\$7,650,375	\$2,452,472	\$1,369,687	\$3,613,545
<b>Expense SqFt</b>	\$8.87	\$8.87	\$8.75	\$18.59
<b>Net Operating Income</b>	\$5,313,000	\$1,704,508	\$1,120,650	\$1,395,853
<b>Full Market Value</b>	\$36,558,000	\$11,729,000	\$7,275,000	\$7,845,000
<b>Market Value per SqFt</b>	\$42.39	\$42.41	\$46.48	\$40.36
<b>Distance from Cooperative in miles</b>		0.34	0.24	0.82

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02447-0001	2-02455-0018	2-02461-0074	2-02461-0016
<b>Address</b>	1010 SHERMAN AVENUE	984 SHERIDAN AVENUE	955 SHERIDAN AVENUE	180 EAST 163 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	67	78	94	64
<b>Year Built</b>	1958	1928	1948	1941
<b>Gross SqFt</b>	80,009	86,000	92,180	68,846
<b>Estimated Gross Income</b>	\$792,089	\$851,046	\$1,237,241	\$662,935
<b>Gross Income per SqFt</b>	\$9.90	\$9.90	\$13.42	\$9.63
<b>Estimated Expense</b>	\$483,254	\$519,112	\$750,251	\$430,875
<b>Expense SqFt</b>	\$6.04	\$6.04	\$8.14	\$6.26
<b>Net Operating Income</b>	\$308,835	\$331,934	\$486,990	\$232,060
<b>Full Market Value</b>	\$1,628,000	\$1,963,000	\$2,189,000	\$1,376,000
<b>Market Value per SqFt</b>	\$20.35	\$22.83	\$23.75	\$19.99
<b>Distance from Cooperative in miles</b>		0.09	0.14	0.19

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02452-0029	2-02456-0042	2-02439-0022	2-02466-0044
<b>Address</b>	1113 GRANT AVENUE	200 EAST 166 STREET	275 EAST 168 STREET	125 EAST 168 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	70	24	23	45
<b>Year Built</b>	1926	1916	1914	1924
<b>Gross SqFt</b>	57,080	20,220	18,936	45,500
<b>Estimated Gross Income</b>	\$486,892	\$169,477	\$168,902	\$388,015
<b>Gross Income per SqFt</b>	\$8.53	\$8.38	\$8.92	\$8.53
<b>Estimated Expense</b>	\$316,223	\$110,155	\$111,279	\$252,225
<b>Expense SqFt</b>	\$5.54	\$5.45	\$5.88	\$5.54
<b>Net Operating Income</b>	\$170,669	\$59,322	\$57,623	\$135,790
<b>Full Market Value</b>	\$1,021,000	\$349,000	\$344,000	\$812,000
<b>Market Value per SqFt</b>	\$17.89	\$17.26	\$18.17	\$17.85
<b>Distance from Cooperative in miles</b>		0.10	0.27	0.34

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02456-0030	2-02407-0029	2-02428-0006	
<b>Address</b>	201 EAST 165 STREET	381 EAST 160 STREET	1058 TELLER AVENUE	
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	31	26	26	
<b>Year Built</b>	1918	1914	1923	
<b>Gross SqFt</b>	19,955	17,320	18,981	
<b>Estimated Gross Income</b>	\$271,003	\$295,166	\$233,675	
<b>Gross Income per SqFt</b>	\$13.58	\$17.04	\$12.31	
<b>Estimated Expense</b>	\$157,195	\$165,011	\$128,527	
<b>Expense SqFt</b>	\$7.88	\$9.53	\$6.77	
<b>Net Operating Income</b>	\$113,808	\$130,155	\$105,148	
<b>Full Market Value</b>	\$753,000	\$941,000	\$666,000	
<b>Market Value per SqFt</b>	\$37.73	\$54.33	\$35.09	
<b>Distance from Cooperative in miles</b>		0.49	0.30	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02458-0090	2-02458-0026	2-02473-0033	2-02473-0043
<b>Address</b>	800 GRAND CONCOURSE	750 GRAND CONCOURSE	751 WALTON AVENUE	735 WALTON AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	260	101	107	111
<b>Year Built</b>	1954	1937	1927	1928
<b>Gross SqFt</b>	252,105	123,000	141,508	106,512
<b>Estimated Gross Income</b>	\$2,586,597	\$1,261,627	\$1,390,039	\$1,351,850
<b>Gross Income per SqFt</b>	\$10.26	\$10.26	\$9.82	\$12.69
<b>Estimated Expense</b>	\$1,525,235	\$744,358	\$903,539	\$734,305
<b>Expense SqFt</b>	\$6.05	\$6.05	\$6.39	\$6.89
<b>Net Operating Income</b>	\$1,061,362	\$517,269	\$486,500	\$617,545
<b>Full Market Value</b>	\$6,609,000	\$3,221,000	\$2,880,000	\$3,806,000
<b>Market Value per SqFt</b>	\$26.22	\$26.19	\$20.35	\$35.73
<b>Distance from Cooperative in miles</b>		0.15	0.17	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02459-0030	2-02459-0034	2-02461-0022	2-02461-0001
<b>Address</b>	860 GRAND CONCOURSE	888 GRAND CONCOURSE	917 SHERIDAN AVENUE	910 GRAND CONCOURSE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	120	91	99	95
<b>Year Built</b>	1941	1931	1941	1937
<b>Gross SqFt</b>	115,140	122,800	101,020	129,555
<b>Estimated Gross Income</b>	\$1,066,196	\$1,323,825	\$840,877	\$1,199,099
<b>Gross Income per SqFt</b>	\$9.26	\$10.78	\$8.32	\$9.26
<b>Estimated Expense</b>	\$724,231	\$807,573	\$565,278	\$815,410
<b>Expense SqFt</b>	\$6.29	\$6.58	\$5.60	\$6.29
<b>Net Operating Income</b>	\$341,965	\$516,252	\$275,599	\$383,689
<b>Full Market Value</b>	\$2,034,000	\$3,198,000	\$1,621,000	\$2,282,000
<b>Market Value per SqFt</b>	\$17.67	\$26.04	\$16.05	\$17.61
<b>Distance from Cooperative in miles</b>		0.00	0.13	0.13

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02461-0045	2-02461-0090	2-02461-0001	2-02455-0053
<b>Address</b>	940 GRAND CONCOURSE	1000 GRAND CONCOURSE	910 GRAND CONCOURSE	201 EAST 164 STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	108	103	95	133
<b>Year Built</b>	1929	1935	1937	1927
<b>Gross SqFt</b>	145,728	131,600	129,555	135,202
<b>Estimated Gross Income</b>	\$1,419,391	\$1,281,457	\$1,199,099	\$1,392,730
<b>Gross Income per SqFt</b>	\$9.74	\$9.74	\$9.26	\$10.30
<b>Estimated Expense</b>	\$922,458	\$832,975	\$815,410	\$821,766
<b>Expense SqFt</b>	\$6.33	\$6.33	\$6.29	\$6.08
<b>Net Operating Income</b>	\$496,933	\$448,482	\$383,689	\$570,964
<b>Full Market Value</b>	\$2,943,000	\$2,656,000	\$2,282,000	\$3,554,000
<b>Market Value per SqFt</b>	\$20.20	\$20.18	\$17.61	\$26.29
<b>Distance from Cooperative in miles</b>		0.08	0.07	0.11

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02461-0083	2-02456-0051	2-02438-0080	2-02429-0034
<b>Address</b>	185 EAST 163 STREET	210 EAST 166 STREET	1115 COLLEGE AVENUE	1109 CLAY AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	36	44	60
<b>Year Built</b>	1927	1923	1929	1931
<b>Gross SqFt</b>	45,483	38,964	42,732	48,200
<b>Estimated Gross Income</b>	\$441,640	\$425,793	\$399,962	\$468,013
<b>Gross Income per SqFt</b>	\$9.71	\$10.93	\$9.36	\$9.71
<b>Estimated Expense</b>	\$286,998	\$259,718	\$246,277	\$304,195
<b>Expense SqFt</b>	\$6.31	\$6.67	\$5.76	\$6.31
<b>Net Operating Income</b>	\$154,642	\$166,075	\$153,685	\$163,818
<b>Full Market Value</b>	\$879,000	\$1,027,000	\$913,000	\$971,000
<b>Market Value per SqFt</b>	\$19.33	\$26.36	\$21.37	\$20.15
<b>Distance from Cooperative in miles</b>		0.18	0.37	0.45

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02461-0094	2-02408-0001	2-02461-0007	
<b>Address</b>	1020 GRAND CONCOURSE	361 EAST 161 STREET	930 GRAND CONCOURSE	
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	466	260	115	
<b>Year Built</b>	1963	2009	1948	
<b>Gross SqFt</b>	428,360	343,676	135,870	
<b>Estimated Gross Income</b>	\$4,891,871	\$7,904,548	\$1,854,672	
<b>Gross Income per SqFt</b>	\$11.42	\$23.00	\$13.65	
<b>Estimated Expense</b>	\$2,788,624	\$3,251,175	\$964,376	
<b>Expense SqFt</b>	\$6.51	\$9.46	\$7.10	
<b>Net Operating Income</b>	\$2,103,247	\$4,653,373	\$890,296	
<b>Full Market Value</b>	\$13,509,000	\$34,193,000	\$5,885,000	
<b>Market Value per SqFt</b>	\$31.54	\$99.49	\$43.31	
<b>Distance from Cooperative in miles</b>		0.46	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02462-0033	2-02456-0163	2-02456-0181	2-02456-0008
<b>Address</b>	1100 GRAND CONCOURSE	1188 GRAND CONCOURSE	185 MC CLELLAN STREET	1064 CARROLL PLACE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	74	107	117	64
<b>Year Built</b>	1928	1938	1936	1929
<b>Gross SqFt</b>	107,841	117,080	123,000	77,812
<b>Estimated Gross Income</b>	\$783,361	\$1,192,440	\$1,264,238	\$788,236
<b>Gross Income per SqFt</b>	\$7.26	\$10.18	\$10.28	\$10.13
<b>Estimated Expense</b>	\$545,274	\$703,535	\$748,623	\$464,538
<b>Expense SqFt</b>	\$5.06	\$6.01	\$6.09	\$5.97
<b>Net Operating Income</b>	\$238,087	\$488,905	\$515,615	\$323,698
<b>Full Market Value</b>	\$1,413,000	\$3,046,000	\$3,210,000	\$2,019,000
<b>Market Value per SqFt</b>	\$13.10	\$26.02	\$26.10	\$25.95
<b>Distance from Cooperative in miles</b>		0.10	0.10	0.09

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02464-0023	2-02456-0140	2-02456-0181	2-02456-0163
<b>Address</b>	1235 GRAND CONCOURSE	1150 GRAND CONCOURSE	185 MC CLELLAN STREET	1188 GRAND CONCOURSE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	131	118	117	107
<b>Year Built</b>	1929	1937	1936	1938
<b>Gross SqFt</b>	181,700	130,500	123,000	117,080
<b>Estimated Gross Income</b>	\$1,259,181	\$1,054,617	\$1,264,238	\$1,192,440
<b>Gross Income per SqFt</b>	\$6.93	\$8.08	\$10.28	\$10.18
<b>Estimated Expense</b>	\$893,964	\$691,117	\$748,623	\$703,535
<b>Expense SqFt</b>	\$4.92	\$5.30	\$6.09	\$6.01
<b>Net Operating Income</b>	\$365,217	\$363,500	\$515,615	\$488,905
<b>Full Market Value</b>	\$2,173,000	\$2,143,000	\$3,210,000	\$3,046,000
<b>Market Value per SqFt</b>	\$11.96	\$16.42	\$26.10	\$26.02
<b>Distance from Cooperative in miles</b>		0.13	0.13	0.13

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02471-0036	2-02471-0024	2-02477-0034	2-02471-0011
<b>Address</b>	1015 GRAND CONCOURSE	1035 GRAND CONCOURSE	1005 WALTON AVENUE	1020 WALTON AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	62	52	72	61
<b>Year Built</b>	1941	1939	1926	1928
<b>Gross SqFt</b>	75,000	46,623	70,961	48,369
<b>Estimated Gross Income</b>	\$846,000	\$525,679	\$750,180	\$619,752
<b>Gross Income per SqFt</b>	\$11.28	\$11.28	\$10.57	\$12.81
<b>Estimated Expense</b>	\$448,500	\$278,617	\$502,609	\$371,829
<b>Expense SqFt</b>	\$5.98	\$5.98	\$7.08	\$7.69
<b>Net Operating Income</b>	\$397,500	\$247,062	\$247,571	\$247,923
<b>Full Market Value</b>	\$1,518,000	\$1,474,000	\$1,537,000	\$1,656,000
<b>Market Value per SqFt</b>	\$20.24	\$31.62	\$21.66	\$34.24
<b>Distance from Cooperative in miles</b>		0.00	0.05	0.00

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02471-0050	2-02461-0074	2-02471-0024	2-02477-0034
<b>Address</b>	1001 GRAND CONCOURSE	955 SHERIDAN AVENUE	1035 GRAND CONCOURSE	1005 WALTON AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	81	94	52	72
<b>Year Built</b>	1941	1948	1939	1926
<b>Gross SqFt</b>	92,417	92,180	46,623	70,961
<b>Estimated Gross Income</b>	\$640,450	\$1,237,241	\$525,679	\$750,180
<b>Gross Income per SqFt</b>	\$6.93	\$13.42	\$11.28	\$10.57
<b>Estimated Expense</b>	\$454,692	\$750,251	\$278,617	\$502,609
<b>Expense SqFt</b>	\$4.92	\$8.14	\$5.98	\$7.08
<b>Net Operating Income</b>	\$185,758	\$486,990	\$247,062	\$247,571
<b>Full Market Value</b>	\$1,105,000	\$2,189,000	\$1,474,000	\$1,537,000
<b>Market Value per SqFt</b>	\$11.96	\$23.75	\$31.62	\$21.66
<b>Distance from Cooperative in miles</b>		0.12	0.00	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02472-0011	2-02461-0090	2-02477-0001	2-02478-0030
<b>Address</b>	1075 GRAND CONCOURSE	1000 GRAND CONCOURSE	1006 GERARD AVENUE	80 MC CLELLAN STREET
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	109	103	76	103
<b>Year Built</b>	1928	1935	1927	1966
<b>Gross SqFt</b>	118,218	131,600	83,793	124,805
<b>Estimated Gross Income</b>	\$905,286	\$1,281,457	\$605,366	\$1,155,564
<b>Gross Income per SqFt</b>	\$7.66	\$9.74	\$7.22	\$9.26
<b>Estimated Expense</b>	\$624,642	\$832,975	\$395,158	\$719,197
<b>Expense SqFt</b>	\$5.28	\$6.33	\$4.72	\$5.76
<b>Net Operating Income</b>	\$280,644	\$448,482	\$210,208	\$436,367
<b>Full Market Value</b>	\$1,660,000	\$2,656,000	\$1,248,000	\$2,541,000
<b>Market Value per SqFt</b>	\$14.04	\$20.18	\$14.89	\$20.36
<b>Distance from Cooperative in miles</b>		0.13	0.10	0.07

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02473-0067	2-02473-0055	2-02473-0001	2-02473-0033
<b>Address</b>	660 WALTON AVENUE	695 WALTON AVENUE	690 GERARD AVENUE	751 WALTON AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	83	94	79	107
<b>Year Built</b>	1936	1937	1936	1927
<b>Gross SqFt</b>	119,500	108,600	98,438	141,508
<b>Estimated Gross Income</b>	\$682,403	\$923,401	\$930,436	\$1,390,039
<b>Gross Income per SqFt</b>	\$5.71	\$8.50	\$9.45	\$9.82
<b>Estimated Expense</b>	\$465,504	\$637,123	\$632,665	\$903,539
<b>Expense SqFt</b>	\$3.90	\$5.87	\$6.43	\$6.39
<b>Net Operating Income</b>	\$216,899	\$286,278	\$297,771	\$486,500
<b>Full Market Value</b>	\$1,290,000	\$1,628,000	\$1,768,000	\$2,880,000
<b>Market Value per SqFt</b>	\$10.79	\$14.99	\$17.96	\$20.35
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.00

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02474-0001	2-02473-0033	2-02483-0023	2-02483-0015
<b>Address</b>	811 WALTON AVENUE	751 WALTON AVENUE	815 GERARD AVENUE	825 GERARD AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	150	107	84	84
<b>Year Built</b>	1927	1927	1928	1929
<b>Gross SqFt</b>	150,640	141,508	96,480	96,923
<b>Estimated Gross Income</b>	\$1,231,046	\$1,390,039	\$823,965	\$916,928
<b>Gross Income per SqFt</b>	\$8.17	\$9.82	\$8.54	\$9.46
<b>Estimated Expense</b>	\$824,818	\$903,539	\$481,155	\$623,553
<b>Expense SqFt</b>	\$5.48	\$6.39	\$4.99	\$6.43
<b>Net Operating Income</b>	\$406,228	\$486,500	\$342,810	\$293,375
<b>Full Market Value</b>	\$2,392,000	\$2,880,000	\$2,046,000	\$1,742,000
<b>Market Value per SqFt</b>	\$15.88	\$20.35	\$21.21	\$17.97
<b>Distance from Cooperative in miles</b>		0.13	0.05	0.05

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02474-0010	2-02474-0049	2-02474-0028	2-02482-0060
<b>Address</b>	828 GERARD AVENUE	853 WALTON AVENUE	835 WALTON AVENUE	691 GERARD AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	24	60	60
<b>Year Built</b>	1924	1927	1926	1929
<b>Gross SqFt</b>	42,660	21,931	84,000	68,800
<b>Estimated Gross Income</b>	\$359,624	\$287,936	\$683,293	\$579,702
<b>Gross Income per SqFt</b>	\$8.43	\$13.13	\$8.13	\$8.43
<b>Estimated Expense</b>	\$223,538	\$167,011	\$457,833	\$360,359
<b>Expense SqFt</b>	\$5.24	\$7.62	\$5.45	\$5.24
<b>Net Operating Income</b>	\$136,086	\$120,925	\$225,460	\$219,343
<b>Full Market Value</b>	\$814,000	\$804,000	\$1,328,000	\$1,312,000
<b>Market Value per SqFt</b>	\$19.08	\$36.66	\$15.81	\$19.07
<b>Distance from Cooperative in miles</b>		0.07	0.07	0.12

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02474-0015	2-02474-0049	2-02474-0028	2-02482-0060
<b>Address</b>	825 WALTON AVENUE	853 WALTON AVENUE	835 WALTON AVENUE	691 GERARD AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	24	60	60
<b>Year Built</b>	1924	1927	1926	1929
<b>Gross SqFt</b>	44,304	21,931	84,000	68,800
<b>Estimated Gross Income</b>	\$373,483	\$287,936	\$683,293	\$579,702
<b>Gross Income per SqFt</b>	\$8.43	\$13.13	\$8.13	\$8.43
<b>Estimated Expense</b>	\$232,153	\$167,011	\$457,833	\$360,359
<b>Expense SqFt</b>	\$5.24	\$7.62	\$5.45	\$5.24
<b>Net Operating Income</b>	\$141,330	\$120,925	\$225,460	\$219,343
<b>Full Market Value</b>	\$846,000	\$804,000	\$1,328,000	\$1,312,000
<b>Market Value per SqFt</b>	\$19.10	\$36.66	\$15.81	\$19.07
<b>Distance from Cooperative in miles</b>		0.07	0.07	0.12

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02477-0015	2-02471-0024	2-02477-0007	2-02471-0011
<b>Address</b>	1040 GERARD AVENUE	1035 GRAND CONCOURSE	1014 GERARD AVENUE	1020 WALTON AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	52	52	60	61
<b>Year Built</b>	1959	1939	1929	1928
<b>Gross SqFt</b>	45,786	46,623	61,200	48,369
<b>Estimated Gross Income</b>	\$516,466	\$525,679	\$590,702	\$619,752
<b>Gross Income per SqFt</b>	\$11.28	\$11.28	\$9.65	\$12.81
<b>Estimated Expense</b>	\$273,800	\$278,617	\$383,938	\$371,829
<b>Expense SqFt</b>	\$5.98	\$5.98	\$6.27	\$7.69
<b>Net Operating Income</b>	\$242,666	\$247,062	\$206,764	\$247,923
<b>Full Market Value</b>	\$1,100,000	\$1,474,000	\$1,226,000	\$1,656,000
<b>Market Value per SqFt</b>	\$24.02	\$31.62	\$20.03	\$34.24
<b>Distance from Cooperative in miles</b>		0.05	0.00	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02479-0001	2-02478-0064	2-02463-0016	2-02465-0038
<b>Address</b>	85 MC CLELLAN STREET	1055 WALTON AVENUE	1173 GRAND CONCOURSE	1245 GRANDVIEW PLACE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
<b>Total Units</b>	59	51	61	50
<b>Year Built</b>	1940	1938	1922	1929
<b>Gross SqFt</b>	56,400	53,815	48,395	51,000
<b>Estimated Gross Income</b>	\$481,363	\$524,712	\$496,267	\$507,108
<b>Gross Income per SqFt</b>	\$8.53	\$9.75	\$10.25	\$9.94
<b>Estimated Expense</b>	\$312,875	\$341,083	\$292,798	\$329,611
<b>Expense SqFt</b>	\$5.55	\$6.34	\$6.05	\$6.46
<b>Net Operating Income</b>	\$168,488	\$183,629	\$203,469	\$177,497
<b>Full Market Value</b>	\$1,008,000	\$1,088,000	\$1,267,000	\$1,109,000
<b>Market Value per SqFt</b>	\$17.87	\$20.22	\$26.18	\$21.75
<b>Distance from Cooperative in miles</b>		0.14	0.07	0.13

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02488-0036	2-02466-0044	2-02472-0001	2-02457-0050
<b>Address</b>	1175 GERARD AVENUE	125 EAST 168 STREET	149 EAST 165 STREET	1279 SHERIDAN AVENUE
<b>Neighborhood</b>	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	D1-ELEVATOR
<b>Total Units</b>	44	45	21	27
<b>Year Built</b>	1924	1924	1919	1924
<b>Gross SqFt</b>	51,000	45,500	16,410	30,800
<b>Estimated Gross Income</b>	\$510,510	\$388,015	\$164,311	\$383,419
<b>Gross Income per SqFt</b>	\$10.01	\$8.53	\$10.01	\$12.45
<b>Estimated Expense</b>	\$316,710	\$252,225	\$101,874	\$210,872
<b>Expense SqFt</b>	\$6.21	\$5.54	\$6.21	\$6.85
<b>Net Operating Income</b>	\$193,800	\$135,790	\$62,437	\$172,547
<b>Full Market Value</b>	\$1,210,000	\$812,000	\$390,000	\$1,157,000
<b>Market Value per SqFt</b>	\$23.73	\$17.85	\$23.77	\$37.56
<b>Distance from Cooperative in miles</b>		0.24	0.21	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02504-0036	2-02505-0019	2-02513-0033	2-02509-0048
<b>Address</b>	941 JEROME AVENUE	1105 JEROME AVENUE	101 EAST 165 STREET	1140 WOODYCREST AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	86	79	54	35
<b>Year Built</b>	1927	1927	1925	1923
<b>Gross SqFt</b>	114,941	92,600	58,000	42,108
<b>Estimated Gross Income</b>	\$1,379,292	\$1,110,783	\$679,516	\$517,026
<b>Gross Income per SqFt</b>	\$12.00	\$12.00	\$11.72	\$12.28
<b>Estimated Expense</b>	\$841,368	\$677,568	\$434,893	\$299,884
<b>Expense SqFt</b>	\$7.32	\$7.32	\$7.50	\$7.12
<b>Net Operating Income</b>	\$537,924	\$433,215	\$244,623	\$217,142
<b>Full Market Value</b>	\$3,426,000	\$2,759,000	\$1,564,000	\$1,377,000
<b>Market Value per SqFt</b>	\$29.81	\$29.79	\$26.97	\$32.70
<b>Distance from Cooperative in miles</b>		0.16	0.18	0.26

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02508-0026	2-02513-0033	2-02505-0019	2-02509-0048
<b>Address</b>	1045 ANDERSON AVENUE	101 EAST 165 STREET	1105 JEROME AVENUE	1140 WOODYCREST AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	50	54	79	35
<b>Year Built</b>	1931	1925	1927	1923
<b>Gross SqFt</b>	54,180	58,000	92,600	42,108
<b>Estimated Gross Income</b>	\$650,160	\$679,516	\$1,110,783	\$517,026
<b>Gross Income per SqFt</b>	\$12.00	\$11.72	\$12.00	\$12.28
<b>Estimated Expense</b>	\$396,598	\$434,893	\$677,568	\$299,884
<b>Expense SqFt</b>	\$7.32	\$7.50	\$7.32	\$7.12
<b>Net Operating Income</b>	\$253,562	\$244,623	\$433,215	\$217,142
<b>Full Market Value</b>	\$1,615,000	\$1,564,000	\$2,759,000	\$1,377,000
<b>Market Value per SqFt</b>	\$29.81	\$26.97	\$29.79	\$32.70
<b>Distance from Cooperative in miles</b>		0.11	0.12	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02508-0041	2-02504-0053	2-02511-0074	2-02511-0025
<b>Address</b>	1015 ANDERSON AVENUE	946 ANDERSON AVENUE	951 WOODYCREST AVENUE	934 OGDEN AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	22	16	28	15
<b>Year Built</b>	1922	1916	1929	1907
<b>Gross SqFt</b>	23,802	13,560	29,500	12,920
<b>Estimated Gross Income</b>	\$265,868	\$136,664	\$475,964	\$144,329
<b>Gross Income per SqFt</b>	\$11.17	\$10.08	\$16.13	\$11.17
<b>Estimated Expense</b>	\$151,619	\$80,629	\$242,735	\$82,261
<b>Expense SqFt</b>	\$6.37	\$5.95	\$8.23	\$6.37
<b>Net Operating Income</b>	\$114,249	\$56,035	\$233,229	\$62,068
<b>Full Market Value</b>	\$702,000	\$350,000	\$1,029,000	\$400,000
<b>Market Value per SqFt</b>	\$29.49	\$25.81	\$34.88	\$30.96
<b>Distance from Cooperative in miles</b>		0.07	0.14	0.22

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02508-0043	2-02504-0053	2-02511-0025	2-02528-0050
<b>Address</b>	1001 ANDERSON AVENUE	946 ANDERSON AVENUE	934 OGDEN AVENUE	190 WEST 168 STREET
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	22	16	15	36
<b>Year Built</b>	1922	1916	1907	1927
<b>Gross SqFt</b>	20,057	13,560	12,920	32,250
<b>Estimated Gross Income</b>	\$202,175	\$136,664	\$144,329	\$311,373
<b>Gross Income per SqFt</b>	\$10.08	\$10.08	\$11.17	\$9.65
<b>Estimated Expense</b>	\$119,339	\$80,629	\$82,261	\$202,377
<b>Expense SqFt</b>	\$5.95	\$5.95	\$6.37	\$6.28
<b>Net Operating Income</b>	\$82,836	\$56,035	\$62,068	\$108,996
<b>Full Market Value</b>	\$517,000	\$350,000	\$400,000	\$629,000
<b>Market Value per SqFt</b>	\$25.78	\$25.81	\$30.96	\$19.50
<b>Distance from Cooperative in miles</b>		0.07	0.22	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02510-0050	2-02505-0019	2-02509-0048	2-02513-0033
<b>Address</b>	1177 ANDERSON AVENUE	1105 JEROME AVENUE	1140 WOODYCREST AVENUE	101 EAST 165 STREET
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	116	79	35	54
<b>Year Built</b>	1929	1927	1923	1925
<b>Gross SqFt</b>	106,386	92,600	42,108	58,000
<b>Estimated Gross Income</b>	\$1,276,632	\$1,110,783	\$517,026	\$679,516
<b>Gross Income per SqFt</b>	\$12.00	\$12.00	\$12.28	\$11.72
<b>Estimated Expense</b>	\$778,746	\$677,568	\$299,884	\$434,893
<b>Expense SqFt</b>	\$7.32	\$7.32	\$7.12	\$7.50
<b>Net Operating Income</b>	\$497,886	\$433,215	\$217,142	\$244,623
<b>Full Market Value</b>	\$3,171,000	\$2,759,000	\$1,377,000	\$1,564,000
<b>Market Value per SqFt</b>	\$29.81	\$29.79	\$32.70	\$26.97
<b>Distance from Cooperative in miles</b>		0.22	0.12	0.23

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02510-0074	2-02509-0048	2-02513-0001	
<b>Address</b>	1201 SHAKESPEARE AVENUE	1140 WOODYCREST AVENUE	103 EAST 165 STREET	
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	61	35	54	
<b>Year Built</b>	1930	1923	1925	
<b>Gross SqFt</b>	57,230	42,108	58,000	
<b>Estimated Gross Income</b>	\$650,133	\$517,026	\$605,658	
<b>Gross Income per SqFt</b>	\$11.36	\$12.28	\$10.44	
<b>Estimated Expense</b>	\$404,044	\$299,884	\$405,780	
<b>Expense SqFt</b>	\$7.06	\$7.12	\$7.00	
<b>Net Operating Income</b>	\$246,089	\$217,142	\$199,878	
<b>Full Market Value</b>	\$1,583,000	\$1,377,000	\$1,242,000	
<b>Market Value per SqFt</b>	\$27.66	\$32.70	\$21.41	
<b>Distance from Cooperative in miles</b>		0.10	0.21	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02511-0027	2-02511-0025	2-02511-0074	2-02507-0034
<b>Address</b>	100 WEST 162 STREET	934 OGDEN AVENUE	951 WOODYCREST AVENUE	953 ANDERSON AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	D1-ELEVATOR
<b>Total Units</b>	16	15	28	42
<b>Year Built</b>	1907	1907	1929	1917
<b>Gross SqFt</b>	13,425	12,920	29,500	45,000
<b>Estimated Gross Income</b>	\$177,076	\$144,329	\$475,964	\$593,632
<b>Gross Income per SqFt</b>	\$13.19	\$11.17	\$16.13	\$13.19
<b>Estimated Expense</b>	\$106,326	\$82,261	\$242,735	\$356,202
<b>Expense SqFt</b>	\$7.92	\$6.37	\$8.23	\$7.92
<b>Net Operating Income</b>	\$70,750	\$62,068	\$233,229	\$237,430
<b>Full Market Value</b>	\$343,000	\$400,000	\$1,029,000	\$1,578,000
<b>Market Value per SqFt</b>	\$25.55	\$30.96	\$34.88	\$35.07
<b>Distance from Cooperative in miles</b>		0.00	0.08	0.12

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02516-0026	2-02511-0074	2-02504-0053	2-02507-0034
<b>Address</b>	136 WEST 168 STREET	951 WOODYCREST AVENUE	946 ANDERSON AVENUE	953 ANDERSON AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	D1-ELEVATOR
<b>Total Units</b>	36	28	16	42
<b>Year Built</b>	1926	1929	1916	1917
<b>Gross SqFt</b>	30,800	29,500	13,560	45,000
<b>Estimated Gross Income</b>	\$406,252	\$475,964	\$136,664	\$593,632
<b>Gross Income per SqFt</b>	\$13.19	\$16.13	\$10.08	\$13.19
<b>Estimated Expense</b>	\$243,936	\$242,735	\$80,629	\$356,202
<b>Expense SqFt</b>	\$7.92	\$8.23	\$5.95	\$7.92
<b>Net Operating Income</b>	\$162,316	\$233,229	\$56,035	\$237,430
<b>Full Market Value</b>	\$1,069,000	\$1,029,000	\$350,000	\$1,578,000
<b>Market Value per SqFt</b>	\$34.71	\$34.88	\$25.81	\$35.07
<b>Distance from Cooperative in miles</b>		0.43	0.38	0.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02518-0028	2-02513-0033	2-02528-0011	2-02505-0019
<b>Address</b>	132 WEST 169 STREET	101 EAST 165 STREET	1200 DR M L KING JR BOULE	1105 JEROME AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	25	54	54	79
<b>Year Built</b>	1931	1925	2005	1927
<b>Gross SqFt</b>	27,018	58,000	52,096	92,600
<b>Estimated Gross Income</b>	\$316,651	\$679,516	\$532,804	\$1,110,783
<b>Gross Income per SqFt</b>	\$11.72	\$11.72	\$10.23	\$12.00
<b>Estimated Expense</b>	\$202,635	\$434,893	\$330,344	\$677,568
<b>Expense SqFt</b>	\$7.50	\$7.50	\$6.34	\$7.32
<b>Net Operating Income</b>	\$114,016	\$244,623	\$202,460	\$433,215
<b>Full Market Value</b>	\$729,000	\$1,564,000	\$1,261,000	\$2,759,000
<b>Market Value per SqFt</b>	\$26.98	\$26.97	\$24.21	\$29.79
<b>Distance from Cooperative in miles</b>		0.33	0.15	0.35

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02522-0109	2-02457-0050	2-02816-0045	
<b>Address</b>	1383 PLIMPTON AVENUE	1279 SHERIDAN AVENUE	1355 MORRIS AVENUE	
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
<b>Building Classification</b>	C6-WALK-UP	D1-ELEVATOR	C1-WALK-UP	
<b>Total Units</b>	26	27	45	
<b>Year Built</b>	1922	1924	1924	
<b>Gross SqFt</b>	19,250	30,800	36,085	
<b>Estimated Gross Income</b>	\$236,775	\$383,419	\$307,805	
<b>Gross Income per SqFt</b>	\$12.30	\$12.45	\$8.53	
<b>Estimated Expense</b>	\$109,918	\$210,872	\$199,911	
<b>Expense SqFt</b>	\$5.71	\$6.85	\$5.54	
<b>Net Operating Income</b>	\$126,857	\$172,547	\$107,894	
<b>Full Market Value</b>	\$438,000	\$1,157,000	\$645,000	
<b>Market Value per SqFt</b>	\$22.75	\$37.56	\$17.87	
<b>Distance from Cooperative in miles</b>		0.62	0.70	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02534-0008	2-02513-0033	2-02513-0001	
<b>Address</b>	1380 DR M L KING JR BOULE	101 EAST 165 STREET	103 EAST 165 STREET	
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	HIGHBRIDGE/MORRIS HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	140	54	54	
<b>Year Built</b>	1967	1925	1925	
<b>Gross SqFt</b>	182,218	58,000	58,000	
<b>Estimated Gross Income</b>	\$2,018,975	\$679,516	\$605,658	
<b>Gross Income per SqFt</b>	\$11.08	\$11.72	\$10.44	
<b>Estimated Expense</b>	\$1,321,081	\$434,893	\$405,780	
<b>Expense SqFt</b>	\$7.25	\$7.50	\$7.00	
<b>Net Operating Income</b>	\$697,894	\$244,623	\$199,878	
<b>Full Market Value</b>	\$4,301,000	\$1,564,000	\$1,242,000	
<b>Market Value per SqFt</b>	\$23.60	\$26.97	\$21.41	
<b>Distance from Cooperative in miles</b>		0.55	0.55	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02534-0038	2-02466-0044	2-02457-0050	2-02504-0053
<b>Address</b>	185 WEST 170 STREET	125 EAST 168 STREET	1279 SHERIDAN AVENUE	946 ANDERSON AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	D1-ELEVATOR	C1-WALK-UP
<b>Total Units</b>	21	45	27	16
<b>Year Built</b>	1926	1924	1924	1916
<b>Gross SqFt</b>	18,750	45,500	30,800	13,560
<b>Estimated Gross Income</b>	\$189,000	\$388,015	\$383,419	\$136,664
<b>Gross Income per SqFt</b>	\$10.08	\$8.53	\$12.45	\$10.08
<b>Estimated Expense</b>	\$111,563	\$252,225	\$210,872	\$80,629
<b>Expense SqFt</b>	\$5.95	\$5.54	\$6.85	\$5.95
<b>Net Operating Income</b>	\$77,437	\$135,790	\$172,547	\$56,035
<b>Full Market Value</b>	\$483,000	\$812,000	\$1,157,000	\$350,000
<b>Market Value per SqFt</b>	\$25.76	\$17.85	\$37.56	\$25.81
<b>Distance from Cooperative in miles</b>		0.59	0.68	0.72

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02582-0061	2-02580-0018	2-02330-0001	2-02275-0001
<b>Address</b>	823 EAST 147 STREET	540 CONCORD AVENUE	522 MORRIS AVENUE	511 EAST 148 STREET
<b>Neighborhood</b>	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	38	36	34	41
<b>Year Built</b>	1920	1931	1931	1906
<b>Gross SqFt</b>	25,980	24,790	24,865	23,162
<b>Estimated Gross Income</b>	\$370,735	\$339,375	\$360,260	\$330,522
<b>Gross Income per SqFt</b>	\$14.27	\$13.69	\$14.49	\$14.27
<b>Estimated Expense</b>	\$203,943	\$197,824	\$176,814	\$181,822
<b>Expense SqFt</b>	\$7.85	\$7.98	\$7.11	\$7.85
<b>Net Operating Income</b>	\$166,792	\$141,551	\$183,446	\$148,700
<b>Full Market Value</b>	\$470,000	\$935,000	\$1,269,000	\$1,030,000
<b>Market Value per SqFt</b>	\$18.09	\$37.72	\$51.04	\$44.47
<b>Distance from Cooperative in miles</b>		0.12	0.89	0.47

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02603-0024	2-02603-0165	2-02723-0068	2-02696-0103
<b>Address</b>	590 SOUTHERN BOULEVARD	660 SOUTHERN BOULEVARD	901 SOUTHERN BOULEVARD	903 ROGERS PLACE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	29	44	31	31
<b>Year Built</b>	1924	1925	1914	1925
<b>Gross SqFt</b>	26,742	38,419	32,555	26,809
<b>Estimated Gross Income</b>	\$285,605	\$410,315	\$333,038	\$288,443
<b>Gross Income per SqFt</b>	\$10.68	\$10.68	\$10.23	\$10.76
<b>Estimated Expense</b>	\$177,032	\$254,334	\$199,888	\$163,259
<b>Expense SqFt</b>	\$6.62	\$6.62	\$6.14	\$6.09
<b>Net Operating Income</b>	\$108,573	\$155,981	\$133,150	\$125,184
<b>Full Market Value</b>	\$618,000	\$812,000	\$829,000	\$776,000
<b>Market Value per SqFt</b>	\$23.11	\$21.14	\$25.46	\$28.95
<b>Distance from Cooperative in miles</b>		0.14	0.75	0.57

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02608-0019	2-02371-0001	2-02371-0029	2-02663-0029
<b>Address</b>	1109 FRANKLIN AVENUE	1088 WASHINGTON AVENUE	494 EAST 167 STREET	1272 BOSTON ROAD
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	25	24	22	14
<b>Year Built</b>	1917	1918	1907	1913
<b>Gross SqFt</b>	24,750	21,816	15,045	11,000
<b>Estimated Gross Income</b>	\$173,014	\$213,197	\$249,897	\$101,803
<b>Gross Income per SqFt</b>	\$6.99	\$9.77	\$16.61	\$9.25
<b>Estimated Expense</b>	\$119,379	\$138,584	\$127,431	\$69,228
<b>Expense SqFt</b>	\$4.82	\$6.35	\$8.47	\$6.29
<b>Net Operating Income</b>	\$53,635	\$74,613	\$122,466	\$32,575
<b>Full Market Value</b>	\$319,000	\$442,000	\$294,000	\$194,000
<b>Market Value per SqFt</b>	\$12.89	\$20.26	\$19.54	\$17.64
<b>Distance from Cooperative in miles</b>		0.09	0.09	0.35

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02608-0022	2-02608-0001	2-02388-0029	
<b>Address</b>	1103 FRANKLIN AVENUE	1071 FRANKLIN AVENUE	3428 PARK AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
<b>Total Units</b>	25	26	14	
<b>Year Built</b>	1917	1904	1910	
<b>Gross SqFt</b>	24,750	19,105	5,732	
<b>Estimated Gross Income</b>	\$272,250	\$221,936	\$61,952	
<b>Gross Income per SqFt</b>	\$11.00	\$11.62	\$10.81	
<b>Estimated Expense</b>	\$160,380	\$142,048	\$37,792	
<b>Expense SqFt</b>	\$6.48	\$7.44	\$6.59	
<b>Net Operating Income</b>	\$111,870	\$79,888	\$24,160	
<b>Full Market Value</b>	\$691,000	\$512,000	\$150,000	
<b>Market Value per SqFt</b>	\$27.92	\$26.80	\$26.17	
<b>Distance from Cooperative in miles</b>		0.00	0.17	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02615-0055	2-02663-0029	2-02925-0088	2-02971-0010
<b>Address</b>	1225 BOSTON ROAD	1272 BOSTON ROAD	557 EAST 169 STREET	1380 PROSPECT AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	25	14	20	11
<b>Year Built</b>	1905	1913	1911	1904
<b>Gross SqFt</b>	24,930	11,000	18,168	14,400
<b>Estimated Gross Income</b>	\$202,432	\$101,803	\$139,290	\$126,393
<b>Gross Income per SqFt</b>	\$8.12	\$9.25	\$7.67	\$8.78
<b>Estimated Expense</b>	\$87,504	\$69,228	\$89,058	\$85,397
<b>Expense SqFt</b>	\$3.51	\$6.29	\$4.90	\$5.93
<b>Net Operating Income</b>	\$114,928	\$32,575	\$50,232	\$40,996
<b>Full Market Value</b>	\$677,000	\$194,000	\$297,000	\$245,000
<b>Market Value per SqFt</b>	\$27.16	\$17.64	\$16.35	\$17.01
<b>Distance from Cooperative in miles</b>		0.07	0.22	0.30

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02627-0005	2-02365-0026	2-02381-0051	2-02383-0003
<b>Address</b>	902 EAGLE AVENUE	873 BROOK AVENUE	462 EAST 160 STREET	892 MELROSE AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	25	20	31	28
<b>Year Built</b>	1914	1920	1910	1925
<b>Gross SqFt</b>	21,295	15,750	17,520	11,445
<b>Estimated Gross Income</b>	\$196,979	\$147,790	\$171,413	\$105,903
<b>Gross Income per SqFt</b>	\$9.25	\$9.38	\$9.78	\$9.25
<b>Estimated Expense</b>	\$116,271	\$102,469	\$106,268	\$62,485
<b>Expense SqFt</b>	\$5.46	\$6.51	\$6.07	\$5.46
<b>Net Operating Income</b>	\$80,708	\$45,321	\$65,145	\$43,418
<b>Full Market Value</b>	\$480,000	\$269,000	\$386,000	\$258,000
<b>Market Value per SqFt</b>	\$22.54	\$17.08	\$22.03	\$22.54
<b>Distance from Cooperative in miles</b>		0.18	0.25	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02627-0007	2-02365-0026	2-02381-0051	2-02383-0003
<b>Address</b>	906 EAGLE AVENUE	873 BROOK AVENUE	462 EAST 160 STREET	892 MELROSE AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	25	20	31	28
<b>Year Built</b>	1914	1920	1910	1925
<b>Gross SqFt</b>	21,295	15,750	17,520	11,445
<b>Estimated Gross Income</b>	\$196,979	\$147,790	\$171,413	\$105,903
<b>Gross Income per SqFt</b>	\$9.25	\$9.38	\$9.78	\$9.25
<b>Estimated Expense</b>	\$116,271	\$102,469	\$106,268	\$62,485
<b>Expense SqFt</b>	\$5.46	\$6.51	\$6.07	\$5.46
<b>Net Operating Income</b>	\$80,708	\$45,321	\$65,145	\$43,418
<b>Full Market Value</b>	\$480,000	\$269,000	\$386,000	\$258,000
<b>Market Value per SqFt</b>	\$22.54	\$17.08	\$22.03	\$22.54
<b>Distance from Cooperative in miles</b>		0.18	0.25	0.28

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02638-0001	2-02724-0005	2-02713-0002	2-02460-0001
<b>Address</b>	872 TRINITY AVENUE	975 SIMPSON STREET	955 EAST 163 STREET	900 GRAND CONCOURSE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	320	236	104	301
<b>Year Built</b>	1960	1981	1982	1923
<b>Gross SqFt</b>	292,000	320,721	148,828	276,550
<b>Estimated Gross Income</b>	\$3,407,640	\$3,744,149	\$1,602,028	\$4,156,980
<b>Gross Income per SqFt</b>	\$11.67	\$11.67	\$10.76	\$15.03
<b>Estimated Expense</b>	\$2,286,360	\$2,511,711	\$1,022,326	\$2,452,472
<b>Expense SqFt</b>	\$7.83	\$7.83	\$6.87	\$8.87
<b>Net Operating Income</b>	\$1,121,280	\$1,232,438	\$579,702	\$1,704,508
<b>Full Market Value</b>	\$7,179,000	\$7,891,000	\$3,592,000	\$11,729,000
<b>Market Value per SqFt</b>	\$24.59	\$24.60	\$24.14	\$42.41
<b>Distance from Cooperative in miles</b>		0.62	0.48	0.95

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02663-0004	2-02971-0014	2-02971-0012	2-02971-0010
<b>Address</b>	1218 BOSTON ROAD	1384 PROSPECT AVENUE	1382 PROSPECT AVENUE	1380 PROSPECT AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	13	11	11	11
<b>Year Built</b>	1905	1904	1904	1904
<b>Gross SqFt</b>	14,516	14,400	14,400	14,400
<b>Estimated Gross Income</b>	\$127,450	\$126,393	\$126,393	\$126,393
<b>Gross Income per SqFt</b>	\$8.78	\$8.78	\$8.78	\$8.78
<b>Estimated Expense</b>	\$86,080	\$85,397	\$85,399	\$85,397
<b>Expense SqFt</b>	\$5.93	\$5.93	\$5.93	\$5.93
<b>Net Operating Income</b>	\$41,370	\$40,996	\$40,994	\$40,996
<b>Full Market Value</b>	\$247,000	\$245,000	\$245,000	\$245,000
<b>Market Value per SqFt</b>	\$17.02	\$17.01	\$17.01	\$17.01
<b>Distance from Cooperative in miles</b>		0.25	0.25	0.25

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02663-0011	2-02609-0035	2-02609-0039	
<b>Address</b>	1230 BOSTON ROAD	1203 FULTON AVENUE	1195 FULTON AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	29	20	
<b>Year Built</b>	1909	1911	1911	
<b>Gross SqFt</b>	21,500	20,825	19,255	
<b>Estimated Gross Income</b>	\$226,395	\$238,878	\$184,698	
<b>Gross Income per SqFt</b>	\$10.53	\$11.47	\$9.59	
<b>Estimated Expense</b>	\$145,985	\$152,888	\$120,048	
<b>Expense SqFt</b>	\$6.79	\$7.34	\$6.23	
<b>Net Operating Income</b>	\$80,410	\$85,990	\$64,650	
<b>Full Market Value</b>	\$499,000	\$552,000	\$384,000	
<b>Market Value per SqFt</b>	\$23.21	\$26.51	\$19.94	
<b>Distance from Cooperative in miles</b>		0.24	0.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02669-0050	2-02669-0009	2-02973-0054	2-02623-0188
<b>Address</b>	975 UNION AVENUE	976 TINTON AVENUE	1304 REV JAMES POLITE AVE	626 TRINITY AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	35	35	42	42
<b>Year Built</b>	1912	1915	1931	1913
<b>Gross SqFt</b>	33,790	35,750	33,787	38,220
<b>Estimated Gross Income</b>	\$359,188	\$375,842	\$371,319	\$406,255
<b>Gross Income per SqFt</b>	\$10.63	\$10.51	\$10.99	\$10.63
<b>Estimated Expense</b>	\$190,370	\$235,058	\$204,073	\$265,330
<b>Expense SqFt</b>	\$5.63	\$6.58	\$6.04	\$6.94
<b>Net Operating Income</b>	\$168,818	\$140,784	\$167,246	\$140,925
<b>Full Market Value</b>	\$985,000	\$874,000	\$1,034,000	\$557,000
<b>Market Value per SqFt</b>	\$29.15	\$24.45	\$30.60	\$14.57
<b>Distance from Cooperative in miles</b>		0.00	0.55	0.67

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02683-0041	2-02742-0039	2-02703-0018	2-02643-0011
<b>Address</b>	571 SOUTHERN BOULEVARD	998 SOUTHERN BOULEVARD	935 KELLY STREET	648 JACKSON AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	42	21	36	30
<b>Year Built</b>	1907	1912	1912	1910
<b>Gross SqFt</b>	25,926	21,070	29,700	22,344
<b>Estimated Gross Income</b>	\$371,260	\$350,868	\$425,601	\$308,919
<b>Gross Income per SqFt</b>	\$14.32	\$16.65	\$14.33	\$13.83
<b>Estimated Expense</b>	\$147,000	\$164,908	\$213,822	\$160,636
<b>Expense SqFt</b>	\$5.67	\$7.83	\$7.20	\$7.19
<b>Net Operating Income</b>	\$224,260	\$185,960	\$211,779	\$148,283
<b>Full Market Value</b>	\$1,018,000	\$1,346,000	\$1,375,000	\$978,000
<b>Market Value per SqFt</b>	\$39.27	\$63.88	\$46.30	\$43.77
<b>Distance from Cooperative in miles</b>		0.89	0.62	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02683-0100	2-02696-0075	2-02750-0022	2-02686-0001
<b>Address</b>	1021 AVENUE ST JOHN	830 REV JAMES POLITE AVEN	1206 WESTCHESTER AVENUE	920 AVENUE ST JOHN
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	79	78	106	59
<b>Year Built</b>	1925	1910	1924	1910
<b>Gross SqFt</b>	61,878	75,672	81,708	56,952
<b>Estimated Gross Income</b>	\$660,857	\$805,678	\$892,303	\$523,347
<b>Gross Income per SqFt</b>	\$10.68	\$10.65	\$10.92	\$9.19
<b>Estimated Expense</b>	\$409,632	\$482,257	\$510,657	\$361,124
<b>Expense SqFt</b>	\$6.62	\$6.37	\$6.25	\$6.34
<b>Net Operating Income</b>	\$251,225	\$323,421	\$381,646	\$162,223
<b>Full Market Value</b>	\$1,210,000	\$2,007,000	\$2,362,000	\$965,000
<b>Market Value per SqFt</b>	\$19.55	\$26.52	\$28.91	\$16.94
<b>Distance from Cooperative in miles</b>		0.44	1.02	0.18

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02684-0074	2-02603-0150	2-02707-0040	2-02721-0001
<b>Address</b>	986 LEGGETT AVENUE	1033 AVENUE ST JOHN	744 BECK STREET	800 FOX STREET
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
<b>Total Units</b>	21	42	21	22
<b>Year Built</b>	1916	1926	1907	1931
<b>Gross SqFt</b>	16,950	39,035	15,300	21,000
<b>Estimated Gross Income</b>	\$145,092	\$267,021	\$134,253	\$224,243
<b>Gross Income per SqFt</b>	\$8.56	\$6.84	\$8.77	\$10.68
<b>Estimated Expense</b>	\$67,800	\$150,194	\$86,285	\$139,123
<b>Expense SqFt</b>	\$4.00	\$3.85	\$5.64	\$6.62
<b>Net Operating Income</b>	\$77,292	\$116,827	\$47,968	\$85,120
<b>Full Market Value</b>	\$462,000	\$695,000	\$286,000	\$482,000
<b>Market Value per SqFt</b>	\$27.26	\$17.80	\$18.69	\$22.95
<b>Distance from Cooperative in miles</b>		0.12	0.20	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02691-0117	2-03249-0108	2-04655-0011	
<b>Address</b>	883 EAST 165 STREET	2769 UNIVERSITY AVENUE	630 EAST 221 STREET	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	KINGSBRIDGE/JEROME PARK	WILLIAMSBRIDGE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	38	37	38	
<b>Year Built</b>	1907	1923	1931	
<b>Gross SqFt</b>	29,664	31,876	32,780	
<b>Estimated Gross Income</b>	\$349,739	\$428,092	\$386,453	
<b>Gross Income per SqFt</b>	\$11.79	\$13.43	\$11.79	
<b>Estimated Expense</b>	\$212,676	\$230,260	\$235,006	
<b>Expense SqFt</b>	\$7.17	\$7.22	\$7.17	
<b>Net Operating Income</b>	\$137,063	\$197,832	\$151,447	
<b>Full Market Value</b>	\$877,000	\$1,311,000	\$833,000	
<b>Market Value per SqFt</b>	\$29.56	\$41.13	\$25.41	
<b>Distance from Cooperative in miles</b>		3.17	4.49	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02698-0063	2-02785-0048	2-05042-0025	
<b>Address</b>	941 ROGERS PLACE	1369 COLLEGE AVENUE	676 NEREID AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	WAKEFIELD	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	21	22	
<b>Year Built</b>	1925	1924	1924	
<b>Gross SqFt</b>	16,950	16,000	17,952	
<b>Estimated Gross Income</b>	\$209,502	\$197,760	\$238,205	
<b>Gross Income per SqFt</b>	\$12.36	\$12.36	\$13.27	
<b>Estimated Expense</b>	\$106,364	\$104,800	\$124,211	
<b>Expense SqFt</b>	\$6.28	\$6.55	\$6.92	
<b>Net Operating Income</b>	\$103,138	\$92,960	\$113,994	
<b>Full Market Value</b>	\$566,000	\$320,000	\$662,000	
<b>Market Value per SqFt</b>	\$33.39	\$20.00	\$36.88	
<b>Distance from Cooperative in miles</b>		1.18	5.65	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02700-0053	2-02699-0048	2-02716-0031	2-02696-0001
<b>Address</b>	1061 INTERVALE AVENUE	993 INTERVALE AVENUE	1086 KELLY STREET	911 LONGWOOD AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	31	25	17	20
<b>Year Built</b>	1925	1925	1907	1925
<b>Gross SqFt</b>	20,825	21,995	14,910	19,717
<b>Estimated Gross Income</b>	\$205,959	\$188,365	\$148,497	\$195,070
<b>Gross Income per SqFt</b>	\$9.89	\$8.56	\$9.96	\$9.89
<b>Estimated Expense</b>	\$103,292	\$87,947	\$100,095	\$97,783
<b>Expense SqFt</b>	\$4.96	\$4.00	\$6.71	\$4.96
<b>Net Operating Income</b>	\$102,667	\$100,418	\$48,402	\$97,287
<b>Full Market Value</b>	\$607,000	\$600,000	\$302,000	\$575,000
<b>Market Value per SqFt</b>	\$29.15	\$27.28	\$20.25	\$29.16
<b>Distance from Cooperative in miles</b>		0.15	0.10	0.38

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02711-0021	2-02700-0001	2-04305-0004	
<b>Address</b>	921 TIFFANY STREET	911 EAST 165 STREET	1110 LYDIG AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	PELHAM PARKWAY SOUTH	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	18	18	15	
<b>Year Built</b>	1989	1989	1952	
<b>Gross SqFt</b>	14,000	12,730	14,400	
<b>Estimated Gross Income</b>	\$151,900	\$144,995	\$195,840	
<b>Gross Income per SqFt</b>	\$10.85	\$11.39	\$13.60	
<b>Estimated Expense</b>	\$86,522	\$84,145	\$101,808	
<b>Expense SqFt</b>	\$6.18	\$6.61	\$7.07	
<b>Net Operating Income</b>	\$65,378	\$60,850	\$94,032	
<b>Full Market Value</b>	\$405,000	\$391,000	\$622,000	
<b>Market Value per SqFt</b>	\$28.93	\$30.71	\$43.19	
<b>Distance from Cooperative in miles</b>		0.35	3.12	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02717-0048	2-02712-0040	2-02712-0023	2-02712-0028
<b>Address</b>	1049 FOX STREET	901 FOX STREET	940 TIFFANY STREET	931 FOX STREET
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	42	25	48	43
<b>Year Built</b>	1915	1913	1910	1929
<b>Gross SqFt</b>	42,000	32,994	51,190	47,826
<b>Estimated Gross Income</b>	\$472,500	\$371,265	\$641,379	\$490,399
<b>Gross Income per SqFt</b>	\$11.25	\$11.25	\$12.53	\$10.25
<b>Estimated Expense</b>	\$295,260	\$232,028	\$394,715	\$299,130
<b>Expense SqFt</b>	\$7.03	\$7.03	\$7.71	\$6.25
<b>Net Operating Income</b>	\$177,240	\$139,237	\$246,664	\$191,269
<b>Full Market Value</b>	\$1,141,000	\$897,000	\$1,653,000	\$1,191,000
<b>Market Value per SqFt</b>	\$27.17	\$27.19	\$32.29	\$24.90
<b>Distance from Cooperative in miles</b>		0.36	0.36	0.36

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02717-0070	2-02643-0018	2-02690-0105	2-02376-0049
<b>Address</b>	1020 TIFFANY STREET	736 EAST 152 STREET	954 PROSPECT AVENUE	3009 3 AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
<b>Total Units</b>	13	18	12	12
<b>Year Built</b>	1931	1909	1904	1905
<b>Gross SqFt</b>	10,055	13,265	12,495	11,022
<b>Estimated Gross Income</b>	\$148,211	\$195,599	\$181,224	\$162,490
<b>Gross Income per SqFt</b>	\$14.74	\$14.75	\$14.50	\$14.74
<b>Estimated Expense</b>	\$77,524	\$119,308	\$103,718	\$85,026
<b>Expense SqFt</b>	\$7.71	\$8.99	\$8.30	\$7.71
<b>Net Operating Income</b>	\$70,687	\$76,291	\$77,506	\$77,464
<b>Full Market Value</b>	\$398,000	\$355,000	\$378,000	\$535,000
<b>Market Value per SqFt</b>	\$39.58	\$26.76	\$30.25	\$48.54
<b>Distance from Cooperative in miles</b>		0.97	0.33	1.10

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02720-0041	2-02612-0053	2-02624-0080	2-02674-0027
<b>Address</b>	1025 LEGGETT AVENUE	1253 FRANKLIN AVENUE	653 CAULDWELL AVENUE	592 UNION AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	57	37	43	43
<b>Year Built</b>	1924	1916	1913	1926
<b>Gross SqFt</b>	41,010	33,055	28,704	33,890
<b>Estimated Gross Income</b>	\$652,059	\$463,054	\$455,390	\$582,130
<b>Gross Income per SqFt</b>	\$15.90	\$14.01	\$15.87	\$17.18
<b>Estimated Expense</b>	\$398,212	\$240,782	\$250,482	\$320,197
<b>Expense SqFt</b>	\$9.71	\$7.28	\$8.73	\$9.45
<b>Net Operating Income</b>	\$253,847	\$222,272	\$204,908	\$261,933
<b>Full Market Value</b>	\$1,734,000	\$649,000	\$1,386,000	\$1,893,000
<b>Market Value per SqFt</b>	\$42.28	\$19.63	\$48.29	\$55.86
<b>Distance from Cooperative in miles</b>		1.18	0.61	0.31

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02721-0020	2-03923-0009	2-03196-0058	
<b>Address</b>	829 SOUTHERN BOULEVARD	1565 WHITE PLAINS ROAD	2265 DAVIDSON AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	PARKCHESTER	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	49	49	56	
<b>Year Built</b>	1925	1927	1926	
<b>Gross SqFt</b>	31,335	31,282	38,920	
<b>Estimated Gross Income</b>	\$468,458	\$467,750	\$619,899	
<b>Gross Income per SqFt</b>	\$14.95	\$14.95	\$15.93	
<b>Estimated Expense</b>	\$317,737	\$317,148	\$317,197	
<b>Expense SqFt</b>	\$10.14	\$10.14	\$8.15	
<b>Net Operating Income</b>	\$150,721	\$150,602	\$302,702	
<b>Full Market Value</b>	\$934,000	\$1,037,000	\$2,066,000	
<b>Market Value per SqFt</b>	\$29.81	\$33.15	\$53.08	
<b>Distance from Cooperative in miles</b>		2.23	2.86	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02721-0042	2-03071-0039	2-02426-0002	2-02430-0033
<b>Address</b>	1019 LONGWOOD AVENUE	2220 ADAMS PLACE	1100 CLAY AVENUE	1191 CLAY AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	BELMONT	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	16	16	12
<b>Year Built</b>	1931	1931	1929	1929
<b>Gross SqFt</b>	18,300	14,652	14,355	11,500
<b>Estimated Gross Income</b>	\$229,665	\$183,918	\$156,326	\$143,343
<b>Gross Income per SqFt</b>	\$12.55	\$12.55	\$10.89	\$12.46
<b>Estimated Expense</b>	\$130,335	\$104,373	\$101,633	\$78,844
<b>Expense SqFt</b>	\$7.12	\$7.12	\$7.08	\$6.86
<b>Net Operating Income</b>	\$99,330	\$79,545	\$54,693	\$64,499
<b>Full Market Value</b>	\$542,000	\$533,000	\$339,000	\$433,000
<b>Market Value per SqFt</b>	\$29.62	\$36.38	\$23.62	\$37.65
<b>Distance from Cooperative in miles</b>		2.45	1.19	1.28

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02721-0043	2-04839-0017	2-02522-0124	
<b>Address</b>	1015 LONGWOOD AVENUE	765 EAST 225 STREET	1345 PLIMPTON AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	HIGHBRIDGE/MORRIS HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	23	23	23	
<b>Year Built</b>	1931	1927	1917	
<b>Gross SqFt</b>	20,580	19,081	20,800	
<b>Estimated Gross Income</b>	\$266,511	\$247,075	\$209,664	
<b>Gross Income per SqFt</b>	\$12.95	\$12.95	\$10.08	
<b>Estimated Expense</b>	\$173,152	\$148,526	\$123,760	
<b>Expense SqFt</b>	\$8.41	\$7.78	\$5.95	
<b>Net Operating Income</b>	\$93,359	\$98,549	\$85,904	
<b>Full Market Value</b>	\$624,000	\$657,000	\$536,000	
<b>Market Value per SqFt</b>	\$30.32	\$34.43	\$25.77	
<b>Distance from Cooperative in miles</b>		5.22	2.25	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02722-0001	2-03080-0038	2-02410-0001	
<b>Address</b>	854 INTERVALE AVENUE	2037 BELMONT AVENUE	271 EAST 150 STREET	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	EAST TREMONT	MELROSE/CONCOURSE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	18	17	20	
<b>Year Built</b>	1931	1909	1910	
<b>Gross SqFt</b>	10,220	11,629	10,587	
<b>Estimated Gross Income</b>	\$137,868	\$156,875	\$106,284	
<b>Gross Income per SqFt</b>	\$13.49	\$13.49	\$10.04	
<b>Estimated Expense</b>	\$71,636	\$81,519	\$66,381	
<b>Expense SqFt</b>	\$7.01	\$7.01	\$6.27	
<b>Net Operating Income</b>	\$66,232	\$75,356	\$39,903	
<b>Full Market Value</b>	\$392,000	\$499,000	\$249,000	
<b>Market Value per SqFt</b>	\$38.36	\$42.91	\$23.52	
<b>Distance from Cooperative in miles</b>		2.09	1.35	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02723-0028	2-04833-0058	2-03301-0066	
<b>Address</b>	906 SIMPSON STREET	636 EAST 231 STREET	2821 BRIGGS AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	31	31	31	
<b>Year Built</b>	1925	1929	1916	
<b>Gross SqFt</b>	34,875	32,710	30,780	
<b>Estimated Gross Income</b>	\$342,124	\$321,008	\$401,679	
<b>Gross Income per SqFt</b>	\$9.81	\$9.81	\$13.05	
<b>Estimated Expense</b>	\$199,509	\$194,627	\$216,691	
<b>Expense SqFt</b>	\$5.72	\$5.95	\$7.04	
<b>Net Operating Income</b>	\$142,615	\$126,381	\$184,988	
<b>Full Market Value</b>	\$844,000	\$748,000	\$1,199,000	
<b>Market Value per SqFt</b>	\$24.20	\$22.87	\$38.95	
<b>Distance from Cooperative in miles</b>		5.24	3.35	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02723-0029	2-04833-0058	2-03301-0066	
<b>Address</b>	914 SIMPSON STREET	636 EAST 231 STREET	2821 BRIGGS AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	WILLIAMSBRIDGE	BEDFORD PARK/NORWOOD	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	31	31	31	
<b>Year Built</b>	1925	1929	1916	
<b>Gross SqFt</b>	34,875	32,710	30,780	
<b>Estimated Gross Income</b>	\$342,124	\$321,008	\$401,679	
<b>Gross Income per SqFt</b>	\$9.81	\$9.81	\$13.05	
<b>Estimated Expense</b>	\$207,430	\$194,627	\$216,691	
<b>Expense SqFt</b>	\$5.95	\$5.95	\$7.04	
<b>Net Operating Income</b>	\$134,694	\$126,381	\$184,988	
<b>Full Market Value</b>	\$798,000	\$748,000	\$1,199,000	
<b>Market Value per SqFt</b>	\$22.88	\$22.87	\$38.95	
<b>Distance from Cooperative in miles</b>		5.24	3.35	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02727-0039	2-02699-0048	2-02740-0004	
<b>Address</b>	1111 SOUTHERN BOULEVARD	993 INTERVALE AVENUE	889 HUNTS POINT AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	HUNTS POINT	
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	26	25	25	
<b>Year Built</b>	1925	1925	1925	
<b>Gross SqFt</b>	21,917	21,995	22,070	
<b>Estimated Gross Income</b>	\$187,610	\$188,365	\$275,877	
<b>Gross Income per SqFt</b>	\$8.56	\$8.56	\$12.50	
<b>Estimated Expense</b>	\$87,668	\$87,947	\$143,454	
<b>Expense SqFt</b>	\$4.00	\$4.00	\$6.50	
<b>Net Operating Income</b>	\$99,942	\$100,418	\$132,423	
<b>Full Market Value</b>	\$433,000	\$600,000	\$888,000	
<b>Market Value per SqFt</b>	\$19.76	\$27.28	\$40.24	
<b>Distance from Cooperative in miles</b>		0.32	0.54	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02732-0021	2-02709-0024	2-02696-0001	
<b>Address</b>	850 SOUTHERN BOULEVARD	885 INTERVALE AVENUE	911 LONGWOOD AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	58	25	20	
<b>Year Built</b>	1923	1931	1925	
<b>Gross SqFt</b>	41,874	21,495	19,717	
<b>Estimated Gross Income</b>	\$404,922	\$202,875	\$195,070	
<b>Gross Income per SqFt</b>	\$9.67	\$9.44	\$9.89	
<b>Estimated Expense</b>	\$226,538	\$125,719	\$97,783	
<b>Expense SqFt</b>	\$5.41	\$5.85	\$4.96	
<b>Net Operating Income</b>	\$178,384	\$77,156	\$97,287	
<b>Full Market Value</b>	\$876,000	\$458,000	\$575,000	
<b>Market Value per SqFt</b>	\$20.92	\$21.31	\$29.16	
<b>Distance from Cooperative in miles</b>		0.11	0.30	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02744-0060	2-02716-0031	2-02758-0029	2-02980-0046
<b>Address</b>	1116 HOE AVENUE	1086 KELLY STREET	1084 HOME STREET	1301 HOE AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	24	17	58	17
<b>Year Built</b>	1914	1907	1925	1931
<b>Gross SqFt</b>	21,025	14,910	45,250	16,750
<b>Estimated Gross Income</b>	\$209,409	\$148,497	\$412,647	\$175,696
<b>Gross Income per SqFt</b>	\$9.96	\$9.96	\$9.12	\$10.49
<b>Estimated Expense</b>	\$141,078	\$100,095	\$284,731	\$102,120
<b>Expense SqFt</b>	\$6.71	\$6.71	\$6.29	\$6.10
<b>Net Operating Income</b>	\$68,331	\$48,402	\$127,916	\$73,576
<b>Full Market Value</b>	\$427,000	\$302,000	\$761,000	\$457,000
<b>Market Value per SqFt</b>	\$20.31	\$20.25	\$16.82	\$27.28
<b>Distance from Cooperative in miles</b>		0.27	0.19	0.34

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02746-0021	2-02762-0016	2-02716-0031	2-02699-0048
<b>Address</b>	946 HOE AVENUE	1204 GILBERT PLACE	1086 KELLY STREET	993 INTERVALE AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	HUNTS POINT	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	20	15	17	25
<b>Year Built</b>	1913	1915	1907	1925
<b>Gross SqFt</b>	17,550	13,547	14,910	21,995
<b>Estimated Gross Income</b>	\$174,798	\$171,954	\$148,497	\$188,365
<b>Gross Income per SqFt</b>	\$9.96	\$12.69	\$9.96	\$8.56
<b>Estimated Expense</b>	\$117,761	\$103,171	\$100,095	\$87,947
<b>Expense SqFt</b>	\$6.71	\$7.62	\$6.71	\$4.00
<b>Net Operating Income</b>	\$57,037	\$68,783	\$48,402	\$100,418
<b>Full Market Value</b>	\$356,000	\$261,000	\$302,000	\$600,000
<b>Market Value per SqFt</b>	\$20.28	\$19.27	\$20.25	\$27.28
<b>Distance from Cooperative in miles</b>		0.35	0.34	0.39

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02746-0023	2-02762-0016	2-02716-0031	2-02699-0048
<b>Address</b>	950 HOE AVENUE	1204 GILBERT PLACE	1086 KELLY STREET	993 INTERVALE AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	HUNTS POINT	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	20	15	17	25
<b>Year Built</b>	1913	1915	1907	1925
<b>Gross SqFt</b>	17,550	13,547	14,910	21,995
<b>Estimated Gross Income</b>	\$174,798	\$171,954	\$148,497	\$188,365
<b>Gross Income per SqFt</b>	\$9.96	\$12.69	\$9.96	\$8.56
<b>Estimated Expense</b>	\$117,761	\$103,171	\$100,095	\$87,947
<b>Expense SqFt</b>	\$6.71	\$7.62	\$6.71	\$4.00
<b>Net Operating Income</b>	\$57,037	\$68,783	\$48,402	\$100,418
<b>Full Market Value</b>	\$356,000	\$261,000	\$302,000	\$600,000
<b>Market Value per SqFt</b>	\$20.28	\$19.27	\$20.25	\$27.28
<b>Distance from Cooperative in miles</b>		0.35	0.34	0.39

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02751-0008	2-02716-0031	2-02758-0029	2-02980-0046
<b>Address</b>	1096 WEST FARMS ROAD	1086 KELLY STREET	1084 HOME STREET	1301 HOE AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	17	58	17
<b>Year Built</b>	1910	1907	1925	1931
<b>Gross SqFt</b>	14,575	14,910	45,250	16,750
<b>Estimated Gross Income</b>	\$145,167	\$148,497	\$412,647	\$175,696
<b>Gross Income per SqFt</b>	\$9.96	\$9.96	\$9.12	\$10.49
<b>Estimated Expense</b>	\$97,798	\$100,095	\$284,731	\$102,120
<b>Expense SqFt</b>	\$6.71	\$6.71	\$6.29	\$6.10
<b>Net Operating Income</b>	\$47,369	\$48,402	\$127,916	\$73,576
<b>Full Market Value</b>	\$296,000	\$302,000	\$761,000	\$457,000
<b>Market Value per SqFt</b>	\$20.31	\$20.25	\$16.82	\$27.28
<b>Distance from Cooperative in miles</b>		0.30	0.17	0.36

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02765-0140	2-02762-0016	2-02721-0001	2-02709-0024
<b>Address</b>	1230 SPOFFORD AVENUE	1204 GILBERT PLACE	800 FOX STREET	885 INTERVALE AVENUE
<b>Neighborhood</b>	HUNTS POINT	HUNTS POINT	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	68	15	22	25
<b>Year Built</b>	1928	1915	1931	1931
<b>Gross SqFt</b>	56,400	13,547	21,000	21,495
<b>Estimated Gross Income</b>	\$602,352	\$171,954	\$224,243	\$202,875
<b>Gross Income per SqFt</b>	\$10.68	\$12.69	\$10.68	\$9.44
<b>Estimated Expense</b>	\$373,368	\$103,171	\$139,123	\$125,719
<b>Expense SqFt</b>	\$6.62	\$7.62	\$6.62	\$5.85
<b>Net Operating Income</b>	\$228,984	\$68,783	\$85,120	\$77,156
<b>Full Market Value</b>	\$1,144,000	\$261,000	\$482,000	\$458,000
<b>Market Value per SqFt</b>	\$20.28	\$19.27	\$22.95	\$21.31
<b>Distance from Cooperative in miles</b>		0.32	0.46	0.51

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02791-0052	2-02791-0044	2-02908-0017	2-02909-0012
<b>Address</b>	1695 TOPPING AVENUE	1707 TOPPING AVENUE	446 EAST 176 STREET	440 EAST TREMONT AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	BATHGATE	BATHGATE
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	27	33	24	11
<b>Year Built</b>	1926	1924	1931	1931
<b>Gross SqFt</b>	17,000	30,653	15,536	12,863
<b>Estimated Gross Income</b>	\$219,911	\$344,162	\$226,231	\$169,182
<b>Gross Income per SqFt</b>	\$12.94	\$11.23	\$14.56	\$13.15
<b>Estimated Expense</b>	\$134,162	\$194,058	\$138,257	\$94,222
<b>Expense SqFt</b>	\$7.89	\$6.33	\$8.90	\$7.33
<b>Net Operating Income</b>	\$85,749	\$150,104	\$87,974	\$74,960
<b>Full Market Value</b>	\$572,000	\$967,000	\$608,000	\$496,000
<b>Market Value per SqFt</b>	\$33.65	\$31.55	\$39.13	\$38.56
<b>Distance from Cooperative in miles</b>		0.00	0.36	0.42

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02791-0054	2-02854-0021	2-02854-0018	2-02869-0163
<b>Address</b>	1685 TOPPING AVENUE	1975 WALTON AVENUE	1979 WALTON AVENUE	1971 GRAND AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	43	30	30	46
<b>Year Built</b>	1931	1927	1927	1925
<b>Gross SqFt</b>	33,000	31,125	31,125	42,000
<b>Estimated Gross Income</b>	\$576,840	\$544,037	\$544,037	\$723,240
<b>Gross Income per SqFt</b>	\$17.48	\$17.48	\$17.48	\$17.22
<b>Estimated Expense</b>	\$264,660	\$249,626	\$249,626	\$361,620
<b>Expense SqFt</b>	\$8.02	\$8.02	\$8.02	\$8.61
<b>Net Operating Income</b>	\$312,180	\$294,411	\$294,411	\$361,620
<b>Full Market Value</b>	\$2,253,000	\$2,124,000	\$2,124,000	\$2,611,000
<b>Market Value per SqFt</b>	\$68.27	\$68.24	\$68.24	\$62.17
<b>Distance from Cooperative in miles</b>		0.55	0.55	0.62

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02794-0062	2-02854-0018	2-02816-0070	2-02816-0001
<b>Address</b>	221 EAST 173 STREET	1979 WALTON AVENUE	1295 MORRIS AVENUE	1294 GRANT AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	26	30	43	43
<b>Year Built</b>	1939	1927	1923	1923
<b>Gross SqFt</b>	32,150	31,125	34,857	34,857
<b>Estimated Gross Income</b>	\$505,077	\$544,037	\$547,740	\$547,740
<b>Gross Income per SqFt</b>	\$15.71	\$17.48	\$15.71	\$15.71
<b>Estimated Expense</b>	\$300,603	\$249,626	\$326,047	\$326,047
<b>Expense SqFt</b>	\$9.35	\$8.02	\$9.35	\$9.35
<b>Net Operating Income</b>	\$204,474	\$294,411	\$221,693	\$221,693
<b>Full Market Value</b>	\$1,399,000	\$2,124,000	\$1,517,000	\$1,517,000
<b>Market Value per SqFt</b>	\$43.51	\$68.24	\$43.52	\$43.52
<b>Distance from Cooperative in miles</b>		0.54	0.56	0.56

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02799-0022	2-02810-0050	2-02800-0036	2-02794-0054
<b>Address</b>	1776 TOPPING AVENUE	219 ECHO PLACE	1826 MONROE AVENUE	1691 EASTBURN AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	25	31	32	36
<b>Year Built</b>	1931	1939	1964	1937
<b>Gross SqFt</b>	21,080	21,600	20,196	26,000
<b>Estimated Gross Income</b>	\$256,754	\$253,799	\$245,963	\$327,340
<b>Gross Income per SqFt</b>	\$12.18	\$11.75	\$12.18	\$12.59
<b>Estimated Expense</b>	\$108,562	\$143,365	\$104,037	\$180,180
<b>Expense SqFt</b>	\$5.15	\$6.64	\$5.15	\$6.93
<b>Net Operating Income</b>	\$148,192	\$110,434	\$141,926	\$147,160
<b>Full Market Value</b>	\$942,000	\$706,000	\$746,000	\$986,000
<b>Market Value per SqFt</b>	\$44.69	\$32.69	\$36.94	\$37.92
<b>Distance from Cooperative in miles</b>		0.29	0.10	0.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02802-0005	2-02802-0070	2-02802-0014	2-02802-0003
<b>Address</b>	1854 MONROE AVENUE	217 EAST 176 STREET	220 MT HOPE PLACE	1848 MONROE AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	26	26	32	26
<b>Year Built</b>	1915	1915	1923	1915
<b>Gross SqFt</b>	22,500	21,720	25,400	22,500
<b>Estimated Gross Income</b>	\$327,600	\$320,587	\$328,415	\$250,956
<b>Gross Income per SqFt</b>	\$14.56	\$14.76	\$12.93	\$11.15
<b>Estimated Expense</b>	\$200,250	\$169,850	\$197,336	\$142,490
<b>Expense SqFt</b>	\$8.90	\$7.82	\$7.77	\$6.33
<b>Net Operating Income</b>	\$127,350	\$150,737	\$131,079	\$108,466
<b>Full Market Value</b>	\$844,000	\$1,040,000	\$757,000	\$669,000
<b>Market Value per SqFt</b>	\$37.51	\$47.88	\$29.80	\$29.73
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.00

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02805-0016	2-02837-0031	2-02947-0035	
<b>Address</b>	1855 GRAND CONCOURSE	1565 GRAND CONCOURSE	1899 BELMONT AVENUE	
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	EAST TREMONT	
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	44	58	27	
<b>Year Built</b>	1936	1920	1922	
<b>Gross SqFt</b>	45,000	62,838	28,279	
<b>Estimated Gross Income</b>	\$503,100	\$559,288	\$380,427	
<b>Gross Income per SqFt</b>	\$11.18	\$8.90	\$13.45	
<b>Estimated Expense</b>	\$291,600	\$333,822	\$216,185	
<b>Expense SqFt</b>	\$6.48	\$5.31	\$7.64	
<b>Net Operating Income</b>	\$211,500	\$225,466	\$164,242	
<b>Full Market Value</b>	\$1,363,000	\$1,298,000	\$1,088,000	
<b>Market Value per SqFt</b>	\$30.29	\$20.66	\$38.47	
<b>Distance from Cooperative in miles</b>		0.46	0.80	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02809-0022	2-02806-0001	2-02801-0018	2-02801-0031
<b>Address</b>	240 ECHO PLACE	105 EAST 177 STREET	1855 MONROE AVENUE	1882 GRAND CONCOURSE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	42	46	36	44
<b>Year Built</b>	1931	1927	1936	1914
<b>Gross SqFt</b>	45,700	45,060	37,000	41,250
<b>Estimated Gross Income</b>	\$596,385	\$494,814	\$482,748	\$616,275
<b>Gross Income per SqFt</b>	\$13.05	\$10.98	\$13.05	\$14.94
<b>Estimated Expense</b>	\$274,657	\$176,700	\$222,485	\$326,700
<b>Expense SqFt</b>	\$6.01	\$3.92	\$6.01	\$7.92
<b>Net Operating Income</b>	\$321,728	\$318,114	\$260,263	\$289,575
<b>Full Market Value</b>	\$2,142,000	\$1,815,000	\$1,733,000	\$1,860,000
<b>Market Value per SqFt</b>	\$46.87	\$40.28	\$46.84	\$45.09
<b>Distance from Cooperative in miles</b>		0.15	0.15	0.15

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02810-0026	2-02820-0016	2-02804-0052	2-02820-0027
<b>Address</b>	250 EAST 178 STREET	1546 SELWYN AVENUE	215 MT HOPE PLACE	1560 SELWYN AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	69	73	60
<b>Year Built</b>	1936	1927	1937	1926
<b>Gross SqFt</b>	70,000	68,886	78,000	61,806
<b>Estimated Gross Income</b>	\$817,600	\$797,797	\$910,708	\$743,526
<b>Gross Income per SqFt</b>	\$11.68	\$11.58	\$11.68	\$12.03
<b>Estimated Expense</b>	\$390,600	\$494,299	\$434,945	\$401,739
<b>Expense SqFt</b>	\$5.58	\$7.18	\$5.58	\$6.50
<b>Net Operating Income</b>	\$427,000	\$303,498	\$475,763	\$341,787
<b>Full Market Value</b>	\$2,732,000	\$1,945,000	\$2,255,000	\$2,176,000
<b>Market Value per SqFt</b>	\$39.03	\$28.24	\$28.91	\$35.21
<b>Distance from Cooperative in miles</b>		0.66	0.10	0.66

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02821-0052	2-02821-0061	2-02821-0001	2-02820-0016
<b>Address</b>	1561 SHERIDAN AVENUE	1551 SHERIDAN AVENUE	1500 GRAND CONCOURSE	1546 SELWYN AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	68	55	96	69
<b>Year Built</b>	1928	1940	1935	1927
<b>Gross SqFt</b>	74,462	64,000	96,990	68,886
<b>Estimated Gross Income</b>	\$790,335	\$584,848	\$1,001,417	\$797,797
<b>Gross Income per SqFt</b>	\$10.61	\$9.14	\$10.32	\$11.58
<b>Estimated Expense</b>	\$421,091	\$318,611	\$609,515	\$494,299
<b>Expense SqFt</b>	\$5.66	\$4.98	\$6.28	\$7.18
<b>Net Operating Income</b>	\$369,244	\$266,237	\$391,902	\$303,498
<b>Full Market Value</b>	\$2,292,000	\$1,585,000	\$2,439,000	\$1,945,000
<b>Market Value per SqFt</b>	\$30.78	\$24.77	\$25.15	\$28.24
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.09

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02826-0011	2-02791-0044	2-02869-0034	2-02889-0018
<b>Address</b>	1770 WALTON AVENUE	1707 TOPPING AVENUE	45 WEST TREMONT AVENUE	1705 ANTHONY AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	37	33	51	23
<b>Year Built</b>	1925	1924	1926	1913
<b>Gross SqFt</b>	29,600	30,653	56,849	19,620
<b>Estimated Gross Income</b>	\$328,856	\$344,162	\$471,744	\$217,896
<b>Gross Income per SqFt</b>	\$11.11	\$11.23	\$8.30	\$11.11
<b>Estimated Expense</b>	\$203,352	\$194,058	\$277,624	\$134,703
<b>Expense SqFt</b>	\$6.87	\$6.33	\$4.88	\$6.87
<b>Net Operating Income</b>	\$125,504	\$150,104	\$194,120	\$83,193
<b>Full Market Value</b>	\$775,000	\$967,000	\$1,054,000	\$513,000
<b>Market Value per SqFt</b>	\$26.18	\$31.55	\$18.54	\$26.15
<b>Distance from Cooperative in miles</b>		0.30	0.33	0.37

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02826-0024	2-02791-0044	2-02869-0034	2-02889-0018
<b>Address</b>	110 EAST 176 STREET	1707 TOPPING AVENUE	45 WEST TREMONT AVENUE	1705 ANTHONY AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	37	33	51	23
<b>Year Built</b>	1924	1924	1926	1913
<b>Gross SqFt</b>	28,100	30,653	56,849	19,620
<b>Estimated Gross Income</b>	\$312,191	\$344,162	\$471,744	\$217,896
<b>Gross Income per SqFt</b>	\$11.11	\$11.23	\$8.30	\$11.11
<b>Estimated Expense</b>	\$193,047	\$194,058	\$277,624	\$134,703
<b>Expense SqFt</b>	\$6.87	\$6.33	\$4.88	\$6.87
<b>Net Operating Income</b>	\$119,144	\$150,104	\$194,120	\$83,193
<b>Full Market Value</b>	\$735,000	\$967,000	\$1,054,000	\$513,000
<b>Market Value per SqFt</b>	\$26.16	\$31.55	\$18.54	\$26.15
<b>Distance from Cooperative in miles</b>		0.30	0.33	0.37

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02849-0028	2-02849-0076	2-02861-0052	2-02849-0070
<b>Address</b>	1723 TOWNSEND AVENUE	1715 WALTON AVENUE	1706 DAVIDSON AVENUE	1727 WALTON AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	21	46	45	56
<b>Year Built</b>	1926	1925	1927	1925
<b>Gross SqFt</b>	24,900	34,580	41,250	45,310
<b>Estimated Gross Income</b>	\$315,981	\$495,706	\$523,434	\$474,534
<b>Gross Income per SqFt</b>	\$12.69	\$14.34	\$12.69	\$10.47
<b>Estimated Expense</b>	\$179,529	\$216,488	\$297,418	\$221,328
<b>Expense SqFt</b>	\$7.21	\$6.26	\$7.21	\$4.88
<b>Net Operating Income</b>	\$136,452	\$279,218	\$226,016	\$253,206
<b>Full Market Value</b>	\$913,000	\$1,934,000	\$1,512,000	\$1,573,000
<b>Market Value per SqFt</b>	\$36.67	\$55.93	\$36.65	\$34.72
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02850-0040	2-02869-0034	2-02791-0044	2-02854-0064
<b>Address</b>	1770 TOWNSEND AVENUE	45 WEST TREMONT AVENUE	1707 TOPPING AVENUE	2003 WALTON AVENUE
<b>Neighborhood</b>	MOUNT HOPE/MOUNT EDEN	HIGHBRIDGE/MORRIS HEIGHTS	MOUNT HOPE/MOUNT EDEN	MOUNT HOPE/MOUNT EDEN
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	57	51	33	49
<b>Year Built</b>	1925	1926	1924	1925
<b>Gross SqFt</b>	44,440	56,849	30,653	55,350
<b>Estimated Gross Income</b>	\$499,061	\$471,744	\$344,162	\$870,460
<b>Gross Income per SqFt</b>	\$11.23	\$8.30	\$11.23	\$15.73
<b>Estimated Expense</b>	\$281,305	\$277,624	\$194,058	\$407,722
<b>Expense SqFt</b>	\$6.33	\$4.88	\$6.33	\$7.37
<b>Net Operating Income</b>	\$217,756	\$194,120	\$150,104	\$462,738
<b>Full Market Value</b>	\$1,403,000	\$1,054,000	\$967,000	\$3,124,000
<b>Market Value per SqFt</b>	\$31.57	\$18.54	\$31.55	\$56.44
<b>Distance from Cooperative in miles</b>		0.31	0.34	0.40

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02872-0001	2-02466-0044	2-02457-0050	2-02816-0045
<b>Address</b>	1372 SHAKESPEARE AVENUE	125 EAST 168 STREET	1279 SHERIDAN AVENUE	1355 MORRIS AVENUE
<b>Neighborhood</b>	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	D1-ELEVATOR	C1-WALK-UP
<b>Total Units</b>	57	45	27	45
<b>Year Built</b>	1926	1924	1924	1924
<b>Gross SqFt</b>	39,745	45,500	30,800	36,085
<b>Estimated Gross Income</b>	\$275,433	\$388,015	\$383,419	\$307,805
<b>Gross Income per SqFt</b>	\$6.93	\$8.53	\$12.45	\$8.53
<b>Estimated Expense</b>	\$195,545	\$252,225	\$210,872	\$199,911
<b>Expense SqFt</b>	\$4.92	\$5.54	\$6.85	\$5.54
<b>Net Operating Income</b>	\$79,888	\$135,790	\$172,547	\$107,894
<b>Full Market Value</b>	\$475,000	\$812,000	\$1,157,000	\$645,000
<b>Market Value per SqFt</b>	\$11.95	\$17.85	\$37.56	\$17.87
<b>Distance from Cooperative in miles</b>		0.39	0.48	0.55

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02931-0098	2-03298-0028	2-03237-0097	
<b>Address</b>	605 EAST 169 STREET	2986 BRIGGS AVENUE	160 WEST KINGSBRIDGE ROAD	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	BEDFORD PARK/NORWOOD	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	35	36	36	
<b>Year Built</b>	1931	1938	1927	
<b>Gross SqFt</b>	41,580	40,381	39,600	
<b>Estimated Gross Income</b>	\$430,769	\$323,048	\$410,291	
<b>Gross Income per SqFt</b>	\$10.36	\$8.00	\$10.36	
<b>Estimated Expense</b>	\$270,695	\$216,442	\$189,192	
<b>Expense SqFt</b>	\$6.51	\$5.36	\$4.78	
<b>Net Operating Income</b>	\$160,074	\$106,606	\$221,099	
<b>Full Market Value</b>	\$997,000	\$629,000	\$915,000	
<b>Market Value per SqFt</b>	\$23.98	\$15.58	\$23.11	
<b>Distance from Cooperative in miles</b>		2.75	2.43	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02933-0029	2-02692-0074	2-02429-0034	2-02433-0023
<b>Address</b>	1372 FRANKLIN AVENUE	865 EAST 167 STREET	1109 CLAY AVENUE	1055 FINDLAY AVENUE
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	55	60	49
<b>Year Built</b>	1931	1928	1931	1927
<b>Gross SqFt</b>	48,852	40,800	48,200	48,475
<b>Estimated Gross Income</b>	\$507,572	\$423,914	\$468,013	\$592,409
<b>Gross Income per SqFt</b>	\$10.39	\$10.39	\$9.71	\$12.22
<b>Estimated Expense</b>	\$315,584	\$263,552	\$304,195	\$325,799
<b>Expense SqFt</b>	\$6.46	\$6.46	\$6.31	\$6.72
<b>Net Operating Income</b>	\$191,988	\$160,362	\$163,818	\$266,610
<b>Full Market Value</b>	\$1,194,000	\$971,000	\$971,000	\$1,692,000
<b>Market Value per SqFt</b>	\$24.44	\$23.80	\$20.15	\$34.90
<b>Distance from Cooperative in miles</b>		0.41	0.63	0.77

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02935-0001	2-02464-0007	2-02474-0049	
<b>Address</b>	625 JEFFERSON PLACE	1227 GRAND CONCOURSE	853 WALTON AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	16	30	24	
<b>Year Built</b>	1906	1937	1927	
<b>Gross SqFt</b>	17,100	20,250	21,931	
<b>Estimated Gross Income</b>	\$187,660	\$255,716	\$287,936	
<b>Gross Income per SqFt</b>	\$10.97	\$12.63	\$13.13	
<b>Estimated Expense</b>	\$113,904	\$165,393	\$167,011	
<b>Expense SqFt</b>	\$6.66	\$8.17	\$7.62	
<b>Net Operating Income</b>	\$73,756	\$90,323	\$120,925	
<b>Full Market Value</b>	\$456,000	\$481,000	\$804,000	
<b>Market Value per SqFt</b>	\$26.67	\$23.75	\$36.66	
<b>Distance from Cooperative in miles</b>		0.94	1.41	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02948-0025	2-03369-0034	2-02790-0059	2-04016-0009
<b>Address</b>	705 CROTONA PARK NORTH	125 EAST 233 STREET	343 EAST 173 STREET	520 MORRIS PARK AVENUE
<b>Neighborhood</b>	CROTONA PARK	WOODLAWN	MOUNT HOPE/MOUNT EDEN	PARKCHESTER
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	20	21	21
<b>Year Built</b>	1916	1929	1915	1915
<b>Gross SqFt</b>	15,000	14,798	13,000	12,840
<b>Estimated Gross Income</b>	\$196,200	\$199,773	\$231,270	\$189,478
<b>Gross Income per SqFt</b>	\$13.08	\$13.50	\$17.79	\$14.76
<b>Estimated Expense</b>	\$120,408	\$103,882	\$115,700	\$107,892
<b>Expense SqFt</b>	\$8.03	\$7.02	\$8.90	\$8.40
<b>Net Operating Income</b>	\$75,792	\$95,891	\$115,570	\$81,586
<b>Full Market Value</b>	\$505,000	\$635,000	\$580,000	\$563,000
<b>Market Value per SqFt</b>	\$33.67	\$42.91	\$44.62	\$43.85
<b>Distance from Cooperative in miles</b>		3.90	0.64	1.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02961-0015	2-03225-0169	2-02998-0166	
<b>Address</b>	757 EAST 169 STREET	2333 LORING PLACE NORTH	985 EAST 174 STREET	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	CROTONA PARK	
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	32	26	28	
<b>Year Built</b>	1926	1927	1931	
<b>Gross SqFt</b>	26,347	26,556	24,750	
<b>Estimated Gross Income</b>	\$327,493	\$284,646	\$307,602	
<b>Gross Income per SqFt</b>	\$12.43	\$10.72	\$12.43	
<b>Estimated Expense</b>	\$188,384	\$152,081	\$156,158	
<b>Expense SqFt</b>	\$7.15	\$5.73	\$6.31	
<b>Net Operating Income</b>	\$139,109	\$132,565	\$151,444	
<b>Full Market Value</b>	\$880,000	\$822,000	\$945,000	
<b>Market Value per SqFt</b>	\$33.40	\$30.95	\$38.18	
<b>Distance from Cooperative in miles</b>		2.14	0.89	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02962-0044	2-02709-0009	2-03237-0107	
<b>Address</b>	1409 PROSPECT AVENUE	834 BECK STREET	2635 SEDGWICK AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	11	12	11	
<b>Year Built</b>	1904	1907	1916	
<b>Gross SqFt</b>	14,175	10,110	13,690	
<b>Estimated Gross Income</b>	\$165,139	\$142,532	\$134,467	
<b>Gross Income per SqFt</b>	\$11.65	\$14.10	\$9.82	
<b>Estimated Expense</b>	\$103,228	\$64,538	\$84,052	
<b>Expense SqFt</b>	\$7.28	\$6.38	\$6.14	
<b>Net Operating Income</b>	\$61,911	\$77,994	\$50,415	
<b>Full Market Value</b>	\$398,000	\$445,000	\$298,000	
<b>Market Value per SqFt</b>	\$28.08	\$44.02	\$21.77	
<b>Distance from Cooperative in miles</b>		1.01	2.51	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02966-0017	2-02683-0043	2-03974-0004	
<b>Address</b>	1500 BOSTON ROAD	567 SOUTHERN BOULEVARD	1410 ROWLAND STREET	
<b>Neighborhood</b>	CROTONA PARK	MORRISANIA/LONGWOOD	WESTCHESTER	
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	43	41	39	
<b>Year Built</b>	1933	1907	1928	
<b>Gross SqFt</b>	30,000	25,926	32,000	
<b>Estimated Gross Income</b>	\$327,900	\$222,094	\$352,320	
<b>Gross Income per SqFt</b>	\$10.93	\$8.57	\$11.01	
<b>Estimated Expense</b>	\$181,263	\$144,369	\$193,600	
<b>Expense SqFt</b>	\$6.04	\$5.57	\$6.05	
<b>Net Operating Income</b>	\$146,637	\$77,725	\$158,720	
<b>Full Market Value</b>	\$907,000	\$465,000	\$981,000	
<b>Market Value per SqFt</b>	\$30.23	\$17.94	\$30.66	
<b>Distance from Cooperative in miles</b>		1.58	2.45	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02967-0006	2-02453-0030	2-03197-0001	
<b>Address</b>	1574 BOSTON ROAD	1210 SHERMAN AVENUE	2280 GRAND AVENUE	
<b>Neighborhood</b>	CROTONA PARK	MELROSE/CONCOURSE	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	54	56	55	
<b>Year Built</b>	1929	1938	1927	
<b>Gross SqFt</b>	50,000	53,000	53,662	
<b>Estimated Gross Income</b>	\$675,000	\$841,105	\$660,398	
<b>Gross Income per SqFt</b>	\$13.50	\$15.87	\$12.31	
<b>Estimated Expense</b>	\$371,250	\$462,644	\$286,998	
<b>Expense SqFt</b>	\$7.43	\$8.73	\$5.35	
<b>Net Operating Income</b>	\$303,750	\$378,461	\$373,400	
<b>Full Market Value</b>	\$2,013,000	\$2,586,000	\$2,367,000	
<b>Market Value per SqFt</b>	\$40.26	\$48.79	\$44.11	
<b>Distance from Cooperative in miles</b>		1.23	1.80	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02968-0035	2-02381-0051	2-02749-0010	
<b>Address</b>	810 RITTER PLACE	462 EAST 160 STREET	1018 HOE AVENUE	
<b>Neighborhood</b>	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	21	31	20	
<b>Year Built</b>	1910	1910	1909	
<b>Gross SqFt</b>	17,520	17,520	14,450	
<b>Estimated Gross Income</b>	\$192,420	\$171,413	\$169,457	
<b>Gross Income per SqFt</b>	\$10.98	\$9.78	\$11.73	
<b>Estimated Expense</b>	\$118,170	\$106,268	\$103,374	
<b>Expense SqFt</b>	\$6.74	\$6.07	\$7.15	
<b>Net Operating Income</b>	\$74,250	\$65,145	\$66,083	
<b>Full Market Value</b>	\$459,000	\$386,000	\$423,000	
<b>Market Value per SqFt</b>	\$26.20	\$22.03	\$29.27	
<b>Distance from Cooperative in miles</b>		0.94	0.60	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02985-0023	2-03122-0016	2-03125-0014	2-03119-0007
<b>Address</b>	1922 CROTONA PARKWAY	916 EAST 179 STREET	2117 DALY AVENUE	2116 CROTONA PARKWAY
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	17	16	18	22
<b>Year Built</b>	1911	1931	1915	1931
<b>Gross SqFt</b>	27,691	16,208	19,250	19,668
<b>Estimated Gross Income</b>	\$270,541	\$96,433	\$263,022	\$192,252
<b>Gross Income per SqFt</b>	\$9.77	\$5.95	\$13.66	\$9.77
<b>Estimated Expense</b>	\$167,254	\$66,320	\$139,240	\$118,759
<b>Expense SqFt</b>	\$6.04	\$4.09	\$7.23	\$6.04
<b>Net Operating Income</b>	\$103,287	\$30,113	\$123,782	\$73,493
<b>Full Market Value</b>	\$612,000	\$179,000	\$774,000	\$435,000
<b>Market Value per SqFt</b>	\$22.10	\$11.04	\$40.21	\$22.12
<b>Distance from Cooperative in miles</b>		0.12	0.28	0.30

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02992-0018	2-03077-0050	2-03199-0007	2-05798-0101
<b>Address</b>	1898 DALY AVENUE	2463 HUGHES AVENUE	2392 GRAND AVENUE	3615 OXFORD AVENUE
<b>Neighborhood</b>	EAST TREMONT	BELMONT	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	16	16	15
<b>Year Built</b>	1993	2004	2005	1980
<b>Gross SqFt</b>	15,840	13,520	15,712	7,550
<b>Estimated Gross Income</b>	\$260,251	\$237,761	\$315,811	\$174,490
<b>Gross Income per SqFt</b>	\$16.43	\$17.59	\$20.10	\$23.11
<b>Estimated Expense</b>	\$133,821	\$74,546	\$135,799	\$78,802
<b>Expense SqFt</b>	\$8.45	\$5.51	\$8.64	\$10.44
<b>Net Operating Income</b>	\$126,430	\$163,215	\$180,012	\$95,688
<b>Full Market Value</b>	\$916,000	\$1,177,000	\$1,295,000	\$643,000
<b>Market Value per SqFt</b>	\$57.83	\$87.06	\$82.42	\$85.17
<b>Distance from Cooperative in miles</b>		1.12	1.78	3.47

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02992-0073	2-03077-0050	2-03199-0007	2-05798-0101
<b>Address</b>	1883 VYSE AVENUE	2463 HUGHES AVENUE	2392 GRAND AVENUE	3615 OXFORD AVENUE
<b>Neighborhood</b>	EAST TREMONT	BELMONT	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	16	16	15
<b>Year Built</b>	1993	2004	2005	1980
<b>Gross SqFt</b>	15,840	13,520	15,712	7,550
<b>Estimated Gross Income</b>	\$260,251	\$237,761	\$315,811	\$174,490
<b>Gross Income per SqFt</b>	\$16.43	\$17.59	\$20.10	\$23.11
<b>Estimated Expense</b>	\$133,821	\$74,546	\$135,799	\$78,802
<b>Expense SqFt</b>	\$8.45	\$5.51	\$8.64	\$10.44
<b>Net Operating Income</b>	\$126,430	\$163,215	\$180,012	\$95,688
<b>Full Market Value</b>	\$916,000	\$1,177,000	\$1,295,000	\$643,000
<b>Market Value per SqFt</b>	\$57.83	\$87.06	\$82.42	\$85.17
<b>Distance from Cooperative in miles</b>		1.12	1.78	3.47

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-02998-0145	2-02813-0009	2-02754-0005	2-02609-0046
<b>Address</b>	1003 EAST 174 STREET	2034 GRAND CONCOURSE	1134 WEST FARMS ROAD	1175 FULTON AVENUE
<b>Neighborhood</b>	CROTONA PARK	MOUNT HOPE/MOUNT EDEN	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	43	46	43	43
<b>Year Built</b>	1923	1919	1926	1925
<b>Gross SqFt</b>	28,165	28,000	30,540	28,800
<b>Estimated Gross Income</b>	\$336,572	\$372,839	\$334,439	\$483,196
<b>Gross Income per SqFt</b>	\$11.95	\$13.32	\$10.95	\$16.78
<b>Estimated Expense</b>	\$195,616	\$208,864	\$204,011	\$265,758
<b>Expense SqFt</b>	\$6.95	\$7.46	\$6.68	\$9.23
<b>Net Operating Income</b>	\$140,956	\$163,975	\$130,428	\$217,438
<b>Full Market Value</b>	\$770,000	\$1,088,000	\$806,000	\$1,573,000
<b>Market Value per SqFt</b>	\$27.34	\$38.86	\$26.39	\$54.62
<b>Distance from Cooperative in miles</b>		1.36	0.77	1.21

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03069-0090	2-03099-0006	2-03034-0047	2-02909-0012
<b>Address</b>	2039 HUGHES AVENUE	743 EAST 182 STREET	467 EAST TREMONT AVENUE	440 EAST TREMONT AVENUE
<b>Neighborhood</b>	EAST TREMONT	BELMONT	BATHGATE	BATHGATE
<b>Building Classification</b>	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	12	20	28	11
<b>Year Built</b>	1911	1913	1931	1931
<b>Gross SqFt</b>	13,200	19,750	14,549	12,863
<b>Estimated Gross Income</b>	\$145,759	\$215,772	\$240,786	\$169,182
<b>Gross Income per SqFt</b>	\$11.04	\$10.93	\$16.55	\$13.15
<b>Estimated Expense</b>	\$85,221	\$135,607	\$122,794	\$94,222
<b>Expense SqFt</b>	\$6.46	\$6.87	\$8.44	\$7.33
<b>Net Operating Income</b>	\$60,538	\$80,165	\$117,992	\$74,960
<b>Full Market Value</b>	\$374,000	\$496,000	\$499,000	\$496,000
<b>Market Value per SqFt</b>	\$28.33	\$25.11	\$34.30	\$38.56
<b>Distance from Cooperative in miles</b>		0.33	0.36	0.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03073-0041	2-03073-0039	2-03273-0287	2-03099-0006
<b>Address</b>	2386 ARTHUR AVENUE	2380 ARTHUR AVENUE	610 EAST 191 STREET	743 EAST 182 STREET
<b>Neighborhood</b>	BELMONT	BELMONT	BELMONT	BELMONT
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	13	16	20
<b>Year Built</b>	1905	1904	1911	1913
<b>Gross SqFt</b>	10,776	10,701	8,700	19,750
<b>Estimated Gross Income</b>	\$117,782	\$116,748	\$105,966	\$215,772
<b>Gross Income per SqFt</b>	\$10.93	\$10.91	\$12.18	\$10.93
<b>Estimated Expense</b>	\$74,031	\$66,453	\$57,159	\$135,607
<b>Expense SqFt</b>	\$6.87	\$6.21	\$6.57	\$6.87
<b>Net Operating Income</b>	\$43,751	\$50,295	\$48,807	\$80,165
<b>Full Market Value</b>	\$267,000	\$311,000	\$187,000	\$496,000
<b>Market Value per SqFt</b>	\$24.78	\$29.06	\$21.49	\$25.11
<b>Distance from Cooperative in miles</b>		0.00	0.30	0.35

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03080-0082	2-03099-0006	2-03111-0010	
<b>Address</b>	2076 BELMONT AVENUE	743 EAST 182 STREET	2125 SOUTHERN BOULEVARD	
<b>Neighborhood</b>	EAST TREMONT	BELMONT	EAST TREMONT	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	16	20	41	
<b>Year Built</b>	1925	1913	1931	
<b>Gross SqFt</b>	14,850	19,750	31,190	
<b>Estimated Gross Income</b>	\$155,480	\$215,772	\$312,306	
<b>Gross Income per SqFt</b>	\$10.47	\$10.93	\$10.01	
<b>Estimated Expense</b>	\$98,307	\$135,607	\$198,350	
<b>Expense SqFt</b>	\$6.62	\$6.87	\$6.36	
<b>Net Operating Income</b>	\$57,173	\$80,165	\$113,956	
<b>Full Market Value</b>	\$355,000	\$496,000	\$694,000	
<b>Market Value per SqFt</b>	\$23.91	\$25.11	\$22.25	
<b>Distance from Cooperative in miles</b>		0.26	0.27	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03081-0013	2-03099-0006	2-03119-0058	
<b>Address</b>	2121 BELMONT AVENUE	743 EAST 182 STREET	2150 CROTONA PARKWAY	
<b>Neighborhood</b>	EAST TREMONT	BELMONT	EAST TREMONT	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	21	20	11	
<b>Year Built</b>	1910	1913	1914	
<b>Gross SqFt</b>	17,000	19,750	9,815	
<b>Estimated Gross Income</b>	\$188,020	\$215,772	\$109,850	
<b>Gross Income per SqFt</b>	\$11.06	\$10.93	\$11.19	
<b>Estimated Expense</b>	\$115,260	\$135,607	\$65,648	
<b>Expense SqFt</b>	\$6.78	\$6.87	\$6.69	
<b>Net Operating Income</b>	\$72,760	\$80,165	\$44,202	
<b>Full Market Value</b>	\$449,000	\$496,000	\$285,000	
<b>Market Value per SqFt</b>	\$26.41	\$25.11	\$29.04	
<b>Distance from Cooperative in miles</b>		0.24	0.40	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03081-0042	2-03099-0006	2-03111-0010	
<b>Address</b>	2114 BELMONT AVENUE	743 EAST 182 STREET	2125 SOUTHERN BOULEVARD	
<b>Neighborhood</b>	EAST TREMONT	BELMONT	EAST TREMONT	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	16	20	41	
<b>Year Built</b>	1927	1913	1931	
<b>Gross SqFt</b>	12,200	19,750	31,190	
<b>Estimated Gross Income</b>	\$127,734	\$215,772	\$312,306	
<b>Gross Income per SqFt</b>	\$10.47	\$10.93	\$10.01	
<b>Estimated Expense</b>	\$80,764	\$135,607	\$198,350	
<b>Expense SqFt</b>	\$6.62	\$6.87	\$6.36	
<b>Net Operating Income</b>	\$46,970	\$80,165	\$113,956	
<b>Full Market Value</b>	\$292,000	\$496,000	\$694,000	
<b>Market Value per SqFt</b>	\$23.93	\$25.11	\$22.25	
<b>Distance from Cooperative in miles</b>		0.20	0.27	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03083-0001	2-03138-0001	2-03093-0020	2-03142-0001
<b>Address</b>	661 EAST 181 STREET	999 EAST 180 STREET	750 EAST 179 STREET	2010 VALENTINE AVENUE
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	FORDHAM
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	281	237	152	354
<b>Year Built</b>	1959	1974	1975	1973
<b>Gross SqFt</b>	272,000	276,135	145,330	375,225
<b>Estimated Gross Income</b>	\$3,468,000	\$3,521,878	\$2,322,119	\$4,291,816
<b>Gross Income per SqFt</b>	\$12.75	\$12.75	\$15.98	\$11.44
<b>Estimated Expense</b>	\$2,110,720	\$2,141,678	\$1,227,556	\$2,823,485
<b>Expense SqFt</b>	\$7.76	\$7.76	\$8.45	\$7.52
<b>Net Operating Income</b>	\$1,357,280	\$1,380,200	\$1,094,563	\$1,468,331
<b>Full Market Value</b>	\$9,075,000	\$9,228,000	\$7,467,000	\$9,429,000
<b>Market Value per SqFt</b>	\$33.36	\$33.42	\$51.38	\$25.13
<b>Distance from Cooperative in miles</b>		0.66	0.30	0.61

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03083-0045	2-03111-0010	2-03111-0065	2-03114-0071
<b>Address</b>	2167 CROTONA AVENUE	2125 SOUTHERN BOULEVARD	2159 SOUTHERN BOULEVARD	2359 SOUTHERN BOULEVARD
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	BELMONT
<b>Building Classification</b>	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	22	41	46	20
<b>Year Built</b>	1926	1931	1924	1931
<b>Gross SqFt</b>	21,000	31,190	46,000	19,030
<b>Estimated Gross Income</b>	\$150,097	\$312,306	\$435,533	\$178,933
<b>Gross Income per SqFt</b>	\$7.15	\$10.01	\$9.47	\$9.40
<b>Estimated Expense</b>	\$92,799	\$198,350	\$297,300	\$121,214
<b>Expense SqFt</b>	\$4.42	\$6.36	\$6.46	\$6.37
<b>Net Operating Income</b>	\$57,298	\$113,956	\$138,233	\$57,719
<b>Full Market Value</b>	\$340,000	\$694,000	\$821,000	\$343,000
<b>Market Value per SqFt</b>	\$16.19	\$22.25	\$17.85	\$18.02
<b>Distance from Cooperative in miles</b>		0.28	0.25	0.34

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03090-0049	2-03105-0034	2-03105-0032	
<b>Address</b>	684 EAST 189 STREET	2465 CROTONA AVENUE	2469 CROTONA AVENUE	
<b>Neighborhood</b>	BELMONT	BELMONT	BELMONT	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	37	32	24	
<b>Year Built</b>	1928	1926	1926	
<b>Gross SqFt</b>	33,984	26,250	15,562	
<b>Estimated Gross Income</b>	\$436,630	\$307,913	\$214,261	
<b>Gross Income per SqFt</b>	\$12.85	\$11.73	\$13.77	
<b>Estimated Expense</b>	\$221,103	\$169,313	\$108,987	
<b>Expense SqFt</b>	\$6.51	\$6.45	\$7.00	
<b>Net Operating Income</b>	\$215,527	\$138,600	\$105,274	
<b>Full Market Value</b>	\$1,439,000	\$886,000	\$695,000	
<b>Market Value per SqFt</b>	\$42.34	\$33.75	\$44.66	
<b>Distance from Cooperative in miles</b>		0.05	0.05	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03092-0006	2-03111-0010	2-03119-0007	2-03119-0029
<b>Address</b>	1974 CROTONA AVENUE	2125 SOUTHERN BOULEVARD	2116 CROTONA PARKWAY	2104 CROTONA PARKWAY
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	25	41	22	43
<b>Year Built</b>	1927	1931	1931	1924
<b>Gross SqFt</b>	24,100	31,190	19,668	42,426
<b>Estimated Gross Income</b>	\$235,457	\$312,306	\$192,252	\$376,950
<b>Gross Income per SqFt</b>	\$9.77	\$10.01	\$9.77	\$8.88
<b>Estimated Expense</b>	\$145,564	\$198,350	\$118,759	\$246,489
<b>Expense SqFt</b>	\$6.04	\$6.36	\$6.04	\$5.81
<b>Net Operating Income</b>	\$89,893	\$113,956	\$73,493	\$130,461
<b>Full Market Value</b>	\$532,000	\$694,000	\$435,000	\$778,000
<b>Market Value per SqFt</b>	\$22.07	\$22.25	\$22.12	\$18.34
<b>Distance from Cooperative in miles</b>		0.29	0.35	0.35

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03095-0001	2-03111-0010	2-03099-0006	2-03111-0065
<b>Address</b>	705 EAST 179 STREET	2125 SOUTHERN BOULEVARD	743 EAST 182 STREET	2159 SOUTHERN BOULEVARD
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	BELMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	35	41	20	46
<b>Year Built</b>	1916	1931	1913	1924
<b>Gross SqFt</b>	30,000	31,190	19,750	46,000
<b>Estimated Gross Income</b>	\$300,300	\$312,306	\$215,772	\$435,533
<b>Gross Income per SqFt</b>	\$10.01	\$10.01	\$10.93	\$9.47
<b>Estimated Expense</b>	\$190,800	\$198,350	\$135,607	\$297,300
<b>Expense SqFt</b>	\$6.36	\$6.36	\$6.87	\$6.46
<b>Net Operating Income</b>	\$109,500	\$113,956	\$80,165	\$138,233
<b>Full Market Value</b>	\$684,000	\$694,000	\$496,000	\$821,000
<b>Market Value per SqFt</b>	\$22.80	\$22.25	\$25.11	\$17.85
<b>Distance from Cooperative in miles</b>		0.23	0.30	0.27

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03095-0007	2-03125-0012	2-03128-0029	
<b>Address</b>	700 OAKLAND PLACE	908 EAST 181 STREET	2103 VYSE AVENUE	
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	30	18	29	
<b>Year Built</b>	1931	1915	1915	
<b>Gross SqFt</b>	25,176	19,250	28,500	
<b>Estimated Gross Income</b>	\$333,330	\$263,022	\$365,307	
<b>Gross Income per SqFt</b>	\$13.24	\$13.66	\$12.82	
<b>Estimated Expense</b>	\$189,324	\$139,240	\$222,615	
<b>Expense SqFt</b>	\$7.52	\$7.23	\$7.81	
<b>Net Operating Income</b>	\$144,006	\$123,782	\$142,692	
<b>Full Market Value</b>	\$957,000	\$774,000	\$953,000	
<b>Market Value per SqFt</b>	\$38.01	\$40.21	\$33.44	
<b>Distance from Cooperative in miles</b>		0.40	0.46	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03097-0053	2-03099-0006	2-03119-0058	2-03125-0014
<b>Address</b>	2141 PROSPECT AVENUE	743 EAST 182 STREET	2150 CROTONA PARKWAY	2117 DALY AVENUE
<b>Neighborhood</b>	EAST TREMONT	BELMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	20	11	18
<b>Year Built</b>	1910	1913	1914	1915
<b>Gross SqFt</b>	10,560	19,750	9,815	19,250
<b>Estimated Gross Income</b>	\$118,166	\$215,772	\$109,850	\$263,022
<b>Gross Income per SqFt</b>	\$11.19	\$10.93	\$11.19	\$13.66
<b>Estimated Expense</b>	\$70,646	\$135,607	\$65,648	\$139,240
<b>Expense SqFt</b>	\$6.69	\$6.87	\$6.69	\$7.23
<b>Net Operating Income</b>	\$47,520	\$80,165	\$44,202	\$123,782
<b>Full Market Value</b>	\$306,000	\$496,000	\$285,000	\$774,000
<b>Market Value per SqFt</b>	\$28.98	\$25.11	\$29.04	\$40.21
<b>Distance from Cooperative in miles</b>		0.09	0.21	0.34

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03098-0050	2-03099-0006	2-03111-0010	
<b>Address</b>	2131 CLINTON AVENUE	743 EAST 182 STREET	2125 SOUTHERN BOULEVARD	
<b>Neighborhood</b>	EAST TREMONT	BELMONT	EAST TREMONT	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	27	20	41	
<b>Year Built</b>	1927	1913	1931	
<b>Gross SqFt</b>	29,600	19,750	31,190	
<b>Estimated Gross Income</b>	\$309,912	\$215,772	\$312,306	
<b>Gross Income per SqFt</b>	\$10.47	\$10.93	\$10.01	
<b>Estimated Expense</b>	\$195,952	\$135,607	\$198,350	
<b>Expense SqFt</b>	\$6.62	\$6.87	\$6.36	
<b>Net Operating Income</b>	\$113,960	\$80,165	\$113,956	
<b>Full Market Value</b>	\$708,000	\$496,000	\$694,000	
<b>Market Value per SqFt</b>	\$23.92	\$25.11	\$22.25	
<b>Distance from Cooperative in miles</b>		0.10	0.22	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03100-0018	2-03099-0006	2-03119-0007	
<b>Address</b>	765 GARDEN STREET	743 EAST 182 STREET	2116 CROTONA PARKWAY	
<b>Neighborhood</b>	BELMONT	BELMONT	EAST TREMONT	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	20	22	
<b>Year Built</b>	1931	1913	1931	
<b>Gross SqFt</b>	17,600	19,750	19,668	
<b>Estimated Gross Income</b>	\$182,160	\$215,772	\$192,252	
<b>Gross Income per SqFt</b>	\$10.35	\$10.93	\$9.77	
<b>Estimated Expense</b>	\$113,696	\$135,607	\$118,759	
<b>Expense SqFt</b>	\$6.46	\$6.87	\$6.04	
<b>Net Operating Income</b>	\$68,464	\$80,165	\$73,493	
<b>Full Market Value</b>	\$426,000	\$496,000	\$435,000	
<b>Market Value per SqFt</b>	\$24.20	\$25.11	\$22.12	
<b>Distance from Cooperative in miles</b>		0.09	0.27	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03105-0005	2-03145-0028	2-03031-0029	
<b>Address</b>	2420 BEAUMONT AVENUE	2273 TIEBOUT AVENUE	2362 WEBSTER AVENUE	
<b>Neighborhood</b>	BELMONT	FORDHAM	BATHGATE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	17	16	26	
<b>Year Built</b>	1912	1925	1917	
<b>Gross SqFt</b>	11,580	10,032	19,613	
<b>Estimated Gross Income</b>	\$143,708	\$126,737	\$221,627	
<b>Gross Income per SqFt</b>	\$12.41	\$12.63	\$11.30	
<b>Estimated Expense</b>	\$74,691	\$73,439	\$128,465	
<b>Expense SqFt</b>	\$6.45	\$7.32	\$6.55	
<b>Net Operating Income</b>	\$69,017	\$53,298	\$93,162	
<b>Full Market Value</b>	\$437,000	\$357,000	\$585,000	
<b>Market Value per SqFt</b>	\$37.74	\$35.59	\$29.83	
<b>Distance from Cooperative in miles</b>		0.75	0.55	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03106-0044	2-03111-0010	2-03119-0007	2-02948-0018
<b>Address</b>	1961 MAPES AVENUE	2125 SOUTHERN BOULEVARD	2116 CROTONA PARKWAY	1795 CLINTON AVENUE
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	CROTONA PARK
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	24	41	22	30
<b>Year Built</b>	1910	1931	1931	1924
<b>Gross SqFt</b>	23,550	31,190	19,668	20,785
<b>Estimated Gross Income</b>	\$234,087	\$312,306	\$192,252	\$206,678
<b>Gross Income per SqFt</b>	\$9.94	\$10.01	\$9.77	\$9.94
<b>Estimated Expense</b>	\$143,655	\$198,350	\$118,759	\$126,790
<b>Expense SqFt</b>	\$6.10	\$6.36	\$6.04	\$6.10
<b>Net Operating Income</b>	\$90,432	\$113,956	\$73,493	\$79,888
<b>Full Market Value</b>	\$565,000	\$694,000	\$435,000	\$499,000
<b>Market Value per SqFt</b>	\$23.99	\$22.25	\$22.12	\$24.01
<b>Distance from Cooperative in miles</b>		0.23	0.26	0.31

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03107-0006	2-03119-0007	2-03111-0010	2-03119-0058
<b>Address</b>	810 EAST 178 STREET	2116 CROTONA PARKWAY	2125 SOUTHERN BOULEVARD	2150 CROTONA PARKWAY
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	22	41	11
<b>Year Built</b>	1911	1931	1931	1914
<b>Gross SqFt</b>	18,450	19,668	31,190	9,815
<b>Estimated Gross Income</b>	\$184,685	\$192,252	\$312,306	\$109,850
<b>Gross Income per SqFt</b>	\$10.01	\$9.77	\$10.01	\$11.19
<b>Estimated Expense</b>	\$117,342	\$118,759	\$198,350	\$65,648
<b>Expense SqFt</b>	\$6.36	\$6.04	\$6.36	\$6.69
<b>Net Operating Income</b>	\$67,343	\$73,493	\$113,956	\$44,202
<b>Full Market Value</b>	\$420,000	\$435,000	\$694,000	\$285,000
<b>Market Value per SqFt</b>	\$22.76	\$22.12	\$22.25	\$29.04
<b>Distance from Cooperative in miles</b>		0.23	0.22	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03110-0089	2-03099-0006	2-03111-0065	2-03111-0010
<b>Address</b>	785 EAST 181 STREET	743 EAST 182 STREET	2159 SOUTHERN BOULEVARD	2125 SOUTHERN BOULEVARD
<b>Neighborhood</b>	EAST TREMONT	BELMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	26	20	46	41
<b>Year Built</b>	1913	1913	1924	1931
<b>Gross SqFt</b>	19,523	19,750	46,000	31,190
<b>Estimated Gross Income</b>	\$195,425	\$215,772	\$435,533	\$312,306
<b>Gross Income per SqFt</b>	\$10.01	\$10.93	\$9.47	\$10.01
<b>Estimated Expense</b>	\$124,166	\$135,607	\$297,300	\$198,350
<b>Expense SqFt</b>	\$6.36	\$6.87	\$6.46	\$6.36
<b>Net Operating Income</b>	\$71,259	\$80,165	\$138,233	\$113,956
<b>Full Market Value</b>	\$445,000	\$496,000	\$821,000	\$694,000
<b>Market Value per SqFt</b>	\$22.79	\$25.11	\$17.85	\$22.25
<b>Distance from Cooperative in miles</b>		0.13	0.06	0.11

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03111-0004	2-03119-0007	2-03119-0058	
<b>Address</b>	2120 MAPES AVENUE	2116 CROTONA PARKWAY	2150 CROTONA PARKWAY	
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	29	22	11	
<b>Year Built</b>	1914	1931	1914	
<b>Gross SqFt</b>	27,495	19,668	9,815	
<b>Estimated Gross Income</b>	\$288,148	\$192,252	\$109,850	
<b>Gross Income per SqFt</b>	\$10.48	\$9.77	\$11.19	
<b>Estimated Expense</b>	\$175,143	\$118,759	\$65,648	
<b>Expense SqFt</b>	\$6.37	\$6.04	\$6.69	
<b>Net Operating Income</b>	\$113,005	\$73,493	\$44,202	
<b>Full Market Value</b>	\$702,000	\$435,000	\$285,000	
<b>Market Value per SqFt</b>	\$25.53	\$22.12	\$29.04	
<b>Distance from Cooperative in miles</b>		0.08	0.12	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03112-0003	2-03111-0065	2-03111-0010	2-03099-0006
<b>Address</b>	803 EAST 182 STREET	2159 SOUTHERN BOULEVARD	2125 SOUTHERN BOULEVARD	743 EAST 182 STREET
<b>Neighborhood</b>	BELMONT	EAST TREMONT	EAST TREMONT	BELMONT
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	44	46	41	20
<b>Year Built</b>	1931	1924	1931	1913
<b>Gross SqFt</b>	35,715	46,000	31,190	19,750
<b>Estimated Gross Income</b>	\$357,507	\$435,533	\$312,306	\$215,772
<b>Gross Income per SqFt</b>	\$10.01	\$9.47	\$10.01	\$10.93
<b>Estimated Expense</b>	\$227,147	\$297,300	\$198,350	\$135,607
<b>Expense SqFt</b>	\$6.36	\$6.46	\$6.36	\$6.87
<b>Net Operating Income</b>	\$130,360	\$138,233	\$113,956	\$80,165
<b>Full Market Value</b>	\$814,000	\$821,000	\$694,000	\$496,000
<b>Market Value per SqFt</b>	\$22.79	\$17.85	\$22.25	\$25.11
<b>Distance from Cooperative in miles</b>		0.10	0.18	0.10

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03117-0010	2-03119-0007	2-03111-0010	2-03125-0014
<b>Address</b>	851 EAST TREMONT AVENUE	2116 CROTONA PARKWAY	2125 SOUTHERN BOULEVARD	2117 DALY AVENUE
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	26	22	41	18
<b>Year Built</b>	1931	1931	1931	1915
<b>Gross SqFt</b>	21,150	19,668	31,190	19,250
<b>Estimated Gross Income</b>	\$211,712	\$192,252	\$312,306	\$263,022
<b>Gross Income per SqFt</b>	\$10.01	\$9.77	\$10.01	\$13.66
<b>Estimated Expense</b>	\$134,514	\$118,759	\$198,350	\$139,240
<b>Expense SqFt</b>	\$6.36	\$6.04	\$6.36	\$7.23
<b>Net Operating Income</b>	\$77,198	\$73,493	\$113,956	\$123,782
<b>Full Market Value</b>	\$482,000	\$435,000	\$694,000	\$774,000
<b>Market Value per SqFt</b>	\$22.79	\$22.12	\$22.25	\$40.21
<b>Distance from Cooperative in miles</b>		0.23	0.23	0.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03117-0023	2-03111-0010	2-03119-0007	2-02978-0179
<b>Address</b>	855 EAST 178 STREET	2125 SOUTHERN BOULEVARD	2116 CROTONA PARKWAY	1674 BOSTON ROAD
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	CROTONA PARK
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	107	41	22	21
<b>Year Built</b>	1931	1931	1931	1912
<b>Gross SqFt</b>	90,600	31,190	19,668	15,590
<b>Estimated Gross Income</b>	\$885,162	\$312,306	\$192,252	\$151,834
<b>Gross Income per SqFt</b>	\$9.77	\$10.01	\$9.77	\$9.74
<b>Estimated Expense</b>	\$547,224	\$198,350	\$118,759	\$98,510
<b>Expense SqFt</b>	\$6.04	\$6.36	\$6.04	\$6.32
<b>Net Operating Income</b>	\$337,938	\$113,956	\$73,493	\$53,324
<b>Full Market Value</b>	\$2,001,000	\$694,000	\$435,000	\$316,000
<b>Market Value per SqFt</b>	\$22.09	\$22.25	\$22.12	\$20.27
<b>Distance from Cooperative in miles</b>		0.18	0.17	0.57

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03126-0028	2-03107-0013	2-03082-0031	2-03134-0033
<b>Address</b>	940 EAST 178 STREET	811 EAST 178 STREET	650 EAST 182 STREET	983 EAST 181 STREET
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	20	25	20
<b>Year Built</b>	1992	1913	1911	1913
<b>Gross SqFt</b>	17,820	20,704	17,835	18,200
<b>Estimated Gross Income</b>	\$254,291	\$234,498	\$254,544	\$270,213
<b>Gross Income per SqFt</b>	\$14.27	\$11.33	\$14.27	\$14.85
<b>Estimated Expense</b>	\$139,531	\$93,942	\$140,819	\$136,240
<b>Expense SqFt</b>	\$7.83	\$4.54	\$7.90	\$7.49
<b>Net Operating Income</b>	\$114,760	\$140,556	\$113,725	\$133,973
<b>Full Market Value</b>	\$730,000	\$791,000	\$696,000	\$924,000
<b>Market Value per SqFt</b>	\$40.97	\$38.21	\$39.02	\$50.77
<b>Distance from Cooperative in miles</b>		0.26	0.67	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03127-0001	2-03133-0013	2-03119-0029	2-03125-0014
<b>Address</b>	2000 DALY AVENUE	966 EAST 181 STREET	2104 CROTONA PARKWAY	2117 DALY AVENUE
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	C6-WALK-UP	D1-ELEVATOR	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	50	42	43	18
<b>Year Built</b>	1926	1915	1924	1915
<b>Gross SqFt</b>	42,455	45,000	42,426	19,250
<b>Estimated Gross Income</b>	\$296,317	\$634,253	\$376,950	\$263,022
<b>Gross Income per SqFt</b>	\$6.98	\$14.09	\$8.88	\$13.66
<b>Estimated Expense</b>	\$206,843	\$333,032	\$246,489	\$139,240
<b>Expense SqFt</b>	\$4.87	\$7.40	\$5.81	\$7.23
<b>Net Operating Income</b>	\$89,474	\$301,221	\$130,461	\$123,782
<b>Full Market Value</b>	\$532,000	\$2,010,000	\$778,000	\$774,000
<b>Market Value per SqFt</b>	\$12.53	\$44.67	\$18.34	\$40.21
<b>Distance from Cooperative in miles</b>		0.17	0.24	0.17

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03130-0007	2-03005-0082	2-04199-0037	
<b>Address</b>	1962 VYSE AVENUE	1010 EAST TREMONT AVENUE	3100 ARNOW PLACE	
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	SCHUYLerville/PELHAM BAY	
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	24	31	15	
<b>Year Built</b>	1992	1918	1964	
<b>Gross SqFt</b>	23,760	22,875	11,145	
<b>Estimated Gross Income</b>	\$324,086	\$366,485	\$125,478	
<b>Gross Income per SqFt</b>	\$13.64	\$16.02	\$11.26	
<b>Estimated Expense</b>	\$140,184	\$186,430	\$40,659	
<b>Expense SqFt</b>	\$5.90	\$8.15	\$3.65	
<b>Net Operating Income</b>	\$183,902	\$180,055	\$84,819	
<b>Full Market Value</b>	\$1,216,000	\$1,228,000	\$393,000	
<b>Market Value per SqFt</b>	\$51.18	\$53.68	\$35.26	
<b>Distance from Cooperative in miles</b>		0.07	2.71	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03130-0100	2-03005-0007	2-03134-0020	
<b>Address</b>	1010 EAST 178 STREET	1904 VYSE AVENUE	990 BRONX PARK SOUTH	
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	225	96	53	
<b>Year Built</b>	1972	2005	1924	
<b>Gross SqFt</b>	214,344	98,524	60,000	
<b>Estimated Gross Income</b>	\$2,724,312	\$992,829	\$809,456	
<b>Gross Income per SqFt</b>	\$12.71	\$10.08	\$13.49	
<b>Estimated Expense</b>	\$1,530,416	\$502,077	\$443,322	
<b>Expense SqFt</b>	\$7.14	\$5.10	\$7.39	
<b>Net Operating Income</b>	\$1,193,896	\$490,752	\$366,134	
<b>Full Market Value</b>	\$7,985,000	\$3,062,000	\$1,870,000	
<b>Market Value per SqFt</b>	\$37.25	\$31.08	\$31.17	
<b>Distance from Cooperative in miles</b>		0.10	0.27	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03131-0020	2-03005-0007	2-03134-0020	
<b>Address</b>	998 EAST 179 STREET	1904 VYSE AVENUE	990 BRONX PARK SOUTH	
<b>Neighborhood</b>	EAST TREMONT	EAST TREMONT	EAST TREMONT	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	90	96	53	
<b>Year Built</b>	1971	2005	1924	
<b>Gross SqFt</b>	90,900	98,524	60,000	
<b>Estimated Gross Income</b>	\$1,098,981	\$992,829	\$809,456	
<b>Gross Income per SqFt</b>	\$12.09	\$10.08	\$13.49	
<b>Estimated Expense</b>	\$602,667	\$502,077	\$443,322	
<b>Expense SqFt</b>	\$6.63	\$5.10	\$7.39	
<b>Net Operating Income</b>	\$496,314	\$490,752	\$366,134	
<b>Full Market Value</b>	\$3,157,000	\$3,062,000	\$1,870,000	
<b>Market Value per SqFt</b>	\$34.73	\$31.08	\$31.17	
<b>Distance from Cooperative in miles</b>		0.15	0.20	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03144-0018	2-03145-0028	2-03181-0022	2-03146-0069
<b>Address</b>	2122 VALENTINE AVENUE	2273 TIEBOUT AVENUE	62 EAST 182 STREET	2307 TIEBOUT AVENUE
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	26	16	24	26
<b>Year Built</b>	1926	1925	1921	1931
<b>Gross SqFt</b>	19,715	10,032	23,556	19,210
<b>Estimated Gross Income</b>	\$224,357	\$126,737	\$268,067	\$204,087
<b>Gross Income per SqFt</b>	\$11.38	\$12.63	\$11.38	\$10.62
<b>Estimated Expense</b>	\$123,396	\$73,439	\$155,470	\$131,836
<b>Expense SqFt</b>	\$6.26	\$7.32	\$6.60	\$6.86
<b>Net Operating Income</b>	\$100,961	\$53,298	\$112,597	\$72,251
<b>Full Market Value</b>	\$649,000	\$357,000	\$724,000	\$448,000
<b>Market Value per SqFt</b>	\$32.92	\$35.59	\$30.74	\$23.32
<b>Distance from Cooperative in miles</b>		0.20	0.31	0.32

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03145-0026	2-03151-0012	2-03145-0028	
<b>Address</b>	2279 TIEBOUT AVENUE	2326 RYER AVENUE	2273 TIEBOUT AVENUE	
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	16	26	16	
<b>Year Built</b>	1925	1916	1925	
<b>Gross SqFt</b>	10,032	17,460	10,032	
<b>Estimated Gross Income</b>	\$130,516	\$246,186	\$126,737	
<b>Gross Income per SqFt</b>	\$13.01	\$14.10	\$12.63	
<b>Estimated Expense</b>	\$70,525	\$133,045	\$73,439	
<b>Expense SqFt</b>	\$7.03	\$7.62	\$7.32	
<b>Net Operating Income</b>	\$59,991	\$113,141	\$53,298	
<b>Full Market Value</b>	\$400,000	\$688,000	\$357,000	
<b>Market Value per SqFt</b>	\$39.87	\$39.40	\$35.59	
<b>Distance from Cooperative in miles</b>		0.14	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03149-0061	2-03125-0012	2-02866-0086	
<b>Address</b>	2025 VALENTINE AVENUE	908 EAST 181 STREET	47 WEST 175 STREET	
<b>Neighborhood</b>	FORDHAM	EAST TREMONT	HIGHBRIDGE/MORRIS HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	36	18	21	
<b>Year Built</b>	1940	1915	1923	
<b>Gross SqFt</b>	37,350	19,250	23,250	
<b>Estimated Gross Income</b>	\$507,587	\$263,022	\$314,085	
<b>Gross Income per SqFt</b>	\$13.59	\$13.66	\$13.51	
<b>Estimated Expense</b>	\$283,860	\$139,240	\$185,233	
<b>Expense SqFt</b>	\$7.60	\$7.23	\$7.97	
<b>Net Operating Income</b>	\$223,727	\$123,782	\$128,852	
<b>Full Market Value</b>	\$1,480,000	\$774,000	\$853,000	
<b>Market Value per SqFt</b>	\$39.63	\$40.21	\$36.69	
<b>Distance from Cooperative in miles</b>		1.08	0.78	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03149-0096	2-03181-0022	2-03151-0010	
<b>Address</b>	268 EAST 181 STREET	62 EAST 182 STREET	2322 RYER AVENUE	
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	30	24	21	
<b>Year Built</b>	1913	1921	1916	
<b>Gross SqFt</b>	22,202	23,556	17,460	
<b>Estimated Gross Income</b>	\$249,328	\$268,067	\$193,466	
<b>Gross Income per SqFt</b>	\$11.23	\$11.38	\$11.08	
<b>Estimated Expense</b>	\$140,539	\$155,470	\$111,714	
<b>Expense SqFt</b>	\$6.33	\$6.60	\$6.40	
<b>Net Operating Income</b>	\$108,789	\$112,597	\$81,752	
<b>Full Market Value</b>	\$701,000	\$724,000	\$505,000	
<b>Market Value per SqFt</b>	\$31.57	\$30.74	\$28.92	
<b>Distance from Cooperative in miles</b>		0.26	0.33	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03151-0028	2-03151-0010	2-03152-0029	
<b>Address</b>	254 EAST 184 STREET	2322 RYER AVENUE	2385 VALENTINE AVENUE	
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	24	21	46	
<b>Year Built</b>	1916	1916	1922	
<b>Gross SqFt</b>	20,955	17,460	30,590	
<b>Estimated Gross Income</b>	\$244,126	\$193,466	\$373,690	
<b>Gross Income per SqFt</b>	\$11.65	\$11.08	\$12.22	
<b>Estimated Expense</b>	\$142,284	\$111,714	\$219,584	
<b>Expense SqFt</b>	\$6.79	\$6.40	\$7.18	
<b>Net Operating Income</b>	\$101,842	\$81,752	\$154,106	
<b>Full Market Value</b>	\$652,000	\$505,000	\$978,000	
<b>Market Value per SqFt</b>	\$31.11	\$28.92	\$31.97	
<b>Distance from Cooperative in miles</b>		0.00	0.11	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03165-0022	2-03152-0029	2-03151-0012	2-03183-0037
<b>Address</b>	2414 CRESTON AVENUE	2385 VALENTINE AVENUE	2326 RYER AVENUE	2356 WALTON AVENUE
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	30	46	26	34
<b>Year Built</b>	1914	1922	1916	1921
<b>Gross SqFt</b>	23,250	30,590	17,460	26,515
<b>Estimated Gross Income</b>	\$284,115	\$373,690	\$246,186	\$302,006
<b>Gross Income per SqFt</b>	\$12.22	\$12.22	\$14.10	\$11.39
<b>Estimated Expense</b>	\$166,935	\$219,584	\$133,045	\$175,264
<b>Expense SqFt</b>	\$7.18	\$7.18	\$7.62	\$6.61
<b>Net Operating Income</b>	\$117,180	\$154,106	\$113,141	\$126,742
<b>Full Market Value</b>	\$744,000	\$978,000	\$688,000	\$815,000
<b>Market Value per SqFt</b>	\$32.00	\$31.97	\$39.40	\$30.74
<b>Distance from Cooperative in miles</b>		0.10	0.18	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03173-0001	2-03026-0005	2-02870-0016	
<b>Address</b>	2386 MORRIS AVENUE	2466 MARION AVENUE	2010 GRAND AVENUE	
<b>Neighborhood</b>	FORDHAM	FORDHAM	HIGHBRIDGE/MORRIS HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	33	47	48	
<b>Year Built</b>	1928	1907	1924	
<b>Gross SqFt</b>	30,886	56,160	50,400	
<b>Estimated Gross Income</b>	\$332,642	\$689,403	\$466,108	
<b>Gross Income per SqFt</b>	\$10.77	\$12.28	\$9.25	
<b>Estimated Expense</b>	\$177,903	\$383,696	\$235,745	
<b>Expense SqFt</b>	\$5.76	\$6.83	\$4.68	
<b>Net Operating Income</b>	\$154,739	\$305,707	\$230,363	
<b>Full Market Value</b>	\$859,000	\$1,939,000	\$1,370,000	
<b>Market Value per SqFt</b>	\$27.81	\$34.53	\$27.18	
<b>Distance from Cooperative in miles</b>		0.36	0.74	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03173-0013	2-03173-0041	2-03164-0011	2-03173-0005
<b>Address</b>	2420 MORRIS AVENUE	2435 CRESTON AVENUE	2320 CRESTON AVENUE	2390 MORRIS AVENUE
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	74	85	43	71
<b>Year Built</b>	1955	1927	1936	1930
<b>Gross SqFt</b>	75,010	83,413	39,654	73,734
<b>Estimated Gross Income</b>	\$781,604	\$874,340	\$398,895	\$727,339
<b>Gross Income per SqFt</b>	\$10.42	\$10.48	\$10.06	\$9.86
<b>Estimated Expense</b>	\$514,569	\$545,897	\$232,915	\$459,872
<b>Expense SqFt</b>	\$6.86	\$6.54	\$5.87	\$6.24
<b>Net Operating Income</b>	\$267,035	\$328,443	\$165,980	\$267,467
<b>Full Market Value</b>	\$1,661,000	\$2,041,000	\$986,000	\$1,583,000
<b>Market Value per SqFt</b>	\$22.14	\$24.47	\$24.87	\$21.47
<b>Distance from Cooperative in miles</b>		0.00	0.18	0.00

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03175-0010	2-03175-0001	2-03175-0007	2-03190-0056
<b>Address</b>	55 EAST 190 STREET	75 EAST 190 STREET	65 EAST 190 STREET	2501 MORRIS AVENUE
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	54	56	63
<b>Year Built</b>	1942	1942	1942	1960
<b>Gross SqFt</b>	55,440	48,600	47,373	69,800
<b>Estimated Gross Income</b>	\$663,062	\$587,031	\$586,500	\$475,226
<b>Gross Income per SqFt</b>	\$11.96	\$12.08	\$12.38	\$6.81
<b>Estimated Expense</b>	\$364,684	\$326,900	\$321,198	\$272,359
<b>Expense SqFt</b>	\$6.58	\$6.73	\$6.78	\$3.90
<b>Net Operating Income</b>	\$298,378	\$260,131	\$265,302	\$202,867
<b>Full Market Value</b>	\$1,901,000	\$1,655,000	\$1,680,000	\$1,188,000
<b>Market Value per SqFt</b>	\$34.29	\$34.05	\$35.46	\$17.02
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.06

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03179-0052	2-03169-0043	2-03194-0031	2-03186-0032
<b>Address</b>	2075 WALTON AVENUE	2095 CRESTON AVENUE	2151 DAVIDSON AVENUE	2195 WALTON AVENUE
<b>Neighborhood</b>	FORDHAM	FORDHAM	KINGSBRIDGE HTS/UNIV HTS	FORDHAM
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	79	48	43
<b>Year Built</b>	1927	1928	1926	1929
<b>Gross SqFt</b>	53,898	70,110	34,950	44,928
<b>Estimated Gross Income</b>	\$428,263	\$865,045	\$375,850	\$382,615
<b>Gross Income per SqFt</b>	\$7.95	\$12.34	\$10.75	\$8.52
<b>Estimated Expense</b>	\$291,157	\$277,701	\$220,846	\$238,674
<b>Expense SqFt</b>	\$5.40	\$3.96	\$6.32	\$5.31
<b>Net Operating Income</b>	\$137,106	\$587,344	\$155,004	\$143,941
<b>Full Market Value</b>	\$809,000	\$2,079,000	\$916,000	\$861,000
<b>Market Value per SqFt</b>	\$15.01	\$29.65	\$26.21	\$19.16
<b>Distance from Cooperative in miles</b>		0.10	0.10	0.16

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03180-0013	2-03180-0020	2-03180-0009	2-03186-0030
<b>Address</b>	2163 MORRIS AVENUE	2151 MORRIS AVENUE	2160 WALTON AVENUE	2201 WALTON AVENUE
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	21	21	49	27
<b>Year Built</b>	1917	1917	1922	1926
<b>Gross SqFt</b>	18,710	17,340	40,075	24,534
<b>Estimated Gross Income</b>	\$211,236	\$195,708	\$601,161	\$254,044
<b>Gross Income per SqFt</b>	\$11.29	\$11.29	\$15.00	\$10.35
<b>Estimated Expense</b>	\$127,789	\$109,976	\$355,474	\$153,184
<b>Expense SqFt</b>	\$6.83	\$6.34	\$8.87	\$6.24
<b>Net Operating Income</b>	\$83,447	\$85,732	\$245,687	\$100,860
<b>Full Market Value</b>	\$537,000	\$529,000	\$1,691,000	\$628,000
<b>Market Value per SqFt</b>	\$28.70	\$30.51	\$42.20	\$25.60
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.08

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03199-0062	2-03183-0037	2-03152-0029	2-03151-0012
<b>Address</b>	2400 DAVIDSON AVENUE	2356 WALTON AVENUE	2385 VALENTINE AVENUE	2326 RYER AVENUE
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	52	34	46	26
<b>Year Built</b>	1923	1921	1922	1916
<b>Gross SqFt</b>	40,000	26,515	30,590	17,460
<b>Estimated Gross Income</b>	\$488,800	\$302,006	\$373,690	\$246,186
<b>Gross Income per SqFt</b>	\$12.22	\$11.39	\$12.22	\$14.10
<b>Estimated Expense</b>	\$287,200	\$175,264	\$219,584	\$133,045
<b>Expense SqFt</b>	\$7.18	\$6.61	\$7.18	\$7.62
<b>Net Operating Income</b>	\$201,600	\$126,742	\$154,106	\$113,141
<b>Full Market Value</b>	\$1,280,000	\$815,000	\$978,000	\$688,000
<b>Market Value per SqFt</b>	\$32.00	\$30.74	\$31.97	\$39.40
<b>Distance from Cooperative in miles</b>		0.17	0.29	0.33

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03199-0066	2-03183-0037	2-03152-0029	2-03151-0012
<b>Address</b>	2410 DAVIDSON AVENUE	2356 WALTON AVENUE	2385 VALENTINE AVENUE	2326 RYER AVENUE
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	51	34	46	26
<b>Year Built</b>	1923	1921	1922	1916
<b>Gross SqFt</b>	40,000	26,515	30,590	17,460
<b>Estimated Gross Income</b>	\$488,800	\$302,006	\$373,690	\$246,186
<b>Gross Income per SqFt</b>	\$12.22	\$11.39	\$12.22	\$14.10
<b>Estimated Expense</b>	\$287,200	\$175,264	\$219,584	\$133,045
<b>Expense SqFt</b>	\$7.18	\$6.61	\$7.18	\$7.62
<b>Net Operating Income</b>	\$201,600	\$126,742	\$154,106	\$113,141
<b>Full Market Value</b>	\$1,280,000	\$815,000	\$978,000	\$688,000
<b>Market Value per SqFt</b>	\$32.00	\$30.74	\$31.97	\$39.40
<b>Distance from Cooperative in miles</b>		0.17	0.29	0.33

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03201-0003	2-03203-0038	2-03202-0021	
<b>Address</b>	2506 DAVIDSON AVENUE	2487 DAVIDSON AVENUE	2640 DAVIDSON AVENUE	
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	42	42	27	
<b>Year Built</b>	1941	1931	1931	
<b>Gross SqFt</b>	37,000	36,750	32,976	
<b>Estimated Gross Income</b>	\$394,790	\$434,839	\$316,228	
<b>Gross Income per SqFt</b>	\$10.67	\$11.83	\$9.59	
<b>Estimated Expense</b>	\$241,610	\$240,452	\$167,545	
<b>Expense SqFt</b>	\$6.53	\$6.54	\$5.08	
<b>Net Operating Income</b>	\$153,180	\$194,387	\$148,683	
<b>Full Market Value</b>	\$950,000	\$1,241,000	\$806,000	
<b>Market Value per SqFt</b>	\$25.68	\$33.77	\$24.44	
<b>Distance from Cooperative in miles</b>		0.14	0.14	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03209-0045	2-03143-0271	2-03114-0008	
<b>Address</b>	2333 GRAND AVENUE	340 EAST 184 STREET	2327 SOUTHERN BOULEVARD	
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	BELMONT	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	42	67	95	
<b>Year Built</b>	1926	1927	2003	
<b>Gross SqFt</b>	40,428	57,774	54,948	
<b>Estimated Gross Income</b>	\$519,904	\$786,882	\$664,987	
<b>Gross Income per SqFt</b>	\$12.86	\$13.62	\$12.10	
<b>Estimated Expense</b>	\$286,635	\$409,040	\$413,398	
<b>Expense SqFt</b>	\$7.09	\$7.08	\$7.52	
<b>Net Operating Income</b>	\$233,269	\$377,842	\$251,589	
<b>Full Market Value</b>	\$1,557,000	\$2,115,000	\$1,600,000	
<b>Market Value per SqFt</b>	\$38.51	\$36.61	\$29.12	
<b>Distance from Cooperative in miles</b>		0.52	1.30	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03212-0092	2-03183-0037	2-03152-0029	2-03151-0012
<b>Address</b>	55 WEST 184 STREET	2356 WALTON AVENUE	2385 VALENTINE AVENUE	2326 RYER AVENUE
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	27	34	46	26
<b>Year Built</b>	1926	1921	1922	1916
<b>Gross SqFt</b>	22,500	26,515	30,590	17,460
<b>Estimated Gross Income</b>	\$217,834	\$302,006	\$373,690	\$246,186
<b>Gross Income per SqFt</b>	\$9.68	\$11.39	\$12.22	\$14.10
<b>Estimated Expense</b>	\$117,916	\$175,264	\$219,584	\$133,045
<b>Expense SqFt</b>	\$5.24	\$6.61	\$7.18	\$7.62
<b>Net Operating Income</b>	\$99,918	\$126,742	\$154,106	\$113,141
<b>Full Market Value</b>	\$592,000	\$815,000	\$978,000	\$688,000
<b>Market Value per SqFt</b>	\$26.31	\$30.74	\$31.97	\$39.40
<b>Distance from Cooperative in miles</b>		0.23	0.43	0.43

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03213-0033	2-03203-0038	2-03225-0027	
<b>Address</b>	2471 GRAND AVENUE	2487 DAVIDSON AVENUE	2277 ANDREWS AVENUE NORTH	
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	42	42	49	
<b>Year Built</b>	1928	1931	1927	
<b>Gross SqFt</b>	43,000	36,750	55,026	
<b>Estimated Gross Income</b>	\$506,103	\$434,839	\$630,817	
<b>Gross Income per SqFt</b>	\$11.77	\$11.83	\$11.46	
<b>Estimated Expense</b>	\$264,784	\$240,452	\$294,936	
<b>Expense SqFt</b>	\$6.16	\$6.54	\$5.36	
<b>Net Operating Income</b>	\$241,319	\$194,387	\$335,881	
<b>Full Market Value</b>	\$1,342,000	\$1,241,000	\$1,639,000	
<b>Market Value per SqFt</b>	\$31.21	\$33.77	\$29.79	
<b>Distance from Cooperative in miles</b>		0.07	0.33	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03218-0074	2-03225-0106	2-03225-0094	
<b>Address</b>	2265 DR M L KING JR BOULE	2326 LORING PLACE NORTH	2300 LORING PLACE NORTH	
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	42	42	47	
<b>Year Built</b>	1936	1928	1927	
<b>Gross SqFt</b>	46,440	39,780	48,500	
<b>Estimated Gross Income</b>	\$505,267	\$433,857	\$525,888	
<b>Gross Income per SqFt</b>	\$10.88	\$10.91	\$10.84	
<b>Estimated Expense</b>	\$295,358	\$231,799	\$311,444	
<b>Expense SqFt</b>	\$6.36	\$5.83	\$6.42	
<b>Net Operating Income</b>	\$209,909	\$202,058	\$214,444	
<b>Full Market Value</b>	\$1,299,000	\$1,251,000	\$999,000	
<b>Market Value per SqFt</b>	\$27.97	\$31.45	\$20.60	
<b>Distance from Cooperative in miles</b>		0.12	0.12	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03219-0201	2-03183-0037	2-03152-0029	2-03151-0012
<b>Address</b>	2471 UNIVERSITY AVENUE	2356 WALTON AVENUE	2385 VALENTINE AVENUE	2326 RYER AVENUE
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	34	46	26
<b>Year Built</b>	1915	1921	1922	1916
<b>Gross SqFt</b>	21,750	26,515	30,590	17,460
<b>Estimated Gross Income</b>	\$156,637	\$302,006	\$373,690	\$246,186
<b>Gross Income per SqFt</b>	\$7.20	\$11.39	\$12.22	\$14.10
<b>Estimated Expense</b>	\$109,646	\$175,264	\$219,584	\$133,045
<b>Expense SqFt</b>	\$5.04	\$6.61	\$7.18	\$7.62
<b>Net Operating Income</b>	\$46,991	\$126,742	\$154,106	\$113,141
<b>Full Market Value</b>	\$279,000	\$815,000	\$978,000	\$688,000
<b>Market Value per SqFt</b>	\$12.83	\$30.74	\$31.97	\$39.40
<b>Distance from Cooperative in miles</b>		0.45	0.56	0.62

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03225-0022	2-03183-0037	2-03181-0022	
<b>Address</b>	2295 ANDREWS AVENUE NORTH	2356 WALTON AVENUE	62 EAST 182 STREET	
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	FORDHAM	FORDHAM	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	36	34	24	
<b>Year Built</b>	1922	1921	1921	
<b>Gross SqFt</b>	41,107	26,515	23,556	
<b>Estimated Gross Income</b>	\$468,209	\$302,006	\$268,067	
<b>Gross Income per SqFt</b>	\$11.39	\$11.39	\$11.38	
<b>Estimated Expense</b>	\$283,227	\$175,264	\$155,470	
<b>Expense SqFt</b>	\$6.89	\$6.61	\$6.60	
<b>Net Operating Income</b>	\$184,982	\$126,742	\$112,597	
<b>Full Market Value</b>	\$1,189,000	\$815,000	\$724,000	
<b>Market Value per SqFt</b>	\$28.92	\$30.74	\$30.74	
<b>Distance from Cooperative in miles</b>		0.42	0.46	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03226-0053	2-03248-0049	2-03304-0035	2-03237-0133
<b>Address</b>	4 FORDHAM HILL OVAL	2685 UNIVERSITY AVENUE	2720 GRAND CONCOURSE	2575 SEDGWICK AVENUE
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE HTS/UNIV HTS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	1,153	193	166	86
<b>Year Built</b>	1950	1926	1929	1952
<b>Gross SqFt</b>	1,230,965	200,000	255,200	86,000
<b>Estimated Gross Income</b>	\$13,454,447	\$2,441,053	\$2,099,499	\$939,858
<b>Gross Income per SqFt</b>	\$10.93	\$12.21	\$8.23	\$10.93
<b>Estimated Expense</b>	\$7,399,946	\$1,304,378	\$1,209,676	\$455,872
<b>Expense SqFt</b>	\$6.01	\$6.52	\$4.74	\$5.30
<b>Net Operating Income</b>	\$6,054,501	\$1,136,675	\$889,823	\$483,986
<b>Full Market Value</b>	\$36,850,000	\$7,216,000	\$5,238,000	\$2,993,000
<b>Market Value per SqFt</b>	\$29.94	\$36.08	\$20.53	\$34.80
<b>Distance from Cooperative in miles</b>		0.28	0.65	0.16

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03237-0067	2-03237-0133	2-03237-0140	2-03239-0031
<b>Address</b>	2630 KINGSBRIDGE TERRACE	2575 SEDGWICK AVENUE	2559 SEDGWICK AVENUE	2682 BAILEY AVENUE
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	185	86	56	55
<b>Year Built</b>	1955	1952	1949	1960
<b>Gross SqFt</b>	200,000	86,000	59,362	67,175
<b>Estimated Gross Income</b>	\$2,186,000	\$939,858	\$682,976	\$712,136
<b>Gross Income per SqFt</b>	\$10.93	\$10.93	\$11.51	\$10.60
<b>Estimated Expense</b>	\$1,060,000	\$455,872	\$353,847	\$406,969
<b>Expense SqFt</b>	\$5.30	\$5.30	\$5.96	\$6.06
<b>Net Operating Income</b>	\$1,126,000	\$483,986	\$329,129	\$305,167
<b>Full Market Value</b>	\$6,127,000	\$2,993,000	\$2,112,000	\$1,894,000
<b>Market Value per SqFt</b>	\$30.64	\$34.80	\$35.58	\$28.20
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.12

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03237-0145	2-03237-0133	2-03237-0140	2-03239-0031
<b>Address</b>	2545 SEDGWICK AVENUE	2575 SEDGWICK AVENUE	2559 SEDGWICK AVENUE	2682 BAILEY AVENUE
<b>Neighborhood</b>	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS	KINGSBRIDGE HTS/UNIV HTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	62	86	56	55
<b>Year Built</b>	1964	1952	1949	1960
<b>Gross SqFt</b>	71,640	86,000	59,362	67,175
<b>Estimated Gross Income</b>	\$783,025	\$939,858	\$682,976	\$712,136
<b>Gross Income per SqFt</b>	\$10.93	\$10.93	\$11.51	\$10.60
<b>Estimated Expense</b>	\$379,692	\$455,872	\$353,847	\$406,969
<b>Expense SqFt</b>	\$5.30	\$5.30	\$5.96	\$6.06
<b>Net Operating Income</b>	\$403,333	\$483,986	\$329,129	\$305,167
<b>Full Market Value</b>	\$1,870,000	\$2,993,000	\$2,112,000	\$1,894,000
<b>Market Value per SqFt</b>	\$26.10	\$34.80	\$35.58	\$28.20
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.12

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03246-0056	2-03253-0063	2-02880-0115	
<b>Address</b>	3850 SEDGWICK AVENUE	2735 SEDGWICK AVENUE	1655 UNDERCLIFF AVENUE	
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	122	124	125	
<b>Year Built</b>	1955	1922	1967	
<b>Gross SqFt</b>	141,055	137,495	146,286	
<b>Estimated Gross Income</b>	\$1,489,541	\$1,841,058	\$1,383,342	
<b>Gross Income per SqFt</b>	\$10.56	\$13.39	\$9.46	
<b>Estimated Expense</b>	\$864,667	\$974,840	\$735,373	
<b>Expense SqFt</b>	\$6.13	\$7.09	\$5.03	
<b>Net Operating Income</b>	\$624,874	\$866,218	\$647,969	
<b>Full Market Value</b>	\$3,880,000	\$5,745,000	\$3,157,000	
<b>Market Value per SqFt</b>	\$27.51	\$41.78	\$21.58	
<b>Distance from Cooperative in miles</b>		0.58	2.51	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03250-0040	2-03204-0065	2-02431-0001	
<b>Address</b>	2835 WEBB AVENUE	2501 DAVIDSON AVENUE	1230 TELLER AVENUE	
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE HTS/UNIV HTS	MELROSE/CONCOURSE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	73	73	79	
<b>Year Built</b>	1959	1935	1941	
<b>Gross SqFt</b>	83,000	81,270	73,724	
<b>Estimated Gross Income</b>	\$803,440	\$931,019	\$821,285	
<b>Gross Income per SqFt</b>	\$9.68	\$11.46	\$11.14	
<b>Estimated Expense</b>	\$481,400	\$498,501	\$486,578	
<b>Expense SqFt</b>	\$5.80	\$6.13	\$6.60	
<b>Net Operating Income</b>	\$322,040	\$432,518	\$334,707	
<b>Full Market Value</b>	\$1,908,000	\$2,453,000	\$2,065,000	
<b>Market Value per SqFt</b>	\$22.99	\$30.18	\$28.01	
<b>Distance from Cooperative in miles</b>		0.60	2.83	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03251-0420	2-05759-0573	2-03263-0185	2-05760-0112
<b>Address</b>	3400 PAUL AVENUE	3411 IRWIN AVENUE	3880 ORLOFF AVENUE	3424 KINGSBRIDGE AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	352	401	101	138
<b>Year Built</b>	1967	1962	2004	1962
<b>Gross SqFt</b>	381,213	345,000	121,796	128,500
<b>Estimated Gross Income</b>	\$5,047,260	\$4,567,800	\$1,749,150	\$1,626,498
<b>Gross Income per SqFt</b>	\$13.24	\$13.24	\$14.36	\$12.66
<b>Estimated Expense</b>	\$2,729,485	\$2,470,200	\$619,434	\$793,514
<b>Expense SqFt</b>	\$7.16	\$7.16	\$5.09	\$6.18
<b>Net Operating Income</b>	\$2,317,775	\$2,097,600	\$1,129,716	\$832,984
<b>Full Market Value</b>	\$11,635,000	\$5,310,000	\$7,823,000	\$4,972,000
<b>Market Value per SqFt</b>	\$30.52	\$15.39	\$64.23	\$38.69
<b>Distance from Cooperative in miles</b>		1.05	0.57	0.84

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03252-0052	2-04347-0007	2-03142-0001	
<b>Address</b>	3965 SEDGWICK AVENUE	2324 BOSTON ROAD	2010 VALENTINE AVENUE	
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY NORTH	FORDHAM	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	318	322	354	
<b>Year Built</b>	1968	1963	1973	
<b>Gross SqFt</b>	425,070	337,570	375,225	
<b>Estimated Gross Income</b>	\$3,991,487	\$3,169,406	\$4,291,816	
<b>Gross Income per SqFt</b>	\$9.39	\$9.39	\$11.44	
<b>Estimated Expense</b>	\$2,628,990	\$2,006,231	\$2,823,485	
<b>Expense SqFt</b>	\$6.18	\$5.94	\$7.52	
<b>Net Operating Income</b>	\$1,362,497	\$1,163,175	\$1,468,331	
<b>Full Market Value</b>	\$8,093,000	\$6,909,000	\$9,429,000	
<b>Market Value per SqFt</b>	\$19.04	\$20.47	\$25.13	
<b>Distance from Cooperative in miles</b>		1.97	2.32	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03252-0117	2-04320-0022	2-02386-0144	2-03262-0077
<b>Address</b>	3960 SEDGWICK AVENUE	750 PELHAM PARKWAY SOUTH	1011 WASHINGTON AVENUE	114 WEST 238 STREET
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH	MORRISANIA/LONGWOOD	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	140	139	136	139
<b>Year Built</b>	1950	1928	2004	1928
<b>Gross SqFt</b>	186,000	166,042	126,284	115,429
<b>Estimated Gross Income</b>	\$1,660,980	\$1,593,868	\$1,430,437	\$1,516,737
<b>Gross Income per SqFt</b>	\$8.93	\$9.60	\$11.33	\$13.14
<b>Estimated Expense</b>	\$880,319	\$1,050,352	\$758,062	\$804,540
<b>Expense SqFt</b>	\$4.73	\$6.33	\$6.00	\$6.97
<b>Net Operating Income</b>	\$780,661	\$543,516	\$672,375	\$712,197
<b>Full Market Value</b>	\$4,305,000	\$3,224,000	\$4,326,000	\$4,736,000
<b>Market Value per SqFt</b>	\$23.15	\$19.42	\$34.26	\$41.03
<b>Distance from Cooperative in miles</b>		2.33	4.05	0.47

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03252-0340	2-03681-0001	2-02822-0019	2-03642-0001
<b>Address</b>	120 GALE PLACE	2001 STORY AVENUE	1749 GRAND CONCOURSE	880 THIÉRIOT AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	CASTLE HILL/UNIONPORT	MOUNT HOPE/MOUNT EDEN	SOUNDVIEW
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	282	355	279	317
<b>Year Built</b>	1949	1973	1924	1968
<b>Gross SqFt</b>	351,827	421,833	423,500	352,866
<b>Estimated Gross Income</b>	\$3,412,722	\$5,268,694	\$3,550,820	\$3,715,679
<b>Gross Income per SqFt</b>	\$9.70	\$12.49	\$8.38	\$10.53
<b>Estimated Expense</b>	\$1,876,997	\$2,897,993	\$2,394,784	\$2,156,011
<b>Expense SqFt</b>	\$5.33	\$6.87	\$5.65	\$6.11
<b>Net Operating Income</b>	\$1,535,725	\$2,370,701	\$1,156,036	\$1,559,668
<b>Full Market Value</b>	\$9,104,000	\$15,895,000	\$6,182,000	\$9,686,000
<b>Market Value per SqFt</b>	\$25.88	\$37.68	\$14.60	\$27.45
<b>Distance from Cooperative in miles</b>		4.56	2.79	4.56

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03253-0221	2-03343-0126	2-04319-0045	
<b>Address</b>	3065 SEDGWICK AVENUE	3320 RESERVOIR OVAL EAST	2157 HOLLAND AVENUE	
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	73	73	73	
<b>Year Built</b>	1960	1959	1930	
<b>Gross SqFt</b>	75,390	75,821	73,842	
<b>Estimated Gross Income</b>	\$807,427	\$749,500	\$877,055	
<b>Gross Income per SqFt</b>	\$10.71	\$9.89	\$11.88	
<b>Estimated Expense</b>	\$460,633	\$455,499	\$504,913	
<b>Expense SqFt</b>	\$6.11	\$6.01	\$6.84	
<b>Net Operating Income</b>	\$346,794	\$294,001	\$372,142	
<b>Full Market Value</b>	\$2,150,000	\$1,739,000	\$2,375,000	
<b>Market Value per SqFt</b>	\$28.52	\$22.94	\$32.16	
<b>Distance from Cooperative in miles</b>		1.33	2.31	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03253-0255	2-05787-0137	2-03250-0102	2-04320-0005
<b>Address</b>	2875 SEDGWICK AVENUE	3220 NETHERLAND AVENUE	117 WEST 197 STREET	2160 HOLLAND AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	85	85	85	85
<b>Year Built</b>	1927	1954	1926	1930
<b>Gross SqFt</b>	107,220	100,498	108,500	82,548
<b>Estimated Gross Income</b>	\$1,044,323	\$1,312,394	\$1,002,540	\$992,584
<b>Gross Income per SqFt</b>	\$9.74	\$13.06	\$9.24	\$12.02
<b>Estimated Expense</b>	\$626,165	\$505,762	\$631,470	\$512,181
<b>Expense SqFt</b>	\$5.84	\$5.03	\$5.82	\$6.20
<b>Net Operating Income</b>	\$418,158	\$806,632	\$371,070	\$480,403
<b>Full Market Value</b>	\$2,477,000	\$3,795,000	\$2,207,000	\$2,629,000
<b>Market Value per SqFt</b>	\$23.10	\$37.76	\$20.34	\$31.85
<b>Distance from Cooperative in miles</b>		0.81	0.18	2.33

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03255-0065	2-03258-0228	2-03267-0020	2-03262-0077
<b>Address</b>	3355 SEDGWICK AVENUE	3435 GILES PLACE	3130 ALBANY CRESCENT	114 WEST 238 STREET
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	135	67	59	139
<b>Year Built</b>	1963	1959	1963	1928
<b>Gross SqFt</b>	117,045	79,000	58,000	115,429
<b>Estimated Gross Income</b>	\$1,254,722	\$887,960	\$796,340	\$1,516,737
<b>Gross Income per SqFt</b>	\$10.72	\$11.24	\$13.73	\$13.14
<b>Estimated Expense</b>	\$715,145	\$515,080	\$398,460	\$804,540
<b>Expense SqFt</b>	\$6.11	\$6.52	\$6.87	\$6.97
<b>Net Operating Income</b>	\$539,577	\$372,880	\$397,880	\$712,197
<b>Full Market Value</b>	\$3,344,000	\$2,402,000	\$2,310,000	\$4,736,000
<b>Market Value per SqFt</b>	\$28.57	\$30.41	\$39.83	\$41.03
<b>Distance from Cooperative in miles</b>		0.08	0.26	0.18

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03258-0013	2-03329-0001	2-03258-0228	2-05784-0340
<b>Address</b>	3311 GILES PLACE	3591 BAINBRIDGE AVENUE	3435 GILES PLACE	500 WEST 235 STREET
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	100	102	67	87
<b>Year Built</b>	1962	1926	1959	1954
<b>Gross SqFt</b>	98,000	101,196	79,000	92,600
<b>Estimated Gross Income</b>	\$1,099,560	\$967,371	\$887,960	\$1,304,480
<b>Gross Income per SqFt</b>	\$11.22	\$9.56	\$11.24	\$14.09
<b>Estimated Expense</b>	\$637,980	\$613,472	\$515,080	\$560,265
<b>Expense SqFt</b>	\$6.51	\$6.06	\$6.52	\$6.05
<b>Net Operating Income</b>	\$461,580	\$353,899	\$372,880	\$744,215
<b>Full Market Value</b>	\$2,974,000	\$2,100,000	\$2,402,000	\$4,268,000
<b>Market Value per SqFt</b>	\$30.35	\$20.75	\$30.41	\$46.09
<b>Distance from Cooperative in miles</b>		1.09	0.08	0.54

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03263-0085	2-03670-0001	2-05909-0163	
<b>Address</b>	3900 BAILEY AVENUE	950 UNDERHILL AVENUE	3950 BLACKSTONE AVENUE	
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	SOUNDVIEW	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	188	209	176	
<b>Year Built</b>	1963	1966	1959	
<b>Gross SqFt</b>	247,530	216,650	237,000	
<b>Estimated Gross Income</b>	\$2,935,706	\$2,257,592	\$3,092,924	
<b>Gross Income per SqFt</b>	\$11.86	\$10.42	\$13.05	
<b>Estimated Expense</b>	\$1,613,896	\$1,318,695	\$1,477,491	
<b>Expense SqFt</b>	\$6.52	\$6.09	\$6.23	
<b>Net Operating Income</b>	\$1,321,810	\$938,897	\$1,615,433	
<b>Full Market Value</b>	\$8,438,000	\$5,654,000	\$10,760,000	
<b>Market Value per SqFt</b>	\$34.09	\$26.10	\$45.40	
<b>Distance from Cooperative in miles</b>		4.47	0.96	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03263-0225	2-05907-0352	2-03287-0031	2-05047-0014
<b>Address</b>	75 WEST 238 STREET	3800 INDEPENDENCE AVENUE	2670 BAINBRIDGE AVENUE	4382 FURMAN AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	RIVERDALE	BEDFORD PARK/NORWOOD	WAKEFIELD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	72	70	72
<b>Year Built</b>	1960	1970	1959	1931
<b>Gross SqFt</b>	77,000	84,925	81,315	75,630
<b>Estimated Gross Income</b>	\$809,270	\$1,137,030	\$764,898	\$677,958
<b>Gross Income per SqFt</b>	\$10.51	\$13.39	\$9.41	\$8.96
<b>Estimated Expense</b>	\$469,700	\$497,219	\$435,174	\$433,489
<b>Expense SqFt</b>	\$6.10	\$5.85	\$5.35	\$5.73
<b>Net Operating Income</b>	\$339,570	\$639,811	\$329,724	\$244,469
<b>Full Market Value</b>	\$2,109,000	\$3,718,000	\$1,958,000	\$1,457,000
<b>Market Value per SqFt</b>	\$27.39	\$43.78	\$24.08	\$19.26
<b>Distance from Cooperative in miles</b>		1.00	1.22	2.38

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03271-0210	2-05773-0290	2-03271-0132	2-03263-0098
<b>Address</b>	180 VAN CORTLANDT PARK SO	275 WEST 238 STREET	3816 REVIEW PLACE	3873 ORLOFF AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	73	72	60	89
<b>Year Built</b>	1956	1937	1927	1964
<b>Gross SqFt</b>	78,864	71,091	64,800	93,767
<b>Estimated Gross Income</b>	\$883,277	\$960,856	\$709,255	\$1,050,105
<b>Gross Income per SqFt</b>	\$11.20	\$13.52	\$10.95	\$11.20
<b>Estimated Expense</b>	\$541,007	\$532,931	\$406,088	\$643,357
<b>Expense SqFt</b>	\$6.86	\$7.50	\$6.27	\$6.86
<b>Net Operating Income</b>	\$342,270	\$427,925	\$303,167	\$406,748
<b>Full Market Value</b>	\$2,206,000	\$2,833,000	\$1,875,000	\$2,354,000
<b>Market Value per SqFt</b>	\$27.97	\$39.85	\$28.94	\$25.10
<b>Distance from Cooperative in miles</b>		0.07	0.07	0.21

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03277-0002	2-03277-0014	2-03055-0012	2-03031-0029
<b>Address</b>	389 EAST 194 STREET	2656 DECATUR AVENUE	530 EAST 187 STREET	2362 WEBSTER AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BELMONT	BATHGATE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	23	17	26
<b>Year Built</b>	1910	1910	1910	1917
<b>Gross SqFt</b>	13,475	22,000	12,320	19,613
<b>Estimated Gross Income</b>	\$176,927	\$333,260	\$161,774	\$221,627
<b>Gross Income per SqFt</b>	\$13.13	\$15.15	\$13.13	\$11.30
<b>Estimated Expense</b>	\$85,297	\$156,079	\$77,958	\$128,465
<b>Expense SqFt</b>	\$6.33	\$7.09	\$6.33	\$6.55
<b>Net Operating Income</b>	\$91,630	\$177,181	\$83,816	\$93,162
<b>Full Market Value</b>	\$492,000	\$921,000	\$554,000	\$585,000
<b>Market Value per SqFt</b>	\$36.51	\$41.86	\$44.97	\$29.83
<b>Distance from Cooperative in miles</b>		0.00	0.55	0.52

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03277-0023	2-03277-0014	2-03031-0029	2-03055-0012
<b>Address</b>	2676 DECATUR AVENUE	2656 DECATUR AVENUE	2362 WEBSTER AVENUE	530 EAST 187 STREET
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BATHGATE	BELMONT
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	23	26	17
<b>Year Built</b>	1908	1910	1917	1910
<b>Gross SqFt</b>	18,000	22,000	19,613	12,320
<b>Estimated Gross Income</b>	\$236,340	\$333,260	\$221,627	\$161,774
<b>Gross Income per SqFt</b>	\$13.13	\$15.15	\$11.30	\$13.13
<b>Estimated Expense</b>	\$113,940	\$156,079	\$128,465	\$77,958
<b>Expense SqFt</b>	\$6.33	\$7.09	\$6.55	\$6.33
<b>Net Operating Income</b>	\$122,400	\$177,181	\$93,162	\$83,816
<b>Full Market Value</b>	\$657,000	\$921,000	\$585,000	\$554,000
<b>Market Value per SqFt</b>	\$36.50	\$41.86	\$29.83	\$44.97
<b>Distance from Cooperative in miles</b>		0.00	0.52	0.55

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03279-0016	2-03285-0015	2-03285-0019	2-03283-0055
<b>Address</b>	398 OLIVER PLACE	2970 MARION AVENUE	2976 MARION AVENUE	357 EAST 195 STREET
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	47	36	62	51
<b>Year Built</b>	1938	1936	1950	1941
<b>Gross SqFt</b>	42,975	36,185	67,930	53,120
<b>Estimated Gross Income</b>	\$473,585	\$433,134	\$748,512	\$574,758
<b>Gross Income per SqFt</b>	\$11.02	\$11.97	\$11.02	\$10.82
<b>Estimated Expense</b>	\$238,511	\$234,117	\$376,775	\$327,750
<b>Expense SqFt</b>	\$5.55	\$6.47	\$5.55	\$6.17
<b>Net Operating Income</b>	\$235,074	\$199,017	\$371,737	\$247,008
<b>Full Market Value</b>	\$1,452,000	\$1,133,000	\$2,145,000	\$1,530,000
<b>Market Value per SqFt</b>	\$33.79	\$31.31	\$31.58	\$28.80
<b>Distance from Cooperative in miles</b>		0.20	0.20	0.18

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03280-0013	2-03285-0015	2-03285-0019	2-03292-0014
<b>Address</b>	2962 DECATUR AVENUE	2970 MARION AVENUE	2976 MARION AVENUE	2964 PERRY AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	74	36	62	55
<b>Year Built</b>	1940	1936	1950	1928
<b>Gross SqFt</b>	43,195	36,185	67,930	54,835
<b>Estimated Gross Income</b>	\$476,009	\$433,134	\$748,512	\$570,064
<b>Gross Income per SqFt</b>	\$11.02	\$11.97	\$11.02	\$10.40
<b>Estimated Expense</b>	\$239,732	\$234,117	\$376,775	\$311,255
<b>Expense SqFt</b>	\$5.55	\$6.47	\$5.55	\$5.68
<b>Net Operating Income</b>	\$236,277	\$199,017	\$371,737	\$258,809
<b>Full Market Value</b>	\$1,460,000	\$1,133,000	\$2,145,000	\$1,610,000
<b>Market Value per SqFt</b>	\$33.80	\$31.31	\$31.58	\$29.36
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.11

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03281-0001	2-03285-0019	2-03281-0029	2-03281-0077
<b>Address</b>	325 EAST 201 STREET	2976 MARION AVENUE	2995 MARION AVENUE	400 EAST MOSHOLU PARKWAY
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	73	62	44	82
<b>Year Built</b>	1950	1950	1937	1925
<b>Gross SqFt</b>	96,250	67,930	46,162	88,440
<b>Estimated Gross Income</b>	\$941,325	\$748,512	\$436,074	\$864,560
<b>Gross Income per SqFt</b>	\$9.78	\$11.02	\$9.45	\$9.78
<b>Estimated Expense</b>	\$450,450	\$376,775	\$223,766	\$413,731
<b>Expense SqFt</b>	\$4.68	\$5.55	\$4.85	\$4.68
<b>Net Operating Income</b>	\$490,875	\$371,737	\$212,308	\$450,829
<b>Full Market Value</b>	\$2,906,000	\$2,145,000	\$1,243,000	\$2,101,000
<b>Market Value per SqFt</b>	\$30.19	\$31.58	\$26.93	\$23.76
<b>Distance from Cooperative in miles</b>		0.12	0.00	0.12

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03281-0018	2-03281-0029	2-03292-0014	2-03292-0051
<b>Address</b>	340 EAST MOSHOLU PARKWAY	2995 MARION AVENUE	2964 PERRY AVENUE	2971 MARION AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	56	44	55	36
<b>Year Built</b>	1937	1937	1928	1927
<b>Gross SqFt</b>	48,628	46,162	54,835	43,200
<b>Estimated Gross Income</b>	\$459,535	\$436,074	\$570,064	\$392,893
<b>Gross Income per SqFt</b>	\$9.45	\$9.45	\$10.40	\$9.09
<b>Estimated Expense</b>	\$235,846	\$223,766	\$311,255	\$234,792
<b>Expense SqFt</b>	\$4.85	\$4.85	\$5.68	\$5.44
<b>Net Operating Income</b>	\$223,689	\$212,308	\$258,809	\$158,101
<b>Full Market Value</b>	\$1,328,000	\$1,243,000	\$1,610,000	\$877,000
<b>Market Value per SqFt</b>	\$27.31	\$26.93	\$29.36	\$20.30
<b>Distance from Cooperative in miles</b>		0.00	0.09	0.09

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03282-0007	2-03287-0031	2-03283-0006	2-03283-0055
<b>Address</b>	2640 MARION AVENUE	2670 BAINBRIDGE AVENUE	2700 MARION AVENUE	357 EAST 195 STREET
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	72	70	60	51
<b>Year Built</b>	1961	1959	1928	1941
<b>Gross SqFt</b>	91,075	81,315	77,000	53,120
<b>Estimated Gross Income</b>	\$950,823	\$764,898	\$662,981	\$574,758
<b>Gross Income per SqFt</b>	\$10.44	\$9.41	\$8.61	\$10.82
<b>Estimated Expense</b>	\$604,738	\$435,174	\$312,317	\$327,750
<b>Expense SqFt</b>	\$6.64	\$5.35	\$4.06	\$6.17
<b>Net Operating Income</b>	\$346,085	\$329,724	\$350,664	\$247,008
<b>Full Market Value</b>	\$2,151,000	\$1,958,000	\$2,096,000	\$1,530,000
<b>Market Value per SqFt</b>	\$23.62	\$24.08	\$27.22	\$28.80
<b>Distance from Cooperative in miles</b>		0.07	0.10	0.10

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03282-0046	2-03277-0014	2-03152-0029	2-03031-0029
<b>Address</b>	2665 DECATUR AVENUE	2656 DECATUR AVENUE	2385 VALENTINE AVENUE	2362 WEBSTER AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	FORDHAM	BATHGATE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	26	23	46	26
<b>Year Built</b>	1916	1910	1922	1917
<b>Gross SqFt</b>	24,000	22,000	30,590	19,613
<b>Estimated Gross Income</b>	\$293,280	\$333,260	\$373,690	\$221,627
<b>Gross Income per SqFt</b>	\$12.22	\$15.15	\$12.22	\$11.30
<b>Estimated Expense</b>	\$172,320	\$156,079	\$219,584	\$128,465
<b>Expense SqFt</b>	\$7.18	\$7.09	\$7.18	\$6.55
<b>Net Operating Income</b>	\$120,960	\$177,181	\$154,106	\$93,162
<b>Full Market Value</b>	\$768,000	\$921,000	\$978,000	\$585,000
<b>Market Value per SqFt</b>	\$32.00	\$41.86	\$31.97	\$29.83
<b>Distance from Cooperative in miles</b>		0.06	0.50	0.53

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03283-0013	2-03283-0006	2-03287-0031	2-03287-0109
<b>Address</b>	2716 MARION AVENUE	2700 MARION AVENUE	2670 BAINBRIDGE AVENUE	2641 MARION AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	74	60	70	55
<b>Year Built</b>	1950	1928	1959	1937
<b>Gross SqFt</b>	88,400	77,000	81,315	63,000
<b>Estimated Gross Income</b>	\$831,844	\$662,981	\$764,898	\$657,873
<b>Gross Income per SqFt</b>	\$9.41	\$8.61	\$9.41	\$10.44
<b>Estimated Expense</b>	\$472,940	\$312,317	\$435,174	\$418,418
<b>Expense SqFt</b>	\$5.35	\$4.06	\$5.35	\$6.64
<b>Net Operating Income</b>	\$358,904	\$350,664	\$329,724	\$239,455
<b>Full Market Value</b>	\$2,132,000	\$2,096,000	\$1,958,000	\$1,419,000
<b>Market Value per SqFt</b>	\$24.12	\$27.22	\$24.08	\$22.52
<b>Distance from Cooperative in miles</b>		0.00	0.09	0.09

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03284-0048	2-03285-0019	2-03290-0042	2-03292-0014
<b>Address</b>	2866 MARION AVENUE	2976 MARION AVENUE	2805 POND PLACE	2964 PERRY AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	67	62	61	55
<b>Year Built</b>	1956	1950	1954	1928
<b>Gross SqFt</b>	71,652	67,930	66,660	54,835
<b>Estimated Gross Income</b>	\$759,511	\$748,512	\$706,596	\$570,064
<b>Gross Income per SqFt</b>	\$10.60	\$11.02	\$10.60	\$10.40
<b>Estimated Expense</b>	\$371,157	\$376,775	\$409,959	\$311,255
<b>Expense SqFt</b>	\$5.18	\$5.55	\$6.15	\$5.68
<b>Net Operating Income</b>	\$388,354	\$371,737	\$296,637	\$258,809
<b>Full Market Value</b>	\$2,189,000	\$2,145,000	\$1,694,000	\$1,610,000
<b>Market Value per SqFt</b>	\$30.55	\$31.58	\$25.41	\$29.36
<b>Distance from Cooperative in miles</b>		0.09	0.20	0.12

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03285-0052	2-03285-0041	2-03292-0019	2-03292-0051
<b>Address</b>	2965 DECATUR AVENUE	2975 DECATUR AVENUE	2968 PERRY AVENUE	2971 MARION AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	37	37	31	36
<b>Year Built</b>	1936	1942	1931	1927
<b>Gross SqFt</b>	39,550	38,819	34,320	43,200
<b>Estimated Gross Income</b>	\$359,510	\$382,967	\$301,686	\$392,893
<b>Gross Income per SqFt</b>	\$9.09	\$9.87	\$8.79	\$9.09
<b>Estimated Expense</b>	\$215,152	\$228,996	\$189,086	\$234,792
<b>Expense SqFt</b>	\$5.44	\$5.90	\$5.51	\$5.44
<b>Net Operating Income</b>	\$144,358	\$153,971	\$112,600	\$158,101
<b>Full Market Value</b>	\$859,000	\$911,000	\$664,000	\$877,000
<b>Market Value per SqFt</b>	\$21.72	\$23.47	\$19.35	\$20.30
<b>Distance from Cooperative in miles</b>		0.00	0.05	0.05

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03287-0100	2-03287-0031	2-03287-0109	2-03290-0042
<b>Address</b>	2661 MARION AVENUE	2670 BAINBRIDGE AVENUE	2641 MARION AVENUE	2805 POND PLACE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	73	70	55	61
<b>Year Built</b>	1966	1959	1937	1954
<b>Gross SqFt</b>	81,730	81,315	63,000	66,660
<b>Estimated Gross Income</b>	\$769,079	\$764,898	\$657,873	\$706,596
<b>Gross Income per SqFt</b>	\$9.41	\$9.41	\$10.44	\$10.60
<b>Estimated Expense</b>	\$437,256	\$435,174	\$418,418	\$409,959
<b>Expense SqFt</b>	\$5.35	\$5.35	\$6.64	\$6.15
<b>Net Operating Income</b>	\$331,823	\$329,724	\$239,455	\$296,637
<b>Full Market Value</b>	\$1,971,000	\$1,958,000	\$1,419,000	\$1,694,000
<b>Market Value per SqFt</b>	\$24.12	\$24.08	\$22.52	\$25.41
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.18

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03293-0052	2-03293-0050	2-03293-0056	2-03293-0043
<b>Address</b>	274 EAST 194 STREET	260 EAST 194 STREET	2605 BAINBRIDGE AVENUE	2608 BRIGGS AVENUE
<b>Neighborhood</b>	FORDHAM	FORDHAM	FORDHAM	FORDHAM
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	16	11	11
<b>Year Built</b>	1912	1913	1912	1913
<b>Gross SqFt</b>	18,500	16,320	13,600	13,600
<b>Estimated Gross Income</b>	\$211,085	\$170,218	\$155,176	\$157,216
<b>Gross Income per SqFt</b>	\$11.41	\$10.43	\$11.41	\$11.56
<b>Estimated Expense</b>	\$122,470	\$98,736	\$90,032	\$89,624
<b>Expense SqFt</b>	\$6.62	\$6.05	\$6.62	\$6.59
<b>Net Operating Income</b>	\$88,615	\$71,482	\$65,144	\$67,592
<b>Full Market Value</b>	\$570,000	\$444,000	\$348,000	\$433,000
<b>Market Value per SqFt</b>	\$30.81	\$27.21	\$25.59	\$31.84
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.00

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03295-0033	2-03296-0050	2-03295-0053	2-03295-0049
<b>Address</b>	2830 BRIGGS AVENUE	2869 BAINBRIDGE AVENUE	2835 BAINBRIDGE AVENUE	2839 BAINBRIDGE AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	58	72	37	35
<b>Year Built</b>	1955	1955	1925	1922
<b>Gross SqFt</b>	51,060	71,000	33,400	32,800
<b>Estimated Gross Income</b>	\$610,678	\$781,127	\$399,471	\$453,296
<b>Gross Income per SqFt</b>	\$11.96	\$11.00	\$11.96	\$13.82
<b>Estimated Expense</b>	\$297,169	\$451,566	\$194,519	\$226,648
<b>Expense SqFt</b>	\$5.82	\$6.36	\$5.82	\$6.91
<b>Net Operating Income</b>	\$313,509	\$329,561	\$204,952	\$226,648
<b>Full Market Value</b>	\$1,881,000	\$1,892,000	\$1,010,000	\$840,000
<b>Market Value per SqFt</b>	\$36.84	\$26.65	\$30.24	\$25.61
<b>Distance from Cooperative in miles</b>		0.09	0.00	0.00

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03299-0014	2-03299-0041	2-03298-0016	2-03298-0038
<b>Address</b>	306 MOSHOLU PARKWAY	275 EAST 201 STREET	2966 BRIGGS AVENUE	2977 BAINBRIDGE AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	62	42	37
<b>Year Built</b>	1939	1940	1932	1938
<b>Gross SqFt</b>	65,070	68,040	47,145	38,627
<b>Estimated Gross Income</b>	\$676,728	\$712,495	\$475,579	\$401,583
<b>Gross Income per SqFt</b>	\$10.40	\$10.47	\$10.09	\$10.40
<b>Estimated Expense</b>	\$336,412	\$314,913	\$230,421	\$199,862
<b>Expense SqFt</b>	\$5.17	\$4.63	\$4.89	\$5.17
<b>Net Operating Income</b>	\$340,316	\$397,582	\$245,158	\$201,721
<b>Full Market Value</b>	\$2,117,000	\$1,804,000	\$1,155,000	\$992,200
<b>Market Value per SqFt</b>	\$32.53	\$26.51	\$24.50	\$25.69
<b>Distance from Cooperative in miles</b>		0.06	0.11	0.11

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03307-0001	2-03307-0053	2-03306-0018	2-03309-0084
<b>Address</b>	3000 VALENTINE AVENUE	3001 VALENTINE AVENUE	210 EAST 201 STREET	279 EAST 203 STREET
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	57	38	34	37
<b>Year Built</b>	1937	1926	1936	1937
<b>Gross SqFt</b>	55,800	36,684	32,300	37,376
<b>Estimated Gross Income</b>	\$660,114	\$458,183	\$381,999	\$399,915
<b>Gross Income per SqFt</b>	\$11.83	\$12.49	\$11.83	\$10.70
<b>Estimated Expense</b>	\$287,928	\$252,019	\$166,648	\$208,594
<b>Expense SqFt</b>	\$5.16	\$6.87	\$5.16	\$5.58
<b>Net Operating Income</b>	\$372,186	\$206,164	\$215,351	\$191,321
<b>Full Market Value</b>	\$2,377,000	\$1,177,000	\$1,019,000	\$1,186,000
<b>Market Value per SqFt</b>	\$42.60	\$32.08	\$31.55	\$31.73
<b>Distance from Cooperative in miles</b>		0.08	0.11	0.09

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03311-0001	2-03311-0087	2-03322-0057	2-03321-0050
<b>Address</b>	3127 GRAND CONCOURSE	3155 GRAND CONCOURSE	3121 VILLA AVENUE	3081 VILLA AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	65	111	66
<b>Year Built</b>	1956	1936	2006	1966
<b>Gross SqFt</b>	128,900	86,000	106,586	76,340
<b>Estimated Gross Income</b>	\$1,352,161	\$908,434	\$1,081,808	\$800,910
<b>Gross Income per SqFt</b>	\$10.49	\$10.56	\$10.15	\$10.49
<b>Estimated Expense</b>	\$745,042	\$373,058	\$486,286	\$441,208
<b>Expense SqFt</b>	\$5.78	\$4.34	\$4.56	\$5.78
<b>Net Operating Income</b>	\$607,119	\$535,376	\$595,522	\$359,702
<b>Full Market Value</b>	\$3,772,000	\$2,288,000	\$3,713,000	\$2,013,000
<b>Market Value per SqFt</b>	\$29.26	\$26.60	\$34.84	\$26.37
<b>Distance from Cooperative in miles</b>		0.08	0.05	0.11

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03311-0044	2-03311-0087	2-03312-0019	2-03311-0072
<b>Address</b>	3201 GRAND CONCOURSE	3155 GRAND CONCOURSE	190 EAST 206 STREET	3175 GRAND CONCOURSE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	78	65	67	68
<b>Year Built</b>	1963	1936	1965	1930
<b>Gross SqFt</b>	93,000	86,000	76,890	64,876
<b>Estimated Gross Income</b>	\$982,080	\$908,434	\$773,172	\$775,268
<b>Gross Income per SqFt</b>	\$10.56	\$10.56	\$10.06	\$11.95
<b>Estimated Expense</b>	\$403,620	\$373,058	\$343,640	\$419,099
<b>Expense SqFt</b>	\$4.34	\$4.34	\$4.47	\$6.46
<b>Net Operating Income</b>	\$578,460	\$535,376	\$429,532	\$356,169
<b>Full Market Value</b>	\$3,421,000	\$2,288,000	\$1,991,000	\$1,529,000
<b>Market Value per SqFt</b>	\$36.78	\$26.60	\$25.89	\$23.57
<b>Distance from Cooperative in miles</b>		0.00	0.11	0.00

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03311-0138	2-03311-0107	2-03309-0031	2-03311-0112
<b>Address</b>	190 EAST MOSHOLU PARKWAY	166 EAST 205 STREET	227 EAST 203 STREET	178 EAST 205 STREET
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	58	31	43	31
<b>Year Built</b>	1939	1939	1928	1930
<b>Gross SqFt</b>	63,763	30,126	50,762	28,704
<b>Estimated Gross Income</b>	\$610,850	\$311,503	\$528,104	\$250,728
<b>Gross Income per SqFt</b>	\$9.58	\$10.34	\$10.40	\$8.73
<b>Estimated Expense</b>	\$321,366	\$186,781	\$259,372	\$116,812
<b>Expense SqFt</b>	\$5.04	\$6.20	\$5.11	\$4.07
<b>Net Operating Income</b>	\$289,484	\$124,722	\$268,732	\$133,916
<b>Full Market Value</b>	\$1,718,000	\$776,000	\$1,221,000	\$680,000
<b>Market Value per SqFt</b>	\$26.94	\$25.76	\$24.05	\$23.69
<b>Distance from Cooperative in miles</b>		0.00	0.06	0.00

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03313-0069	2-03312-0019	2-03313-0029	2-03311-0087
<b>Address</b>	3184 GRAND CONCOURSE	190 EAST 206 STREET	100 EAST MOSHOLU PARKWAY	3155 GRAND CONCOURSE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	64	67	49	65
<b>Year Built</b>	1963	1965	1928	1936
<b>Gross SqFt</b>	80,811	76,890	82,218	86,000
<b>Estimated Gross Income</b>	\$812,959	\$773,172	\$823,417	\$908,434
<b>Gross Income per SqFt</b>	\$10.06	\$10.06	\$10.02	\$10.56
<b>Estimated Expense</b>	\$361,225	\$343,640	\$406,688	\$373,058
<b>Expense SqFt</b>	\$4.47	\$4.47	\$4.95	\$4.34
<b>Net Operating Income</b>	\$451,734	\$429,532	\$416,729	\$535,376
<b>Full Market Value</b>	\$2,819,000	\$1,991,000	\$2,156,000	\$2,288,000
<b>Market Value per SqFt</b>	\$34.88	\$25.89	\$26.22	\$26.60
<b>Distance from Cooperative in miles</b>		0.07	0.05	0.07

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03316-0050	2-03316-0013	2-03316-0057	2-03314-0057
<b>Address</b>	2685 CRESTON AVENUE	2686 MORRIS AVENUE	2675 CRESTON AVENUE	2685 GRAND CONCOURSE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	73	79	49	65
<b>Year Built</b>	1940	1929	1937	1924
<b>Gross SqFt</b>	77,850	79,600	65,250	73,794
<b>Estimated Gross Income</b>	\$784,728	\$802,145	\$571,103	\$828,803
<b>Gross Income per SqFt</b>	\$10.08	\$10.08	\$8.75	\$11.23
<b>Estimated Expense</b>	\$381,465	\$390,237	\$300,769	\$352,275
<b>Expense SqFt</b>	\$4.90	\$4.90	\$4.61	\$4.77
<b>Net Operating Income</b>	\$403,263	\$411,908	\$270,334	\$476,528
<b>Full Market Value</b>	\$1,991,000	\$2,134,000	\$1,199,000	\$1,771,000
<b>Market Value per SqFt</b>	\$25.57	\$26.81	\$18.38	\$24.00
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.06

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03322-0037	2-03329-0040	2-03277-0014	2-03152-0029
<b>Address</b>	3175 VILLA AVENUE	3569 DEKALB AVENUE	2656 DECATUR AVENUE	2385 VALENTINE AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	FORDHAM
<b>Building Classification</b>	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	60	59	23	46
<b>Year Built</b>	1914	1926	1910	1922
<b>Gross SqFt</b>	34,820	41,955	22,000	30,590
<b>Estimated Gross Income</b>	\$425,500	\$481,059	\$333,260	\$373,690
<b>Gross Income per SqFt</b>	\$12.22	\$11.47	\$15.15	\$12.22
<b>Estimated Expense</b>	\$250,008	\$297,501	\$156,079	\$219,584
<b>Expense SqFt</b>	\$7.18	\$7.09	\$7.09	\$7.18
<b>Net Operating Income</b>	\$175,492	\$183,558	\$177,181	\$154,106
<b>Full Market Value</b>	\$893,000	\$1,023,000	\$921,000	\$978,000
<b>Market Value per SqFt</b>	\$25.65	\$24.38	\$41.86	\$31.97
<b>Distance from Cooperative in miles</b>		0.71	0.86	1.26

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03326-0045	2-03089-0026	2-03196-0029	
<b>Address</b>	91 EAST 208 STREET	2350 CAMBRELENG AVENUE	2234 DAVIDSON AVENUE	
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BELMONT	KINGSBRIDGE HTS/UNIV HTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	65	65	65	
<b>Year Built</b>	1926	1925	1923	
<b>Gross SqFt</b>	56,000	55,780	51,000	
<b>Estimated Gross Income</b>	\$599,200	\$596,846	\$648,384	
<b>Gross Income per SqFt</b>	\$10.70	\$10.70	\$12.71	
<b>Estimated Expense</b>	\$341,600	\$340,258	\$255,690	
<b>Expense SqFt</b>	\$6.10	\$6.10	\$5.01	
<b>Net Operating Income</b>	\$257,600	\$256,588	\$392,694	
<b>Full Market Value</b>	\$1,597,000	\$1,591,000	\$2,280,000	
<b>Market Value per SqFt</b>	\$28.52	\$28.52	\$44.71	
<b>Distance from Cooperative in miles</b>		1.79	1.91	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03343-0076	2-03320-0025	2-03324-0025	2-05907-0348
<b>Address</b>	3245 PERRY AVENUE	2933 GRAND CONCOURSE	51 WEST MOSHOLU PARKWAY N	3725 BLACKSTONE AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	42	42	42
<b>Year Built</b>	1940	1927	1940	1968
<b>Gross SqFt</b>	41,000	40,986	45,934	41,803
<b>Estimated Gross Income</b>	\$504,300	\$414,095	\$445,229	\$630,807
<b>Gross Income per SqFt</b>	\$12.30	\$10.10	\$9.69	\$15.09
<b>Estimated Expense</b>	\$267,320	\$226,597	\$273,742	\$222,392
<b>Expense SqFt</b>	\$6.52	\$5.53	\$5.96	\$5.32
<b>Net Operating Income</b>	\$236,980	\$187,498	\$171,487	\$408,415
<b>Full Market Value</b>	\$1,502,000	\$1,083,000	\$927,000	\$2,453,000
<b>Market Value per SqFt</b>	\$36.63	\$26.42	\$20.18	\$58.68
<b>Distance from Cooperative in miles</b>		0.57	0.53	1.93

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03343-0260	2-04286-0004	2-04286-0013	2-03263-0067
<b>Address</b>	3388 WAYNE AVENUE	2070 BRONX PARK EAST	2084 BRONX PARK EAST	3915 ORLOFF AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D4-ELEVATOR
<b>Total Units</b>	104	104	106	104
<b>Year Built</b>	1928	1928	1929	1957
<b>Gross SqFt</b>	148,000	129,000	132,000	115,000
<b>Estimated Gross Income</b>	\$1,478,520	\$1,288,710	\$1,326,600	\$1,412,200
<b>Gross Income per SqFt</b>	\$9.99	\$9.99	\$10.05	\$12.28
<b>Estimated Expense</b>	\$902,800	\$786,900	\$809,160	\$785,450
<b>Expense SqFt</b>	\$6.10	\$6.10	\$6.13	\$6.83
<b>Net Operating Income</b>	\$575,720	\$501,810	\$517,440	\$626,750
<b>Full Market Value</b>	\$3,487,000	\$3,133,000	\$3,229,000	\$3,028,000
<b>Market Value per SqFt</b>	\$23.56	\$24.29	\$24.46	\$26.33
<b>Distance from Cooperative in miles</b>		1.91	1.91	0.94

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03344-0086	2-04835-0018	2-02867-0103	2-04831-0064
<b>Address</b>	3520 TRYON AVENUE	667 EAST 232 STREET	1718 GRAND AVENUE	4054 CARPENTER AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE	HIGHBRIDGE/MORRIS HEIGHTS	WILLIAMSBRIDGE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	64	60	64	64
<b>Year Built</b>	1962	1929	1938	1928
<b>Gross SqFt</b>	53,700	50,934	59,700	53,664
<b>Estimated Gross Income</b>	\$611,106	\$595,418	\$614,408	\$667,977
<b>Gross Income per SqFt</b>	\$11.38	\$11.69	\$10.29	\$12.45
<b>Estimated Expense</b>	\$354,420	\$327,506	\$350,464	\$355,320
<b>Expense SqFt</b>	\$6.60	\$6.43	\$5.87	\$6.62
<b>Net Operating Income</b>	\$256,686	\$267,912	\$263,944	\$312,657
<b>Full Market Value</b>	\$1,650,000	\$1,628,000	\$1,485,000	\$1,694,000
<b>Market Value per SqFt</b>	\$30.73	\$31.96	\$24.87	\$31.57
<b>Distance from Cooperative in miles</b>		1.24	2.87	1.04

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03344-0102	2-03925-0018	2-03253-0063	
<b>Address</b>	3535 KINGS COLLEGE PLACE	1565 THIERIOT AVENUE	2735 SEDGWICK AVENUE	
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	PARKCHESTER	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	120	120	124	
<b>Year Built</b>	1954	1930	1922	
<b>Gross SqFt</b>	160,000	130,500	137,495	
<b>Estimated Gross Income</b>	\$1,777,600	\$1,455,886	\$1,841,058	
<b>Gross Income per SqFt</b>	\$11.11	\$11.16	\$13.39	
<b>Estimated Expense</b>	\$977,600	\$596,640	\$974,840	
<b>Expense SqFt</b>	\$6.11	\$4.57	\$7.09	
<b>Net Operating Income</b>	\$800,000	\$859,246	\$866,218	
<b>Full Market Value</b>	\$4,938,000	\$4,004,000	\$5,745,000	
<b>Market Value per SqFt</b>	\$30.86	\$30.68	\$41.78	
<b>Distance from Cooperative in miles</b>		2.87	1.53	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03353-0033	2-04322-0051	2-03285-0019	2-03344-0014
<b>Address</b>	3176 DECATUR AVENUE	2165 MATTHEWS AVENUE	2976 MARION AVENUE	3530 BAINBRIDGE AVENUE
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	PELHAM PARKWAY SOUTH	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
<b>Building Classification</b>	D4-ELEVATOR	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	63	62	62	62
<b>Year Built</b>	1960	1959	1950	1959
<b>Gross SqFt</b>	59,000	58,500	67,930	61,000
<b>Estimated Gross Income</b>	\$685,580	\$721,890	\$748,512	\$568,303
<b>Gross Income per SqFt</b>	\$11.62	\$12.34	\$11.02	\$9.32
<b>Estimated Expense</b>	\$390,580	\$387,270	\$376,775	\$330,335
<b>Expense SqFt</b>	\$6.62	\$6.62	\$5.55	\$5.42
<b>Net Operating Income</b>	\$295,000	\$334,620	\$371,737	\$237,968
<b>Full Market Value</b>	\$1,890,000	\$2,120,000	\$2,145,000	\$1,415,000
<b>Market Value per SqFt</b>	\$32.03	\$36.24	\$31.58	\$23.20
<b>Distance from Cooperative in miles</b>		1.34	0.44	0.63

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03356-0096	2-03352-0061	2-03355-0109	
<b>Address</b>	316 EAST 211 STREET	3347 DECATUR AVENUE	3370 DECATUR AVENUE	
<b>Neighborhood</b>	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	17	21	21	
<b>Year Built</b>	1927	1926	1937	
<b>Gross SqFt</b>	16,600	14,175	16,450	
<b>Estimated Gross Income</b>	\$183,762	\$170,663	\$168,502	
<b>Gross Income per SqFt</b>	\$11.07	\$12.04	\$10.24	
<b>Estimated Expense</b>	\$89,640	\$87,320	\$97,550	
<b>Expense SqFt</b>	\$5.40	\$6.16	\$5.93	
<b>Net Operating Income</b>	\$94,122	\$83,343	\$70,952	
<b>Full Market Value</b>	\$425,000	\$511,000	\$432,000	
<b>Market Value per SqFt</b>	\$25.60	\$36.05	\$26.26	
<b>Distance from Cooperative in miles</b>		0.13	0.16	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03363-0058	2-03363-0001	2-03393-0044	2-03397-0029
<b>Address</b>	4200 HERKIMER PLACE	4250 VAN CORTLANDT PARK E	4385 VIREO AVENUE	529 EAST 235 STREET
<b>Neighborhood</b>	WOODLAWN	WOODLAWN	WOODLAWN	WOODLAWN
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	45	54	65	53
<b>Year Built</b>	1967	1941	1953	1938
<b>Gross SqFt</b>	39,959	61,634	51,408	52,599
<b>Estimated Gross Income</b>	\$331,663	\$725,309	\$601,392	\$606,184
<b>Gross Income per SqFt</b>	\$8.30	\$11.77	\$11.70	\$11.52
<b>Estimated Expense</b>	\$185,825	\$388,690	\$283,662	\$315,977
<b>Expense SqFt</b>	\$4.65	\$6.31	\$5.52	\$6.01
<b>Net Operating Income</b>	\$145,838	\$336,619	\$317,730	\$290,207
<b>Full Market Value</b>	\$858,000	\$2,151,000	\$2,013,000	\$1,862,000
<b>Market Value per SqFt</b>	\$21.47	\$34.90	\$39.16	\$35.40
<b>Distance from Cooperative in miles</b>		0.06	0.67	0.65

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03368-0010	2-04286-0013	2-04338-0012	
<b>Address</b>	4320 VAN CORTLANDT PARK E	2084 BRONX PARK EAST	660 THWAITES PLACE	
<b>Neighborhood</b>	WOODLAWN	PELHAM PARKWAY SOUTH	BRONXDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	110	106	108	
<b>Year Built</b>	1958	1929	1954	
<b>Gross SqFt</b>	151,800	132,000	137,350	
<b>Estimated Gross Income</b>	\$1,363,164	\$1,326,600	\$1,123,523	
<b>Gross Income per SqFt</b>	\$8.98	\$10.05	\$8.18	
<b>Estimated Expense</b>	\$886,512	\$809,160	\$741,690	
<b>Expense SqFt</b>	\$5.84	\$6.13	\$5.40	
<b>Net Operating Income</b>	\$476,652	\$517,440	\$381,833	
<b>Full Market Value</b>	\$2,841,000	\$3,229,000	\$2,249,000	
<b>Market Value per SqFt</b>	\$18.72	\$24.46	\$16.37	
<b>Distance from Cooperative in miles</b>		3.15	2.78	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03379-0001	2-04994-0017	2-04831-0048	
<b>Address</b>	201 EAST 238 STREET	667 EAST 233 STREET	655 EAST 228 STREET	
<b>Neighborhood</b>	WOODLAWN	WAKEFIELD	WILLIAMSBRIDGE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	49	51	49	
<b>Year Built</b>	1954	1963	1939	
<b>Gross SqFt</b>	47,679	48,041	47,412	
<b>Estimated Gross Income</b>	\$542,110	\$578,084	\$570,272	
<b>Gross Income per SqFt</b>	\$11.37	\$12.03	\$12.03	
<b>Estimated Expense</b>	\$298,947	\$338,496	\$331,261	
<b>Expense SqFt</b>	\$6.27	\$7.05	\$6.99	
<b>Net Operating Income</b>	\$243,163	\$239,588	\$239,011	
<b>Full Market Value</b>	\$1,496,000	\$1,525,000	\$1,522,000	
<b>Market Value per SqFt</b>	\$31.38	\$31.74	\$32.10	
<b>Distance from Cooperative in miles</b>		0.67	0.74	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03398-0044	2-04087-0033	2-05780-0940	
<b>Address</b>	4380 VIREO AVENUE	1541 WILLIAMSBRIDGE ROAD	3900 GREYSTONE AVENUE	
<b>Neighborhood</b>	WOODLAWN	MORRIS PARK/VAN NEST	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	127	125	127	
<b>Year Built</b>	1958	1928	1928	
<b>Gross SqFt</b>	109,206	107,340	134,703	
<b>Estimated Gross Income</b>	\$1,461,176	\$1,438,693	\$1,515,163	
<b>Gross Income per SqFt</b>	\$13.38	\$13.40	\$11.25	
<b>Estimated Expense</b>	\$774,271	\$726,466	\$801,013	
<b>Expense SqFt</b>	\$7.09	\$6.77	\$5.95	
<b>Net Operating Income</b>	\$686,905	\$712,227	\$714,150	
<b>Full Market Value</b>	\$4,556,000	\$4,723,000	\$4,599,000	
<b>Market Value per SqFt</b>	\$41.72	\$44.00	\$34.14	
<b>Distance from Cooperative in miles</b>		3.76	2.28	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03398-0097	2-03256-0053	2-04827-0029	2-04999-0068
<b>Address</b>	4295 WEBSTER AVENUE	2800 HEATH AVENUE	641 EAST 225 STREET	730 EAST 236 STREET
<b>Neighborhood</b>	WOODLAWN	KINGSBRIDGE/JEROME PARK	WILLIAMSBRIDGE	WAKEFIELD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	80	78	77	78
<b>Year Built</b>	1957	1962	1998	1929
<b>Gross SqFt</b>	57,840	57,349	63,115	60,968
<b>Estimated Gross Income</b>	\$716,059	\$755,279	\$715,093	\$764,194
<b>Gross Income per SqFt</b>	\$12.38	\$13.17	\$11.33	\$12.53
<b>Estimated Expense</b>	\$379,430	\$349,069	\$414,666	\$462,297
<b>Expense SqFt</b>	\$6.56	\$6.09	\$6.57	\$7.58
<b>Net Operating Income</b>	\$336,629	\$406,210	\$300,427	\$301,897
<b>Full Market Value</b>	\$2,131,000	\$2,701,000	\$1,933,000	\$2,023,000
<b>Market Value per SqFt</b>	\$36.84	\$47.10	\$30.63	\$33.18
<b>Distance from Cooperative in miles</b>		2.85	0.78	0.50

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03567-0001	2-03867-0023	2-03138-0001	2-02723-0040
<b>Address</b>	633 OLMSTEAD AVENUE	1340 STRATFORD AVENUE	999 EAST 180 STREET	1018 EAST 163 STREET
<b>Neighborhood</b>	CASTLE HILL/UNIONPORT	SOUNDVIEW	EAST TREMONT	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	624	129	237	112
<b>Year Built</b>	1966	1966	1974	1909
<b>Gross SqFt</b>	598,478	95,370	276,135	156,980
<b>Estimated Gross Income</b>	\$7,786,199	\$1,253,162	\$3,521,878	\$2,042,681
<b>Gross Income per SqFt</b>	\$13.01	\$13.14	\$12.75	\$13.01
<b>Estimated Expense</b>	\$4,644,189	\$664,729	\$2,141,678	\$1,218,510
<b>Expense SqFt</b>	\$7.76	\$6.97	\$7.76	\$7.76
<b>Net Operating Income</b>	\$3,142,010	\$588,433	\$1,380,200	\$824,171
<b>Full Market Value</b>	\$20,936,000	\$3,913,000	\$9,228,000	\$5,492,000
<b>Market Value per SqFt</b>	\$34.98	\$41.03	\$33.42	\$34.99
<b>Distance from Cooperative in miles</b>		1.50	2.11	2.07

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03627-0020	2-02712-0028	2-02712-0040	2-02713-0002
<b>Address</b>	875 MORRISON AVENUE	931 FOX STREET	901 FOX STREET	955 EAST 163 STREET
<b>Neighborhood</b>	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	225	43	25	104
<b>Year Built</b>	1962	1929	1913	1982
<b>Gross SqFt</b>	256,750	47,826	32,994	148,828
<b>Estimated Gross Income</b>	\$2,762,630	\$490,399	\$371,265	\$1,602,028
<b>Gross Income per SqFt</b>	\$10.76	\$10.25	\$11.25	\$10.76
<b>Estimated Expense</b>	\$1,763,873	\$299,130	\$232,028	\$1,022,326
<b>Expense SqFt</b>	\$6.87	\$6.25	\$7.03	\$6.87
<b>Net Operating Income</b>	\$998,757	\$191,269	\$139,237	\$579,702
<b>Full Market Value</b>	\$6,188,000	\$1,191,000	\$897,000	\$3,592,000
<b>Market Value per SqFt</b>	\$24.10	\$24.90	\$27.19	\$24.14
<b>Distance from Cooperative in miles</b>		1.03	1.03	1.08

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03627-0030	2-02712-0040	2-02713-0002	2-02712-0028
<b>Address</b>	825 MORRISON AVENUE	901 FOX STREET	955 EAST 163 STREET	931 FOX STREET
<b>Neighborhood</b>	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	225	25	104	43
<b>Year Built</b>	1962	1913	1982	1929
<b>Gross SqFt</b>	256,750	32,994	148,828	47,826
<b>Estimated Gross Income</b>	\$2,762,630	\$371,265	\$1,602,028	\$490,399
<b>Gross Income per SqFt</b>	\$10.76	\$11.25	\$10.76	\$10.25
<b>Estimated Expense</b>	\$1,763,873	\$232,028	\$1,022,326	\$299,130
<b>Expense SqFt</b>	\$6.87	\$7.03	\$6.87	\$6.25
<b>Net Operating Income</b>	\$998,757	\$139,237	\$579,702	\$191,269
<b>Full Market Value</b>	\$6,188,000	\$897,000	\$3,592,000	\$1,191,000
<b>Market Value per SqFt</b>	\$24.10	\$27.19	\$24.14	\$24.90
<b>Distance from Cooperative in miles</b>		1.03	1.08	1.03

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03627-0040	2-02712-0040	2-02713-0002	2-02712-0028
<b>Address</b>	820 BOYNTON AVENUE	901 FOX STREET	955 EAST 163 STREET	931 FOX STREET
<b>Neighborhood</b>	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	225	25	104	43
<b>Year Built</b>	1962	1913	1982	1929
<b>Gross SqFt</b>	256,750	32,994	148,828	47,826
<b>Estimated Gross Income</b>	\$2,762,630	\$371,265	\$1,602,028	\$490,399
<b>Gross Income per SqFt</b>	\$10.76	\$11.25	\$10.76	\$10.25
<b>Estimated Expense</b>	\$1,763,873	\$232,028	\$1,022,326	\$299,130
<b>Expense SqFt</b>	\$6.87	\$7.03	\$6.87	\$6.25
<b>Net Operating Income</b>	\$998,757	\$139,237	\$579,702	\$191,269
<b>Full Market Value</b>	\$6,188,000	\$897,000	\$3,592,000	\$1,191,000
<b>Market Value per SqFt</b>	\$24.10	\$27.19	\$24.14	\$24.90
<b>Distance from Cooperative in miles</b>		1.03	1.08	1.03

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03627-0050	2-02712-0040	2-02713-0002	2-02712-0028
<b>Address</b>	880 BOYNTON AVENUE	901 FOX STREET	955 EAST 163 STREET	931 FOX STREET
<b>Neighborhood</b>	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	225	25	104	43
<b>Year Built</b>	1962	1913	1982	1929
<b>Gross SqFt</b>	256,750	32,994	148,828	47,826
<b>Estimated Gross Income</b>	\$2,762,630	\$371,265	\$1,602,028	\$490,399
<b>Gross Income per SqFt</b>	\$10.76	\$11.25	\$10.76	\$10.25
<b>Estimated Expense</b>	\$1,763,873	\$232,028	\$1,022,326	\$299,130
<b>Expense SqFt</b>	\$6.87	\$7.03	\$6.87	\$6.25
<b>Net Operating Income</b>	\$998,757	\$139,237	\$579,702	\$191,269
<b>Full Market Value</b>	\$6,188,000	\$897,000	\$3,592,000	\$1,191,000
<b>Market Value per SqFt</b>	\$24.10	\$27.19	\$24.14	\$24.90
<b>Distance from Cooperative in miles</b>		1.03	1.08	1.03

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03659-0001	2-03867-0023	2-02724-0005	2-02713-0002
<b>Address</b>	920 METCALF AVENUE	1340 STRATFORD AVENUE	975 SIMPSON STREET	955 EAST 163 STREET
<b>Neighborhood</b>	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	239	129	236	104
<b>Year Built</b>	1967	1966	1981	1982
<b>Gross SqFt</b>	212,300	95,370	320,721	148,828
<b>Estimated Gross Income</b>	\$2,477,541	\$1,253,162	\$3,744,149	\$1,602,028
<b>Gross Income per SqFt</b>	\$11.67	\$13.14	\$11.67	\$10.76
<b>Estimated Expense</b>	\$1,511,300	\$664,729	\$2,511,711	\$1,022,326
<b>Expense SqFt</b>	\$7.12	\$6.97	\$7.83	\$6.87
<b>Net Operating Income</b>	\$966,241	\$588,433	\$1,232,438	\$579,702
<b>Full Market Value</b>	\$6,186,000	\$3,913,000	\$7,891,000	\$3,592,000
<b>Market Value per SqFt</b>	\$29.14	\$41.03	\$24.60	\$24.14
<b>Distance from Cooperative in miles</b>		0.70	1.14	1.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03663-0002	2-03867-0023	2-02713-0002	2-02712-0028
<b>Address</b>	1760 BRUCKNER BOULEVARD	1340 STRATFORD AVENUE	955 EAST 163 STREET	931 FOX STREET
<b>Neighborhood</b>	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	408	129	104	43
<b>Year Built</b>	1958	1966	1982	1929
<b>Gross SqFt</b>	361,452	95,370	148,828	47,826
<b>Estimated Gross Income</b>	\$3,889,224	\$1,253,162	\$1,602,028	\$490,399
<b>Gross Income per SqFt</b>	\$10.76	\$13.14	\$10.76	\$10.25
<b>Estimated Expense</b>	\$2,483,175	\$664,729	\$1,022,326	\$299,130
<b>Expense SqFt</b>	\$6.87	\$6.97	\$6.87	\$6.25
<b>Net Operating Income</b>	\$1,406,049	\$588,433	\$579,702	\$191,269
<b>Full Market Value</b>	\$8,712,000	\$3,913,000	\$3,592,000	\$1,191,000
<b>Market Value per SqFt</b>	\$24.10	\$41.03	\$24.14	\$24.90
<b>Distance from Cooperative in miles</b>		0.80	1.55	1.51

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03716-0001	2-03867-0023	2-02713-0002	2-02712-0028
<b>Address</b>	1569 BRUCKNER BOULEVARD	1340 STRATFORD AVENUE	955 EAST 163 STREET	931 FOX STREET
<b>Neighborhood</b>	SOUNDVIEW	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	104	129	104	43
<b>Year Built</b>	1962	1966	1982	1929
<b>Gross SqFt</b>	124,778	95,370	148,828	47,826
<b>Estimated Gross Income</b>	\$1,342,611	\$1,253,162	\$1,602,028	\$490,399
<b>Gross Income per SqFt</b>	\$10.76	\$13.14	\$10.76	\$10.25
<b>Estimated Expense</b>	\$857,225	\$664,729	\$1,022,326	\$299,130
<b>Expense SqFt</b>	\$6.87	\$6.97	\$6.87	\$6.25
<b>Net Operating Income</b>	\$485,386	\$588,433	\$579,702	\$191,269
<b>Full Market Value</b>	\$3,008,000	\$3,913,000	\$3,592,000	\$1,191,000
<b>Market Value per SqFt</b>	\$24.11	\$41.03	\$24.14	\$24.90
<b>Distance from Cooperative in miles</b>		0.53	1.03	1.02

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03717-0001	2-02713-0002	2-02712-0028	2-02712-0023
<b>Address</b>	1591 BRUCKNER BOULEVARD	955 EAST 163 STREET	931 FOX STREET	940 TIFFANY STREET
<b>Neighborhood</b>	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	105	104	43	48
<b>Year Built</b>	1960	1982	1929	1910
<b>Gross SqFt</b>	117,922	148,828	47,826	51,190
<b>Estimated Gross Income</b>	\$1,268,841	\$1,602,028	\$490,399	\$641,379
<b>Gross Income per SqFt</b>	\$10.76	\$10.76	\$10.25	\$12.53
<b>Estimated Expense</b>	\$810,124	\$1,022,326	\$299,130	\$394,715
<b>Expense SqFt</b>	\$6.87	\$6.87	\$6.25	\$7.71
<b>Net Operating Income</b>	\$458,717	\$579,702	\$191,269	\$246,664
<b>Full Market Value</b>	\$2,842,000	\$3,592,000	\$1,191,000	\$1,653,000
<b>Market Value per SqFt</b>	\$24.10	\$24.14	\$24.90	\$32.29
<b>Distance from Cooperative in miles</b>		1.08	1.07	1.07

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03717-0018	2-03739-0051	2-03776-0062	2-03866-0005
<b>Address</b>	1036 MANOR AVENUE	1161 ELDER AVENUE	1235 STRATFORD AVENUE	1585 EAST 172 STREET
<b>Neighborhood</b>	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	44	48	38	49
<b>Year Built</b>	1928	1928	1928	1928
<b>Gross SqFt</b>	35,700	36,500	31,400	37,350
<b>Estimated Gross Income</b>	\$378,063	\$426,685	\$387,780	\$446,333
<b>Gross Income per SqFt</b>	\$10.59	\$11.69	\$12.35	\$11.95
<b>Estimated Expense</b>	\$227,052	\$234,695	\$203,252	\$289,836
<b>Expense SqFt</b>	\$6.36	\$6.43	\$6.47	\$7.76
<b>Net Operating Income</b>	\$151,011	\$191,990	\$184,528	\$156,497
<b>Full Market Value</b>	\$937,000	\$1,155,000	\$1,169,000	\$1,659,000
<b>Market Value per SqFt</b>	\$26.25	\$31.64	\$37.23	\$44.42
<b>Distance from Cooperative in miles</b>		0.25	0.35	0.52

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03737-0037	2-02721-0001	2-02980-0046	2-02980-0048
<b>Address</b>	1160 COLGATE AVENUE	800 FOX STREET	1301 HOE AVENUE	1297 HOE AVENUE
<b>Neighborhood</b>	SOUNDVIEW	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	17	22	17	17
<b>Year Built</b>	1927	1931	1931	1931
<b>Gross SqFt</b>	13,446	21,000	16,750	16,750
<b>Estimated Gross Income</b>	\$141,049	\$224,243	\$175,696	\$170,148
<b>Gross Income per SqFt</b>	\$10.49	\$10.68	\$10.49	\$10.16
<b>Estimated Expense</b>	\$82,021	\$139,123	\$102,120	\$103,193
<b>Expense SqFt</b>	\$6.10	\$6.62	\$6.10	\$6.16
<b>Net Operating Income</b>	\$59,028	\$85,120	\$73,576	\$66,955
<b>Full Market Value</b>	\$367,000	\$482,000	\$457,000	\$417,000
<b>Market Value per SqFt</b>	\$27.29	\$22.95	\$27.28	\$24.90
<b>Distance from Cooperative in miles</b>		1.04	0.58	0.58

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03788-0021	2-03138-0001	2-03129-0029	
<b>Address</b>	1041 PUGSLEY AVENUE	999 EAST 180 STREET	2131 VYSE AVENUE	
<b>Neighborhood</b>	CASTLE HILL/UNIONPORT	EAST TREMONT	EAST TREMONT	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	133	237	20	
<b>Year Built</b>	1963	1974	1931	
<b>Gross SqFt</b>	151,155	276,135	26,700	
<b>Estimated Gross Income</b>	\$1,845,603	\$3,521,878	\$302,025	
<b>Gross Income per SqFt</b>	\$12.21	\$12.75	\$11.31	
<b>Estimated Expense</b>	\$1,179,009	\$2,141,678	\$173,297	
<b>Expense SqFt</b>	\$7.80	\$7.76	\$6.49	
<b>Net Operating Income</b>	\$666,594	\$1,380,200	\$128,728	
<b>Full Market Value</b>	\$4,232,000	\$9,228,000	\$828,000	
<b>Market Value per SqFt</b>	\$28.00	\$33.42	\$31.01	
<b>Distance from Cooperative in miles</b>		1.52	1.67	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03794-0013	2-03805-0043	2-03670-0001	
<b>Address</b>	1966 NEWBOLD AVENUE	1265 OLMSTEAD AVENUE	950 UNDERHILL AVENUE	
<b>Neighborhood</b>	CASTLE HILL/UNIONPORT	WESTCHESTER	SOUNDVIEW	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	139	88	209	
<b>Year Built</b>	1967	1930	1966	
<b>Gross SqFt</b>	144,460	92,666	216,650	
<b>Estimated Gross Income</b>	\$1,581,837	\$1,060,627	\$2,257,592	
<b>Gross Income per SqFt</b>	\$10.95	\$11.45	\$10.42	
<b>Estimated Expense</b>	\$850,869	\$553,709	\$1,318,695	
<b>Expense SqFt</b>	\$5.89	\$5.98	\$6.09	
<b>Net Operating Income</b>	\$730,968	\$506,918	\$938,897	
<b>Full Market Value</b>	\$4,520,000	\$3,255,000	\$5,654,000	
<b>Market Value per SqFt</b>	\$31.29	\$35.13	\$26.10	
<b>Distance from Cooperative in miles</b>		0.19	0.51	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03900-0039	2-03749-0001	2-03925-0018	2-03784-0021
<b>Address</b>	1475 THIERIOT AVENUE	1220 WESTCHESTER AVENUE	1565 THIERIOT AVENUE	1742 EAST 172 STREET
<b>Neighborhood</b>	PARKCHESTER	SOUNDVIEW	PARKCHESTER	SOUNDVIEW
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	338	159	120	97
<b>Year Built</b>	1954	1964	1930	1930
<b>Gross SqFt</b>	216,000	198,104	130,500	111,500
<b>Estimated Gross Income</b>	\$2,116,800	\$1,854,909	\$1,455,886	\$1,093,143
<b>Gross Income per SqFt</b>	\$9.80	\$9.36	\$11.16	\$9.80
<b>Estimated Expense</b>	\$1,239,840	\$1,115,886	\$596,640	\$640,344
<b>Expense SqFt</b>	\$5.74	\$5.63	\$4.57	\$5.74
<b>Net Operating Income</b>	\$876,960	\$739,023	\$859,246	\$452,799
<b>Full Market Value</b>	\$5,192,000	\$4,391,000	\$4,004,000	\$2,629,000
<b>Market Value per SqFt</b>	\$24.04	\$22.17	\$30.68	\$23.58
<b>Distance from Cooperative in miles</b>		0.50	0.24	0.35

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03901-0031	2-03749-0001	2-03925-0018	2-03936-0001
<b>Address</b>	1430 THIERIOT AVENUE	1220 WESTCHESTER AVENUE	1565 THIERIOT AVENUE	1366 WHITE PLAINS ROAD
<b>Neighborhood</b>	PARKCHESTER	SOUNDVIEW	PARKCHESTER	PARKCHESTER
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	340	159	120	61
<b>Year Built</b>	1960	1964	1930	1929
<b>Gross SqFt</b>	217,800	198,104	130,500	56,178
<b>Estimated Gross Income</b>	\$2,430,648	\$1,854,909	\$1,455,886	\$659,820
<b>Gross Income per SqFt</b>	\$11.16	\$9.36	\$11.16	\$11.75
<b>Estimated Expense</b>	\$995,346	\$1,115,886	\$596,640	\$286,553
<b>Expense SqFt</b>	\$4.57	\$5.63	\$4.57	\$5.10
<b>Net Operating Income</b>	\$1,435,302	\$739,023	\$859,246	\$373,267
<b>Full Market Value</b>	\$9,255,000	\$4,391,000	\$4,004,000	\$1,661,000
<b>Market Value per SqFt</b>	\$42.49	\$22.17	\$30.68	\$29.57
<b>Distance from Cooperative in miles</b>		0.53	0.24	0.16

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03931-0001	2-03936-0001	2-03793-0039	2-03805-0043
<b>Address</b>	1332 METROPOLITAN AVENUE	1366 WHITE PLAINS ROAD	1990 ELLIS AVENUE	1265 OLMSTEAD AVENUE
<b>Neighborhood</b>	PARKCHESTER	PARKCHESTER	CASTLE HILL/UNIONPORT	WESTCHESTER
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	69	61	85	88
<b>Year Built</b>	1962	1929	1929	1930
<b>Gross SqFt</b>	67,800	56,178	76,000	92,666
<b>Estimated Gross Income</b>	\$796,650	\$659,820	\$916,326	\$1,060,627
<b>Gross Income per SqFt</b>	\$11.75	\$11.75	\$12.06	\$11.45
<b>Estimated Expense</b>	\$345,780	\$286,553	\$500,946	\$553,709
<b>Expense SqFt</b>	\$5.10	\$5.10	\$6.59	\$5.98
<b>Net Operating Income</b>	\$450,870	\$373,267	\$415,380	\$506,918
<b>Full Market Value</b>	\$2,882,000	\$1,661,000	\$2,387,000	\$3,255,000
<b>Market Value per SqFt</b>	\$42.51	\$29.57	\$31.41	\$35.13
<b>Distance from Cooperative in miles</b>		0.16	0.23	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03931-0006	2-03936-0001	2-03794-0001	2-03793-0039
<b>Address</b>	1910 MC GRAW AVENUE	1366 WHITE PLAINS ROAD	1236 VIRGINIA AVENUE	1990 ELLIS AVENUE
<b>Neighborhood</b>	PARKCHESTER	PARKCHESTER	CASTLE HILL/UNIONPORT	CASTLE HILL/UNIONPORT
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	54	61	96	85
<b>Year Built</b>	1929	1929	1928	1929
<b>Gross SqFt</b>	57,000	56,178	91,656	76,000
<b>Estimated Gross Income</b>	\$652,650	\$659,820	\$923,525	\$916,326
<b>Gross Income per SqFt</b>	\$11.45	\$11.75	\$10.08	\$12.06
<b>Estimated Expense</b>	\$340,860	\$286,553	\$543,784	\$500,946
<b>Expense SqFt</b>	\$5.98	\$5.10	\$5.93	\$6.59
<b>Net Operating Income</b>	\$311,790	\$373,267	\$379,741	\$415,380
<b>Full Market Value</b>	\$839,000	\$1,661,000	\$2,369,000	\$2,387,000
<b>Market Value per SqFt</b>	\$14.72	\$29.57	\$25.85	\$31.41
<b>Distance from Cooperative in miles</b>		0.16	0.17	0.23

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03948-0047	2-03947-0001	2-03947-0040	2-03977-0035
<b>Address</b>	2181 STARLING AVENUE	2141 STARLING AVENUE	2145 STARLING AVENUE	2435 FRISBY AVENUE
<b>Neighborhood</b>	PARKCHESTER	PARKCHESTER	PARKCHESTER	WESTCHESTER
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	102	103	42
<b>Year Built</b>	1962	1928	1928	1929
<b>Gross SqFt</b>	30,927	93,000	93,000	41,400
<b>Estimated Gross Income</b>	\$375,145	\$1,148,540	\$1,128,296	\$471,441
<b>Gross Income per SqFt</b>	\$12.13	\$12.35	\$12.13	\$11.39
<b>Estimated Expense</b>	\$210,304	\$632,698	\$632,698	\$189,633
<b>Expense SqFt</b>	\$6.80	\$6.80	\$6.80	\$4.58
<b>Net Operating Income</b>	\$164,841	\$515,842	\$495,598	\$281,808
<b>Full Market Value</b>	\$1,048,000	\$3,268,000	\$3,003,000	\$1,298,000
<b>Market Value per SqFt</b>	\$33.89	\$35.14	\$32.29	\$31.35
<b>Distance from Cooperative in miles</b>		0.06	0.06	0.27

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-03987-0058	2-03974-0004	2-04075-0031	2-03997-0030
<b>Address</b>	1500 OVERING STREET	1410 ROWLAND STREET	2617 HALPERIN AVENUE	2446 LYVERE STREET
<b>Neighborhood</b>	WESTCHESTER	WESTCHESTER	WESTCHESTER	WESTCHESTER
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	31	39	44	38
<b>Year Built</b>	1926	1928	1928	1923
<b>Gross SqFt</b>	27,150	32,000	34,816	32,100
<b>Estimated Gross Income</b>	\$302,180	\$352,320	\$387,600	\$442,170
<b>Gross Income per SqFt</b>	\$11.13	\$11.01	\$11.13	\$13.77
<b>Estimated Expense</b>	\$147,696	\$193,600	\$189,282	\$204,854
<b>Expense SqFt</b>	\$5.44	\$6.05	\$5.44	\$6.38
<b>Net Operating Income</b>	\$154,484	\$158,720	\$198,318	\$237,316
<b>Full Market Value</b>	\$910,000	\$981,000	\$1,224,000	\$1,566,000
<b>Market Value per SqFt</b>	\$33.52	\$30.66	\$35.16	\$48.79
<b>Distance from Cooperative in miles</b>		0.21	0.16	0.31

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04174-0024	2-04178-0010	2-04177-0007	2-04172-0007
<b>Address</b>	3121 MIDDLETOWN ROAD	3555 BRUCKNER BOULEVARD	3120 BUHRE AVENUE	3070 ROBERTS AVENUE
<b>Neighborhood</b>	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	157	142	80	43
<b>Year Built</b>	1963	1960	1929	1929
<b>Gross SqFt</b>	135,250	112,000	75,600	46,494
<b>Estimated Gross Income</b>	\$1,503,980	\$1,480,347	\$840,441	\$453,917
<b>Gross Income per SqFt</b>	\$11.12	\$13.22	\$11.12	\$9.76
<b>Estimated Expense</b>	\$743,875	\$642,987	\$415,858	\$235,580
<b>Expense SqFt</b>	\$5.50	\$5.74	\$5.50	\$5.07
<b>Net Operating Income</b>	\$760,105	\$837,360	\$424,583	\$218,337
<b>Full Market Value</b>	\$4,691,000	\$4,411,000	\$2,376,000	\$1,221,000
<b>Market Value per SqFt</b>	\$34.68	\$39.38	\$31.43	\$26.26
<b>Distance from Cooperative in miles</b>		0.12	0.12	0.09

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04230-0015	2-03867-0023	2-03134-0001	2-03094-0003
<b>Address</b>	1950 HUTCH RIVER PARKWAY	1340 STRATFORD AVENUE	2134 VYSE AVENUE	730 OAKLAND PLACE
<b>Neighborhood</b>	SCHUYLERVILLE/PELHAM BAY	SOUNDVIEW	EAST TREMONT	EAST TREMONT
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	158	129	38	152
<b>Year Built</b>	1961	1966	1923	1975
<b>Gross SqFt</b>	179,920	95,370	43,700	145,330
<b>Estimated Gross Income</b>	\$2,364,149	\$1,253,162	\$573,848	\$2,123,271
<b>Gross Income per SqFt</b>	\$13.14	\$13.14	\$13.13	\$14.61
<b>Estimated Expense</b>	\$1,383,585	\$664,729	\$301,315	\$1,310,877
<b>Expense SqFt</b>	\$7.69	\$6.97	\$6.90	\$9.02
<b>Net Operating Income</b>	\$980,564	\$588,433	\$272,533	\$812,394
<b>Full Market Value</b>	\$6,521,000	\$3,913,000	\$1,813,000	\$5,611,000
<b>Market Value per SqFt</b>	\$36.24	\$41.03	\$41.49	\$38.61
<b>Distance from Cooperative in miles</b>		2.44	2.30	2.75

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04247-0057	2-04196-0030	2-04178-0010	
<b>Address</b>	2015 ST PAUL AVENUE	3073 BUHRE AVENUE	3555 BRUCKNER BOULEVARD	
<b>Neighborhood</b>	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	66	46	142	
<b>Year Built</b>	1964	1935	1960	
<b>Gross SqFt</b>	58,600	42,000	112,000	
<b>Estimated Gross Income</b>	\$768,246	\$545,580	\$1,480,347	
<b>Gross Income per SqFt</b>	\$13.11	\$12.99	\$13.22	
<b>Estimated Expense</b>	\$315,854	\$294,420	\$642,987	
<b>Expense SqFt</b>	\$5.39	\$7.01	\$5.74	
<b>Net Operating Income</b>	\$452,392	\$251,160	\$837,360	
<b>Full Market Value</b>	\$3,010,000	\$1,408,000	\$4,411,000	
<b>Market Value per SqFt</b>	\$51.37	\$33.52	\$39.38	
<b>Distance from Cooperative in miles</b>		0.34	0.39	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04251-0011	2-04178-0010	2-04178-0005	
<b>Address</b>	1874 PELHAM PARKWAY SOUTH	3555 BRUCKNER BOULEVARD	3565 BRUCKNER BOULEVARD	
<b>Neighborhood</b>	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	95	142	49	
<b>Year Built</b>	1970	1960	1931	
<b>Gross SqFt</b>	85,218	112,000	38,250	
<b>Estimated Gross Income</b>	\$1,138,512	\$1,480,347	\$528,092	
<b>Gross Income per SqFt</b>	\$13.36	\$13.22	\$13.81	
<b>Estimated Expense</b>	\$493,412	\$642,987	\$253,759	
<b>Expense SqFt</b>	\$5.79	\$5.74	\$6.63	
<b>Net Operating Income</b>	\$645,100	\$837,360	\$274,333	
<b>Full Market Value</b>	\$4,280,000	\$4,411,000	\$1,809,000	
<b>Market Value per SqFt</b>	\$50.22	\$39.38	\$47.29	
<b>Distance from Cooperative in miles</b>		0.51	0.51	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04252-0017	2-04196-0030	2-04194-0032	2-04178-0010
<b>Address</b>	1910 PELHAM PARKWAY SOUTH	3073 BUHRE AVENUE	2916 ST THERESA AVENUE	3555 BRUCKNER BOULEVARD
<b>Neighborhood</b>	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	52	46	49	142
<b>Year Built</b>	1964	1935	1927	1960
<b>Gross SqFt</b>	44,329	42,000	47,940	112,000
<b>Estimated Gross Income</b>	\$575,834	\$545,580	\$552,442	\$1,480,347
<b>Gross Income per SqFt</b>	\$12.99	\$12.99	\$11.52	\$13.22
<b>Estimated Expense</b>	\$222,975	\$294,420	\$289,899	\$642,987
<b>Expense SqFt</b>	\$5.03	\$7.01	\$6.05	\$5.74
<b>Net Operating Income</b>	\$352,859	\$251,160	\$262,543	\$837,360
<b>Full Market Value</b>	\$2,352,000	\$1,408,000	\$1,518,000	\$4,411,000
<b>Market Value per SqFt</b>	\$53.06	\$33.52	\$31.66	\$39.38
<b>Distance from Cooperative in miles</b>		0.48	0.49	0.52

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04287-0001	2-04284-0001	2-04287-0055	2-04288-0030
<b>Address</b>	2081 CRUGER AVENUE	2039 CRUGER AVENUE	2095 CRUGER AVENUE	2120 CRUGER AVENUE
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	85	73	42	65
<b>Year Built</b>	1931	1935	1939	1939
<b>Gross SqFt</b>	87,924	81,456	53,400	65,418
<b>Estimated Gross Income</b>	\$1,011,126	\$785,469	\$536,590	\$752,158
<b>Gross Income per SqFt</b>	\$11.50	\$9.64	\$10.05	\$11.50
<b>Estimated Expense</b>	\$482,703	\$476,179	\$276,307	\$359,161
<b>Expense SqFt</b>	\$5.49	\$5.85	\$5.17	\$5.49
<b>Net Operating Income</b>	\$528,423	\$309,290	\$260,283	\$392,997
<b>Full Market Value</b>	\$3,391,000	\$1,833,000	\$1,331,000	\$1,573,000
<b>Market Value per SqFt</b>	\$38.57	\$22.50	\$24.93	\$24.05
<b>Distance from Cooperative in miles</b>		0.10	0.00	0.06

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04289-0015	2-04285-0010	2-04287-0055	2-04322-0025
<b>Address</b>	762 BRADY AVENUE	2036 CRUGER AVENUE	2095 CRUGER AVENUE	2182 BARNES AVENUE
<b>Neighborhood</b>	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	55	43	42	71
<b>Year Built</b>	1932	1937	1939	1930
<b>Gross SqFt</b>	54,184	43,854	53,400	65,862
<b>Estimated Gross Income</b>	\$623,116	\$453,012	\$536,590	\$814,088
<b>Gross Income per SqFt</b>	\$11.50	\$10.33	\$10.05	\$12.36
<b>Estimated Expense</b>	\$297,470	\$271,895	\$276,307	\$436,593
<b>Expense SqFt</b>	\$5.49	\$6.20	\$5.17	\$6.63
<b>Net Operating Income</b>	\$325,646	\$181,117	\$260,283	\$377,495
<b>Full Market Value</b>	\$2,089,000	\$1,127,000	\$1,331,000	\$2,391,000
<b>Market Value per SqFt</b>	\$38.55	\$25.70	\$24.93	\$36.30
<b>Distance from Cooperative in miles</b>		0.05	0.14	0.30

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04289-0020	2-04257-0040	2-04274-0064	
<b>Address</b>	764 BRADY AVENUE	2009 CRUGER AVENUE	1960 WILLIAMSBRIDGE ROAD	
<b>Neighborhood</b>	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	210	45	62	
<b>Year Built</b>	1933	1932	1961	
<b>Gross SqFt</b>	94,000	49,260	71,500	
<b>Estimated Gross Income</b>	\$1,041,520	\$485,570	\$879,792	
<b>Gross Income per SqFt</b>	\$11.08	\$9.86	\$12.30	
<b>Estimated Expense</b>	\$572,460	\$313,442	\$461,008	
<b>Expense SqFt</b>	\$6.09	\$6.36	\$6.45	
<b>Net Operating Income</b>	\$469,060	\$172,128	\$418,784	
<b>Full Market Value</b>	\$2,896,000	\$1,019,000	\$2,655,000	
<b>Market Value per SqFt</b>	\$30.81	\$20.69	\$37.13	
<b>Distance from Cooperative in miles</b>		0.15	0.64	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04289-0035	2-04284-0001	2-04253-0084	2-04087-0033
<b>Address</b>	754 BRADY AVENUE	2039 CRUGER AVENUE	678 SAGAMORE STREET	1541 WILLIAMSBRIDGE ROAD
<b>Neighborhood</b>	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	59	73	90	125
<b>Year Built</b>	1932	1935	2002	1928
<b>Gross SqFt</b>	75,260	81,456	82,015	107,340
<b>Estimated Gross Income</b>	\$819,581	\$785,469	\$822,634	\$1,438,693
<b>Gross Income per SqFt</b>	\$10.89	\$9.64	\$10.03	\$13.40
<b>Estimated Expense</b>	\$450,770	\$476,179	\$512,336	\$726,466
<b>Expense SqFt</b>	\$5.99	\$5.85	\$6.25	\$6.77
<b>Net Operating Income</b>	\$368,811	\$309,290	\$310,298	\$712,227
<b>Full Market Value</b>	\$2,283,000	\$1,833,000	\$1,937,000	\$4,723,000
<b>Market Value per SqFt</b>	\$30.33	\$22.50	\$23.62	\$44.00
<b>Distance from Cooperative in miles</b>		0.10	0.28	0.92

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04289-0050	2-04284-0001	2-04253-0080	2-04087-0033
<b>Address</b>	758 BRADY AVENUE	2039 CRUGER AVENUE	1975 BIRCHALL AVENUE	1541 WILLIAMSBRIDGE ROAD
<b>Neighborhood</b>	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	58	73	90	125
<b>Year Built</b>	1932	1935	2002	1928
<b>Gross SqFt</b>	67,500	81,456	87,902	107,340
<b>Estimated Gross Income</b>	\$735,075	\$785,469	\$956,975	\$1,438,693
<b>Gross Income per SqFt</b>	\$10.89	\$9.64	\$10.89	\$13.40
<b>Estimated Expense</b>	\$404,325	\$476,179	\$541,694	\$726,466
<b>Expense SqFt</b>	\$5.99	\$5.85	\$6.16	\$6.77
<b>Net Operating Income</b>	\$330,750	\$309,290	\$415,281	\$712,227
<b>Full Market Value</b>	\$2,047,000	\$1,833,000	\$2,571,000	\$4,723,000
<b>Market Value per SqFt</b>	\$30.33	\$22.50	\$29.25	\$44.00
<b>Distance from Cooperative in miles</b>		0.10	0.28	0.92

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04291-0001	2-04291-0024	2-04286-0022	2-04286-0013
<b>Address</b>	2075 WALLACE AVENUE	2131 WALLACE AVENUE	2100 BRONX PARK EAST	2084 BRONX PARK EAST
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	190	187	157	106
<b>Year Built</b>	1930	1929	1929	1929
<b>Gross SqFt</b>	174,400	178,126	168,990	132,000
<b>Estimated Gross Income</b>	\$2,045,712	\$2,141,075	\$1,982,253	\$1,326,600
<b>Gross Income per SqFt</b>	\$11.73	\$12.02	\$11.73	\$10.05
<b>Estimated Expense</b>	\$910,368	\$1,156,038	\$1,089,986	\$809,160
<b>Expense SqFt</b>	\$5.22	\$6.49	\$6.45	\$6.13
<b>Net Operating Income</b>	\$1,135,344	\$985,037	\$892,267	\$517,440
<b>Full Market Value</b>	\$7,260,000	\$5,181,000	\$5,269,000	\$3,229,000
<b>Market Value per SqFt</b>	\$41.63	\$29.09	\$31.18	\$24.46
<b>Distance from Cooperative in miles</b>		0.00	0.17	0.16

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04291-0014	2-04291-0024	2-04292-0024	2-04286-0022
<b>Address</b>	2105 WALLACE AVENUE	2131 WALLACE AVENUE	2132 WALLACE AVENUE	2100 BRONX PARK EAST
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	384	187	184	157
<b>Year Built</b>	1952	1929	1929	1929
<b>Gross SqFt</b>	220,000	178,126	175,806	168,990
<b>Estimated Gross Income</b>	\$2,580,600	\$2,141,075	\$2,117,376	\$1,982,253
<b>Gross Income per SqFt</b>	\$11.73	\$12.02	\$12.04	\$11.73
<b>Estimated Expense</b>	\$1,148,400	\$1,156,038	\$839,386	\$1,089,986
<b>Expense SqFt</b>	\$5.22	\$6.49	\$4.77	\$6.45
<b>Net Operating Income</b>	\$1,432,200	\$985,037	\$1,277,990	\$892,267
<b>Full Market Value</b>	\$9,158,000	\$5,181,000	\$5,643,000	\$5,269,000
<b>Market Value per SqFt</b>	\$41.63	\$29.09	\$32.10	\$31.18
<b>Distance from Cooperative in miles</b>		0.00	0.05	0.17

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04293-0010	2-04292-0024	2-04286-0004	2-04291-0024
<b>Address</b>	2080 BARNES AVENUE	2132 WALLACE AVENUE	2070 BRONX PARK EAST	2131 WALLACE AVENUE
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	96	184	104	187
<b>Year Built</b>	1951	1929	1928	1929
<b>Gross SqFt</b>	127,000	175,806	129,000	178,126
<b>Estimated Gross Income</b>	\$1,443,990	\$2,117,376	\$1,288,710	\$2,141,075
<b>Gross Income per SqFt</b>	\$11.37	\$12.04	\$9.99	\$12.02
<b>Estimated Expense</b>	\$995,680	\$839,386	\$786,900	\$1,156,038
<b>Expense SqFt</b>	\$7.84	\$4.77	\$6.10	\$6.49
<b>Net Operating Income</b>	\$448,310	\$1,277,990	\$501,810	\$985,037
<b>Full Market Value</b>	\$2,883,000	\$5,643,000	\$3,133,000	\$5,181,000
<b>Market Value per SqFt</b>	\$22.70	\$32.10	\$24.29	\$29.09
<b>Distance from Cooperative in miles</b>		0.05	0.26	0.09

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04317-0006	2-04317-0046	2-04317-0001	2-04317-0085
<b>Address</b>	2160 BRONX PARK EAST	2165 BOLTON STREET	2144 BRONX PARK EAST	2160 BOLTON STREET
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	61	67	78	72
<b>Year Built</b>	1938	1935	1927	1931
<b>Gross SqFt</b>	64,291	70,230	75,133	74,826
<b>Estimated Gross Income</b>	\$703,986	\$769,369	\$822,706	\$819,461
<b>Gross Income per SqFt</b>	\$10.95	\$10.95	\$10.95	\$10.95
<b>Estimated Expense</b>	\$387,032	\$437,039	\$467,327	\$397,864
<b>Expense SqFt</b>	\$6.02	\$6.22	\$6.22	\$5.32
<b>Net Operating Income</b>	\$316,954	\$332,330	\$355,379	\$421,597
<b>Full Market Value</b>	\$1,960,000	\$2,055,000	\$2,197,000	\$2,013,000
<b>Market Value per SqFt</b>	\$30.49	\$29.26	\$29.24	\$26.90
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.05

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04317-0025	2-04317-0046	2-04317-0001	2-04317-0092
<b>Address</b>	2190 BOSTON ROAD	2165 BOLTON STREET	2144 BRONX PARK EAST	2180 BOLTON STREET
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	78	67	78	72
<b>Year Built</b>	1941	1935	1927	1931
<b>Gross SqFt</b>	87,354	70,230	75,133	79,544
<b>Estimated Gross Income</b>	\$928,573	\$769,369	\$822,706	\$791,342
<b>Gross Income per SqFt</b>	\$10.63	\$10.95	\$10.95	\$9.95
<b>Estimated Expense</b>	\$406,196	\$437,039	\$467,327	\$406,198
<b>Expense SqFt</b>	\$4.65	\$6.22	\$6.22	\$5.11
<b>Net Operating Income</b>	\$522,377	\$332,330	\$355,379	\$385,144
<b>Full Market Value</b>	\$2,629,000	\$2,055,000	\$2,197,000	\$2,035,000
<b>Market Value per SqFt</b>	\$30.10	\$29.26	\$29.24	\$25.58
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04319-0015	2-04318-0030	2-04319-0025	2-04319-0001
<b>Address</b>	2186 CRUGER AVENUE	2197 CRUGER AVENUE	2198 CRUGER AVENUE	2140 CRUGER AVENUE
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	73	61	88	89
<b>Year Built</b>	1930	1928	1930	1930
<b>Gross SqFt</b>	70,812	70,296	88,386	88,810
<b>Estimated Gross Income</b>	\$841,247	\$738,553	\$943,561	\$1,245,923
<b>Gross Income per SqFt</b>	\$11.88	\$10.51	\$10.68	\$14.03
<b>Estimated Expense</b>	\$484,354	\$255,152	\$444,423	\$551,665
<b>Expense SqFt</b>	\$6.84	\$3.63	\$5.03	\$6.21
<b>Net Operating Income</b>	\$356,893	\$483,401	\$499,138	\$694,258
<b>Full Market Value</b>	\$2,278,000	\$3,003,000	\$3,095,000	\$4,037,000
<b>Market Value per SqFt</b>	\$32.17	\$42.72	\$35.02	\$45.46
<b>Distance from Cooperative in miles</b>		0.05	0.00	0.00

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04322-0051	2-04322-0025	2-04322-0018	
<b>Address</b>	2165 MATTHEWS AVENUE	2182 BARNES AVENUE	2162 BARNES AVENUE	
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	62	71	70	
<b>Year Built</b>	1959	1930	1930	
<b>Gross SqFt</b>	58,500	65,862	66,075	
<b>Estimated Gross Income</b>	\$721,890	\$814,088	\$814,088	
<b>Gross Income per SqFt</b>	\$12.34	\$12.36	\$12.32	
<b>Estimated Expense</b>	\$387,270	\$436,593	\$436,593	
<b>Expense SqFt</b>	\$6.62	\$6.63	\$6.61	
<b>Net Operating Income</b>	\$334,620	\$377,495	\$377,495	
<b>Full Market Value</b>	\$2,120,000	\$2,391,000	\$2,392,000	
<b>Market Value per SqFt</b>	\$36.24	\$36.30	\$36.20	
<b>Distance from Cooperative in miles</b>		0.00	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04325-0021	2-04328-0023	2-04332-0005	
<b>Address</b>	2121 PAULDING AVENUE	1025 ESPLANADE	1130 PELHAM PARKWAY SOUTH	
<b>Neighborhood</b>	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	121	48	58	
<b>Year Built</b>	1964	1954	1956	
<b>Gross SqFt</b>	153,804	56,200	51,600	
<b>Estimated Gross Income</b>	\$1,957,925	\$701,930	\$674,818	
<b>Gross Income per SqFt</b>	\$12.73	\$12.49	\$13.08	
<b>Estimated Expense</b>	\$675,200	\$255,353	\$345,312	
<b>Expense SqFt</b>	\$4.39	\$4.54	\$6.69	
<b>Net Operating Income</b>	\$1,282,725	\$446,577	\$329,506	
<b>Full Market Value</b>	\$8,578,000	\$2,057,000	\$2,194,000	
<b>Market Value per SqFt</b>	\$55.77	\$36.60	\$42.52	
<b>Distance from Cooperative in miles</b>		0.11	0.24	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04337-0018	2-04337-0032	2-04340-0078	2-04338-0006
<b>Address</b>	2244 BRONX PARK EAST	2245 BARKER AVENUE	2275 BARKER AVENUE	655 PELHAM PARKWAY NORTH
<b>Neighborhood</b>	BRONXDALE	BRONXDALE	BRONXDALE	BRONXDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	68	50	60	86
<b>Year Built</b>	1956	1959	1928	1931
<b>Gross SqFt</b>	65,071	57,678	58,510	78,358
<b>Estimated Gross Income</b>	\$737,905	\$546,211	\$663,226	\$1,014,365
<b>Gross Income per SqFt</b>	\$11.34	\$9.47	\$11.34	\$12.95
<b>Estimated Expense</b>	\$405,848	\$338,570	\$232,532	\$460,533
<b>Expense SqFt</b>	\$6.24	\$5.87	\$3.97	\$5.88
<b>Net Operating Income</b>	\$332,057	\$207,641	\$430,694	\$553,832
<b>Full Market Value</b>	\$1,595,000	\$1,233,000	\$1,727,000	\$3,693,000
<b>Market Value per SqFt</b>	\$24.51	\$21.38	\$29.52	\$47.13
<b>Distance from Cooperative in miles</b>		0.00	0.11	0.06

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04341-0001	2-04342-0010	2-04426-0005	
<b>Address</b>	665 THWAITES PLACE	2280 OLINVILLE AVENUE	679 WARING AVENUE	
<b>Neighborhood</b>	BRONXDALE	BRONXDALE	BRONXDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	135	512	49	
<b>Year Built</b>	1962	1965	1931	
<b>Gross SqFt</b>	125,891	255,000	47,886	
<b>Estimated Gross Income</b>	\$1,596,298	\$3,254,182	\$602,920	
<b>Gross Income per SqFt</b>	\$12.68	\$12.76	\$12.59	
<b>Estimated Expense</b>	\$908,933	\$1,945,100	\$325,629	
<b>Expense SqFt</b>	\$7.22	\$7.63	\$6.80	
<b>Net Operating Income</b>	\$687,365	\$1,309,082	\$277,291	
<b>Full Market Value</b>	\$4,599,000	\$8,751,000	\$1,857,000	
<b>Market Value per SqFt</b>	\$36.53	\$34.32	\$38.78	
<b>Distance from Cooperative in miles</b>		0.05	0.16	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04343-0001	2-04344-0042	2-04344-0019	2-04348-0005
<b>Address</b>	2215 CRUGER AVENUE	2225 HOLLAND AVENUE	2230 CRUGER AVENUE	2310 HOLLAND AVENUE
<b>Neighborhood</b>	PELHAM PARKWAY NORTH	PELHAM PARKWAY NORTH	PELHAM PARKWAY NORTH	PELHAM PARKWAY NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	168	61	64	66
<b>Year Built</b>	1952	1957	1959	1951
<b>Gross SqFt</b>	140,662	73,500	66,151	65,250
<b>Estimated Gross Income</b>	\$1,441,786	\$717,231	\$677,757	\$799,404
<b>Gross Income per SqFt</b>	\$10.25	\$9.76	\$10.25	\$12.25
<b>Estimated Expense</b>	\$772,234	\$385,119	\$363,354	\$373,100
<b>Expense SqFt</b>	\$5.49	\$5.24	\$5.49	\$5.72
<b>Net Operating Income</b>	\$669,552	\$332,112	\$314,403	\$426,304
<b>Full Market Value</b>	\$4,170,000	\$1,870,000	\$1,672,000	\$1,925,000
<b>Market Value per SqFt</b>	\$29.65	\$25.44	\$25.28	\$29.50
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.16

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04425-0001	2-04633-0001	2-04342-0010	
<b>Address</b>	2410 BARKER AVENUE	831 BARTHOLDI STREET	2280 OLINVILLE AVENUE	
<b>Neighborhood</b>	BRONXDALE	BRONXDALE	BRONXDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	172	122	512	
<b>Year Built</b>	1963	1973	1965	
<b>Gross SqFt</b>	183,600	127,629	255,000	
<b>Estimated Gross Income</b>	\$2,550,200	\$1,917,422	\$3,254,182	
<b>Gross Income per SqFt</b>	\$13.89	\$15.02	\$12.76	
<b>Estimated Expense</b>	\$1,276,020	\$1,145,345	\$1,945,100	
<b>Expense SqFt</b>	\$6.95	\$8.97	\$7.63	
<b>Net Operating Income</b>	\$1,274,180	\$772,077	\$1,309,082	
<b>Full Market Value</b>	\$8,130,000	\$5,313,000	\$8,751,000	
<b>Market Value per SqFt</b>	\$44.28	\$41.63	\$34.32	
<b>Distance from Cooperative in miles</b>		0.89	0.17	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04429-0001	2-04342-0010	2-04633-0001	
<b>Address</b>	2550 OLINVILLE AVENUE	2280 OLINVILLE AVENUE	831 BARTHOLDI STREET	
<b>Neighborhood</b>	BRONXDALE	BRONXDALE	BRONXDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	213	512	122	
<b>Year Built</b>	1965	1965	1973	
<b>Gross SqFt</b>	232,532	255,000	127,629	
<b>Estimated Gross Income</b>	\$2,906,650	\$3,254,182	\$1,917,422	
<b>Gross Income per SqFt</b>	\$12.50	\$12.76	\$15.02	
<b>Estimated Expense</b>	\$1,334,734	\$1,945,100	\$1,145,345	
<b>Expense SqFt</b>	\$5.74	\$7.63	\$8.97	
<b>Net Operating Income</b>	\$1,571,916	\$1,309,082	\$772,077	
<b>Full Market Value</b>	\$10,538,000	\$8,751,000	\$5,313,000	
<b>Market Value per SqFt</b>	\$45.32	\$34.32	\$41.63	
<b>Distance from Cooperative in miles</b>		0.30	0.74	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04508-0010	2-04508-0052	2-04512-0031	2-04548-0001
<b>Address</b>	2750 OLINVILLE AVENUE	2830 OLINVILLE AVENUE	788 ARNOW AVENUE	769 ARNOW AVENUE
<b>Neighborhood</b>	BRONXDALE	BRONXDALE	BRONXDALE	BRONXDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	66	49	55	49
<b>Year Built</b>	1955	1929	1929	1928
<b>Gross SqFt</b>	71,256	47,985	46,008	45,018
<b>Estimated Gross Income</b>	\$763,864	\$463,796	\$493,284	\$531,674
<b>Gross Income per SqFt</b>	\$10.72	\$9.67	\$10.72	\$11.81
<b>Estimated Expense</b>	\$441,787	\$244,883	\$285,255	\$254,372
<b>Expense SqFt</b>	\$6.20	\$5.10	\$6.20	\$5.65
<b>Net Operating Income</b>	\$322,077	\$218,913	\$208,029	\$277,302
<b>Full Market Value</b>	\$1,749,000	\$1,166,000	\$1,289,000	\$1,375,000
<b>Market Value per SqFt</b>	\$24.55	\$24.30	\$28.02	\$30.54
<b>Distance from Cooperative in miles</b>		0.08	0.21	0.23

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04543-0001	2-03138-0001	2-03026-0005	2-03114-0008
<b>Address</b>	3000 BRONX PARK EAST	999 EAST 180 STREET	2466 MARION AVENUE	2327 SOUTHERN BOULEVARD
<b>Neighborhood</b>	BRONXDALE	EAST TREMONT	FORDHAM	BELMONT
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	297	237	47	95
<b>Year Built</b>	1961	1974	1907	2003
<b>Gross SqFt</b>	352,360	276,135	56,160	54,948
<b>Estimated Gross Income</b>	\$4,326,981	\$3,521,878	\$689,403	\$664,987
<b>Gross Income per SqFt</b>	\$12.28	\$12.75	\$12.28	\$12.10
<b>Estimated Expense</b>	\$2,406,619	\$2,141,678	\$383,696	\$413,398
<b>Expense SqFt</b>	\$6.83	\$7.76	\$6.83	\$7.52
<b>Net Operating Income</b>	\$1,920,362	\$1,380,200	\$305,707	\$251,589
<b>Full Market Value</b>	\$12,178,000	\$9,228,000	\$1,939,000	\$1,600,000
<b>Market Value per SqFt</b>	\$34.56	\$33.42	\$34.53	\$29.12
<b>Distance from Cooperative in miles</b>		1.91	1.34	1.45

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04593-0036	2-04593-0010	2-04593-0009	2-03357-0001
<b>Address</b>	3231 BARKER AVENUE	3224 BRONX BOULEVARD	3222 BRONX BOULEVARD	405 EAST 204 STREET
<b>Neighborhood</b>	BRONXDALE	BRONXDALE	BRONXDALE	BRONX PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	37	16	7	20
<b>Year Built</b>	1953	1920	1920	1911
<b>Gross SqFt</b>	27,225	12,432	5,292	17,000
<b>Estimated Gross Income</b>	\$404,019	\$201,944	\$78,544	\$331,353
<b>Gross Income per SqFt</b>	\$14.84	\$16.24	\$14.84	\$19.49
<b>Estimated Expense</b>	\$209,633	\$88,424	\$54,708	\$171,789
<b>Expense SqFt</b>	\$7.70	\$7.11	\$10.34	\$10.11
<b>Net Operating Income</b>	\$194,386	\$113,520	\$23,836	\$159,564
<b>Full Market Value</b>	\$1,340,000	\$773,000	\$589,000	\$1,144,000
<b>Market Value per SqFt</b>	\$49.22	\$62.18	\$111.30	\$67.29
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.18

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04670-0050	2-04642-0033	2-04819-0042	2-04642-0006
<b>Address</b>	800 TILDEN STREET	3560 OLINVILLE AVENUE	3940 BRONX BOULEVARD	3520 OLINVILLE AVENUE
<b>Neighborhood</b>	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	269	85	92	87
<b>Year Built</b>	1962	1931	1960	1963
<b>Gross SqFt</b>	289,000	79,098	84,340	80,350
<b>Estimated Gross Income</b>	\$3,427,540	\$964,640	\$987,633	\$864,059
<b>Gross Income per SqFt</b>	\$11.86	\$12.20	\$11.71	\$10.75
<b>Estimated Expense</b>	\$1,946,843	\$603,338	\$570,944	\$490,082
<b>Expense SqFt</b>	\$6.74	\$7.63	\$6.77	\$6.10
<b>Net Operating Income</b>	\$1,480,697	\$361,302	\$416,689	\$373,977
<b>Full Market Value</b>	\$9,474,000	\$1,991,000	\$2,486,000	\$2,317,000
<b>Market Value per SqFt</b>	\$32.78	\$25.17	\$29.48	\$28.84
<b>Distance from Cooperative in miles</b>		0.38	0.80	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-04845-0011	2-04642-0033	2-04819-0042	2-04642-0006
<b>Address</b>	745 EAST 231 STREET	3560 OLINVILLE AVENUE	3940 BRONX BOULEVARD	3520 OLINVILLE AVENUE
<b>Neighborhood</b>	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE	WILLIAMSBRIDGE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	201	85	92	87
<b>Year Built</b>	1957	1931	1960	1963
<b>Gross SqFt</b>	249,258	79,098	84,340	80,350
<b>Estimated Gross Income</b>	\$2,956,200	\$964,640	\$987,633	\$864,059
<b>Gross Income per SqFt</b>	\$11.86	\$12.20	\$11.71	\$10.75
<b>Estimated Expense</b>	\$1,675,279	\$603,338	\$570,944	\$490,082
<b>Expense SqFt</b>	\$6.72	\$7.63	\$6.77	\$6.10
<b>Net Operating Income</b>	\$1,280,921	\$361,302	\$416,689	\$373,977
<b>Full Market Value</b>	\$8,196,000	\$1,991,000	\$2,486,000	\$2,317,000
<b>Market Value per SqFt</b>	\$32.88	\$25.17	\$29.48	\$28.84
<b>Distance from Cooperative in miles</b>		1.06	0.52	1.06

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05135-0051	2-03138-0001	2-05640-0018	2-03094-0003
<b>Address</b>	2324 HUNTER AVENUE	999 EAST 180 STREET	160 PILOT STREET	730 OAKLAND PLACE
<b>Neighborhood</b>	CO-OP CITY	EAST TREMONT	CITY ISLAND	EAST TREMONT
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	4,470	237	131	152
<b>Year Built</b>	1969	1974	1981	1975
<b>Gross SqFt</b>	5,541,031	276,135	97,013	145,330
<b>Estimated Gross Income</b>	\$64,165,139	\$3,521,878	\$1,566,660	\$2,123,271
<b>Gross Income per SqFt</b>	\$11.58	\$12.75	\$16.15	\$14.61
<b>Estimated Expense</b>	\$41,578,740	\$2,141,678	\$776,661	\$1,310,877
<b>Expense SqFt</b>	\$7.50	\$7.76	\$8.01	\$9.02
<b>Net Operating Income</b>	\$22,586,399	\$1,380,200	\$789,999	\$812,394
<b>Full Market Value</b>	\$144,775,000	\$9,228,000	\$4,860,000	\$5,611,000
<b>Market Value per SqFt</b>	\$26.13	\$33.42	\$50.10	\$38.61
<b>Distance from Cooperative in miles</b>		3.02	2.68	3.42

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05141-0120	2-02882-0229	3-04452-0020	
<b>Address</b>	2049 BARTOW AVENUE	16 RICHMAN PLAZA	1325 PENNSYLVANIA AVENUE	
<b>Neighborhood</b>	CO-OP CITY	HIGHBRIDGE/MORRIS HEIGHTS	SPRING CREEK	
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	10,948	8,271	1,164	
<b>Year Built</b>	1969	1973	1972	
<b>Gross SqFt</b>	13,540,113	1,597,950	1,485,000	
<b>Estimated Gross Income</b>	\$158,825,525	\$20,725,412	\$20,584,288	
<b>Gross Income per SqFt</b>	\$11.73	\$12.97	\$13.86	
<b>Estimated Expense</b>	\$101,914,867	\$11,185,650	\$12,168,435	
<b>Expense SqFt</b>	\$7.53	\$7.00	\$8.19	
<b>Net Operating Income</b>	\$56,910,658	\$9,539,762	\$8,415,853	
<b>Full Market Value</b>	\$363,902,000	\$60,900,000	\$55,466,000	
<b>Market Value per SqFt</b>	\$26.88	\$38.11	\$37.35	
<b>Distance from Cooperative in miles</b>		5.10	16.09	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05259-0016	2-04713-0001	2-04722-0012	
<b>Address</b>	3410 DE REIMER AVENUE	3444 FISH AVENUE	3437 EASTCHESTER ROAD	
<b>Neighborhood</b>	BAYCHESTER	BAYCHESTER	BAYCHESTER	
<b>Building Classification</b>	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR	
<b>Total Units</b>	208	292	326	
<b>Year Built</b>	1965	1935	1935	
<b>Gross SqFt</b>	256,000	268,560	254,000	
<b>Estimated Gross Income</b>	\$3,312,640	\$3,616,154	\$3,574,855	
<b>Gross Income per SqFt</b>	\$12.94	\$13.46	\$14.07	
<b>Estimated Expense</b>	\$1,789,440	\$1,894,043	\$2,273,586	
<b>Expense SqFt</b>	\$6.99	\$7.05	\$8.95	
<b>Net Operating Income</b>	\$1,523,200	\$1,722,111	\$1,301,269	
<b>Full Market Value</b>	\$10,157,000	\$11,407,000	\$9,031,000	
<b>Market Value per SqFt</b>	\$39.68	\$42.47	\$35.56	
<b>Distance from Cooperative in miles</b>		0.75	0.61	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05403-0025	2-04172-0007	2-04176-0034	2-04170-0001
<b>Address</b>	3321 BRUCKNER BOULEVARD	3070 ROBERTS AVENUE	3065 ROBERTS AVENUE	3015 ROBERTS AVENUE
<b>Neighborhood</b>	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	71	43	54	49
<b>Year Built</b>	1939	1929	1929	1928
<b>Gross SqFt</b>	57,994	46,494	57,000	54,000
<b>Estimated Gross Income</b>	\$600,818	\$453,917	\$668,610	\$559,662
<b>Gross Income per SqFt</b>	\$10.36	\$9.76	\$11.73	\$10.36
<b>Estimated Expense</b>	\$384,500	\$235,580	\$367,650	\$357,798
<b>Expense SqFt</b>	\$6.63	\$5.07	\$6.45	\$6.63
<b>Net Operating Income</b>	\$216,318	\$218,337	\$300,960	\$201,864
<b>Full Market Value</b>	\$1,346,000	\$1,221,000	\$1,782,000	\$1,256,000
<b>Market Value per SqFt</b>	\$23.21	\$26.26	\$31.26	\$23.26
<b>Distance from Cooperative in miles</b>		0.21	0.33	0.34

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05481-0048	2-04178-0010	2-04196-0030	
<b>Address</b>	3255 RANDALL AVENUE	3555 BRUCKNER BOULEVARD	3073 BUHRE AVENUE	
<b>Neighborhood</b>	COUNTRY CLUB	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	65	142	46	
<b>Year Built</b>	1965	1960	1935	
<b>Gross SqFt</b>	55,800	112,000	42,000	
<b>Estimated Gross Income</b>	\$731,538	\$1,480,347	\$545,580	
<b>Gross Income per SqFt</b>	\$13.11	\$13.22	\$12.99	
<b>Estimated Expense</b>	\$300,762	\$642,987	\$294,420	
<b>Expense SqFt</b>	\$5.39	\$5.74	\$7.01	
<b>Net Operating Income</b>	\$430,776	\$837,360	\$251,160	
<b>Full Market Value</b>	\$2,486,000	\$4,411,000	\$1,408,000	
<b>Market Value per SqFt</b>	\$44.55	\$39.38	\$33.52	
<b>Distance from Cooperative in miles</b>		1.34	1.46	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05713-0107	2-05703-0192	2-05705-0036	
<b>Address</b>	290 WEST 232 STREET	3063 GODWIN TERRACE	225 NAPLES TERRACE	
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	117	70	66	
<b>Year Built</b>	1966	1925	1926	
<b>Gross SqFt</b>	122,000	64,490	53,482	
<b>Estimated Gross Income</b>	\$1,510,360	\$824,827	\$629,252	
<b>Gross Income per SqFt</b>	\$12.38	\$12.79	\$11.77	
<b>Estimated Expense</b>	\$769,820	\$445,626	\$357,120	
<b>Expense SqFt</b>	\$6.31	\$6.91	\$6.68	
<b>Net Operating Income</b>	\$740,540	\$379,201	\$272,132	
<b>Full Market Value</b>	\$4,689,000	\$2,533,000	\$1,739,000	
<b>Market Value per SqFt</b>	\$38.43	\$39.28	\$32.52	
<b>Distance from Cooperative in miles</b>		0.17	0.17	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05714-0164	2-05759-0573	2-05760-0112	2-03253-0063
<b>Address</b>	3125 TIBBETT AVENUE	3411 IRWIN AVENUE	3424 KINGSBRIDGE AVENUE	2735 SEDGWICK AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	225	401	138	124
<b>Year Built</b>	1961	1962	1962	1922
<b>Gross SqFt</b>	234,000	345,000	128,500	137,495
<b>Estimated Gross Income</b>	\$1,895,400	\$4,567,800	\$1,626,498	\$1,841,058
<b>Gross Income per SqFt</b>	\$8.10	\$13.24	\$12.66	\$13.39
<b>Estimated Expense</b>	\$1,251,900	\$2,470,200	\$793,514	\$974,840
<b>Expense SqFt</b>	\$5.35	\$7.16	\$6.18	\$7.09
<b>Net Operating Income</b>	\$643,500	\$2,097,600	\$832,984	\$866,218
<b>Full Market Value</b>	\$3,792,000	\$5,310,000	\$4,972,000	\$5,745,000
<b>Market Value per SqFt</b>	\$16.21	\$15.39	\$38.69	\$41.78
<b>Distance from Cooperative in miles</b>		0.19	0.29	0.72

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05716-0362	2-05716-0287	2-05704-0050	2-05703-0197
<b>Address</b>	2400 JOHNSON AVENUE	2475 PALISADE AVENUE	224 NAPLES TERRACE	3045 GODWIN TERRACE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP	D7-ELEVATOR
<b>Total Units</b>	130	25	100	74
<b>Year Built</b>	1969	1932	1927	1940
<b>Gross SqFt</b>	142,000	31,098	122,640	68,610
<b>Estimated Gross Income</b>	\$1,821,860	\$565,690	\$1,204,731	\$880,115
<b>Gross Income per SqFt</b>	\$12.83	\$18.19	\$9.82	\$12.83
<b>Estimated Expense</b>	\$762,540	\$214,887	\$734,400	\$368,300
<b>Expense SqFt</b>	\$5.37	\$6.91	\$5.99	\$5.37
<b>Net Operating Income</b>	\$1,059,320	\$350,803	\$470,331	\$511,815
<b>Full Market Value</b>	\$6,666,000	\$1,925,000	\$2,784,000	\$3,417,000
<b>Market Value per SqFt</b>	\$46.94	\$61.90	\$22.70	\$49.80
<b>Distance from Cooperative in miles</b>		0.00	0.86	0.77

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05716-0500	2-05703-0197	2-05703-0192	
<b>Address</b>	2500 JOHNSON AVENUE	3045 GODWIN TERRACE	3063 GODWIN TERRACE	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP	
<b>Total Units</b>	339	74	70	
<b>Year Built</b>	1967	1940	1925	
<b>Gross SqFt</b>	466,400	68,610	64,490	
<b>Estimated Gross Income</b>	\$5,974,584	\$880,115	\$824,827	
<b>Gross Income per SqFt</b>	\$12.81	\$12.83	\$12.79	
<b>Estimated Expense</b>	\$2,322,672	\$368,300	\$445,626	
<b>Expense SqFt</b>	\$4.98	\$5.37	\$6.91	
<b>Net Operating Income</b>	\$3,651,912	\$511,815	\$379,201	
<b>Full Market Value</b>	\$21,780,000	\$3,417,000	\$2,533,000	
<b>Market Value per SqFt</b>	\$46.70	\$49.80	\$39.28	
<b>Distance from Cooperative in miles</b>		0.77	0.77	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05722-0445	2-05703-0197	2-05703-0209	
<b>Address</b>	555 KAPPOCK STREET	3045 GODWIN TERRACE	3025 GODWIN TERRACE	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP	
<b>Total Units</b>	412	74	65	
<b>Year Built</b>	1966	1940	1926	
<b>Gross SqFt</b>	539,000	68,610	65,250	
<b>Estimated Gross Income</b>	\$6,414,100	\$880,115	\$715,469	
<b>Gross Income per SqFt</b>	\$11.90	\$12.83	\$10.97	
<b>Estimated Expense</b>	\$3,476,550	\$368,300	\$399,124	
<b>Expense SqFt</b>	\$6.45	\$5.37	\$6.12	
<b>Net Operating Income</b>	\$2,937,550	\$511,815	\$316,345	
<b>Full Market Value</b>	\$18,743,000	\$3,417,000	\$1,485,000	
<b>Market Value per SqFt</b>	\$34.77	\$49.80	\$22.76	
<b>Distance from Cooperative in miles</b>		0.46	0.46	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05723-0042	2-05706-0001	2-05703-0197	
<b>Address</b>	60 KNOLLS CRESCENT	3104 KINGSBRIDGE AVENUE	3045 GODWIN TERRACE	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	D4-ELEVATOR	C7-WALK-UP	D7-ELEVATOR	
<b>Total Units</b>	244	70	74	
<b>Year Built</b>	1953	1926	1940	
<b>Gross SqFt</b>	237,800	68,605	68,610	
<b>Estimated Gross Income</b>	\$3,119,936	\$959,299	\$880,115	
<b>Gross Income per SqFt</b>	\$13.12	\$13.98	\$12.83	
<b>Estimated Expense</b>	\$1,640,820	\$547,670	\$368,300	
<b>Expense SqFt</b>	\$6.90	\$7.98	\$5.37	
<b>Net Operating Income</b>	\$1,479,116	\$411,629	\$511,815	
<b>Full Market Value</b>	\$9,838,000	\$2,709,000	\$3,417,000	
<b>Market Value per SqFt</b>	\$41.37	\$39.49	\$49.80	
<b>Distance from Cooperative in miles</b>		0.67	0.61	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05723-0084	2-05746-0567	2-05789-0024	2-05909-0163
<b>Address</b>	25 KNOLLS CRESCENT	2675 HENRY HUDSON PARKWAY	3240 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	252	78	108	176
<b>Year Built</b>	1954	1951	1938	1959
<b>Gross SqFt</b>	247,247	92,782	163,197	237,000
<b>Estimated Gross Income</b>	\$3,226,573	\$1,159,771	\$2,199,230	\$3,092,924
<b>Gross Income per SqFt</b>	\$13.05	\$12.50	\$13.48	\$13.05
<b>Estimated Expense</b>	\$1,540,349	\$480,671	\$1,080,504	\$1,477,491
<b>Expense SqFt</b>	\$6.23	\$5.18	\$6.62	\$6.23
<b>Net Operating Income</b>	\$1,686,224	\$679,100	\$1,118,726	\$1,615,433
<b>Full Market Value</b>	\$11,000,000	\$3,619,000	\$7,409,000	\$10,760,000
<b>Market Value per SqFt</b>	\$44.49	\$39.01	\$45.40	\$45.40
<b>Distance from Cooperative in miles</b>		0.20	0.54	0.98

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05723-0094	2-05703-0192	2-05703-0183	
<b>Address</b>	510 KAPPOCK STREET	3063 GODWIN TERRACE	3044 KINGSBRIDGE AVENUE	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	34	70	38	
<b>Year Built</b>	1948	1925	1973	
<b>Gross SqFt</b>	43,000	64,490	38,873	
<b>Estimated Gross Income</b>	\$510,840	\$824,827	\$417,261	
<b>Gross Income per SqFt</b>	\$11.88	\$12.79	\$10.73	
<b>Estimated Expense</b>	\$230,480	\$445,626	\$174,998	
<b>Expense SqFt</b>	\$5.36	\$6.91	\$4.50	
<b>Net Operating Income</b>	\$280,360	\$379,201	\$242,263	
<b>Full Market Value</b>	\$1,789,000	\$2,533,000	\$991,000	
<b>Market Value per SqFt</b>	\$41.60	\$39.28	\$25.49	
<b>Distance from Cooperative in miles</b>		0.61	0.61	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05726-0673	2-05754-0090	2-05732-0924	
<b>Address</b>	2750 JOHNSON AVENUE	225 WEST 232 STREET	2700 HENRY HUDSON PARKWAY	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	78	96	78	
<b>Year Built</b>	1964	1929	1955	
<b>Gross SqFt</b>	93,060	87,510	108,955	
<b>Estimated Gross Income</b>	\$1,073,912	\$1,031,120	\$1,229,714	
<b>Gross Income per SqFt</b>	\$11.54	\$11.78	\$11.29	
<b>Estimated Expense</b>	\$479,259	\$466,325	\$539,876	
<b>Expense SqFt</b>	\$5.15	\$5.33	\$4.96	
<b>Net Operating Income</b>	\$594,653	\$564,795	\$689,838	
<b>Full Market Value</b>	\$3,520,000	\$2,156,000	\$3,432,000	
<b>Market Value per SqFt</b>	\$37.83	\$24.64	\$31.50	
<b>Distance from Cooperative in miles</b>		0.38	0.25	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05736-0006	2-05787-0137	2-05754-0090	2-05732-0924
<b>Address</b>	3050 FAIRFIELD AVENUE	3220 NETHERLAND AVENUE	225 WEST 232 STREET	2700 HENRY HUDSON PARKWAY
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	73	85	96	78
<b>Year Built</b>	1958	1954	1929	1955
<b>Gross SqFt</b>	111,000	100,498	87,510	108,955
<b>Estimated Gross Income</b>	\$1,307,580	\$1,312,394	\$1,031,120	\$1,229,714
<b>Gross Income per SqFt</b>	\$11.78	\$13.06	\$11.78	\$11.29
<b>Estimated Expense</b>	\$591,630	\$505,762	\$466,325	\$539,876
<b>Expense SqFt</b>	\$5.33	\$5.03	\$5.33	\$4.96
<b>Net Operating Income</b>	\$715,950	\$806,632	\$564,795	\$689,838
<b>Full Market Value</b>	\$4,575,000	\$3,795,000	\$2,156,000	\$3,432,000
<b>Market Value per SqFt</b>	\$41.22	\$37.76	\$24.64	\$31.50
<b>Distance from Cooperative in miles</b>		0.23	0.50	0.11

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05737-0061	2-05787-0137	2-05732-0924	2-05754-0005
<b>Address</b>	640 WEST 231 STREET	3220 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY	3214 KINGSBRIDGE AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	61	85	78	54
<b>Year Built</b>	1953	1954	1955	1927
<b>Gross SqFt</b>	72,800	100,498	108,955	61,020
<b>Estimated Gross Income</b>	\$821,912	\$1,312,394	\$1,229,714	\$599,169
<b>Gross Income per SqFt</b>	\$11.29	\$13.06	\$11.29	\$9.82
<b>Estimated Expense</b>	\$361,088	\$505,762	\$539,876	\$349,998
<b>Expense SqFt</b>	\$4.96	\$5.03	\$4.96	\$5.74
<b>Net Operating Income</b>	\$460,824	\$806,632	\$689,838	\$249,171
<b>Full Market Value</b>	\$2,728,000	\$3,795,000	\$3,432,000	\$1,475,000
<b>Market Value per SqFt</b>	\$37.47	\$37.76	\$31.50	\$24.17
<b>Distance from Cooperative in miles</b>		0.25	0.09	0.56

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05739-0257	2-05795-0537	2-05732-0924	
<b>Address</b>	3135 JOHNSON AVENUE	3555 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	122	55	78	
<b>Year Built</b>	1953	1939	1955	
<b>Gross SqFt</b>	141,721	60,792	108,955	
<b>Estimated Gross Income</b>	\$1,632,626	\$714,186	\$1,229,714	
<b>Gross Income per SqFt</b>	\$11.52	\$11.75	\$11.29	
<b>Estimated Expense</b>	\$700,102	\$298,924	\$539,876	
<b>Expense SqFt</b>	\$4.94	\$4.92	\$4.96	
<b>Net Operating Income</b>	\$932,524	\$415,262	\$689,838	
<b>Full Market Value</b>	\$5,258,000	\$1,969,000	\$3,432,000	
<b>Market Value per SqFt</b>	\$37.10	\$32.39	\$31.50	
<b>Distance from Cooperative in miles</b>		0.23	0.26	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05742-0120	2-05787-0137	2-05732-0924	
<b>Address</b>	3103 FAIRFIELD AVENUE	3220 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	108	85	78	
<b>Year Built</b>	1949	1954	1955	
<b>Gross SqFt</b>	108,700	100,498	108,955	
<b>Estimated Gross Income</b>	\$1,293,530	\$1,312,394	\$1,229,714	
<b>Gross Income per SqFt</b>	\$11.90	\$13.06	\$11.29	
<b>Estimated Expense</b>	\$551,109	\$505,762	\$539,876	
<b>Expense SqFt</b>	\$5.07	\$5.03	\$4.96	
<b>Net Operating Income</b>	\$742,421	\$806,632	\$689,838	
<b>Full Market Value</b>	\$4,737,000	\$3,795,000	\$3,432,000	
<b>Market Value per SqFt</b>	\$43.58	\$37.76	\$31.50	
<b>Distance from Cooperative in miles</b>		0.20	0.17	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05743-0002	2-05746-0567	2-05732-0924	2-05787-0137
<b>Address</b>	2530 INDEPENDENCE AVENUE	2675 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	69	78	78	85
<b>Year Built</b>	1961	1951	1955	1954
<b>Gross SqFt</b>	79,296	92,782	108,955	100,498
<b>Estimated Gross Income</b>	\$991,200	\$1,159,771	\$1,229,714	\$1,312,394
<b>Gross Income per SqFt</b>	\$12.50	\$12.50	\$11.29	\$13.06
<b>Estimated Expense</b>	\$410,753	\$480,671	\$539,876	\$505,762
<b>Expense SqFt</b>	\$5.18	\$5.18	\$4.96	\$5.03
<b>Net Operating Income</b>	\$580,447	\$679,100	\$689,838	\$806,632
<b>Full Market Value</b>	\$2,937,000	\$3,619,000	\$3,432,000	\$3,795,000
<b>Market Value per SqFt</b>	\$37.04	\$39.01	\$31.50	\$37.76
<b>Distance from Cooperative in miles</b>		0.18	0.30	0.63

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05743-0198	2-05787-0137	2-05754-0090	2-05732-0924
<b>Address</b>	2390 PALISADE AVENUE	3220 NETHERLAND AVENUE	225 WEST 232 STREET	2700 HENRY HUDSON PARKWAY
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	85	96	78
<b>Year Built</b>	1964	1954	1929	1955
<b>Gross SqFt</b>	80,214	100,498	87,510	108,955
<b>Estimated Gross Income</b>	\$944,921	\$1,312,394	\$1,031,120	\$1,229,714
<b>Gross Income per SqFt</b>	\$11.78	\$13.06	\$11.78	\$11.29
<b>Estimated Expense</b>	\$427,541	\$505,762	\$466,325	\$539,876
<b>Expense SqFt</b>	\$5.33	\$5.03	\$5.33	\$4.96
<b>Net Operating Income</b>	\$517,380	\$806,632	\$564,795	\$689,838
<b>Full Market Value</b>	\$2,970,000	\$3,795,000	\$2,156,000	\$3,432,000
<b>Market Value per SqFt</b>	\$37.03	\$37.76	\$24.64	\$31.50
<b>Distance from Cooperative in miles</b>		0.57	0.80	0.23

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05743-0203	2-05793-0467	2-05732-0924	
<b>Address</b>	2550 INDEPENDENCE AVENUE	3555 OXFORD AVENUE	2700 HENRY HUDSON PARKWAY	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	142	57	78	
<b>Year Built</b>	1959	1960	1955	
<b>Gross SqFt</b>	200,314	72,553	108,955	
<b>Estimated Gross Income</b>	\$2,407,774	\$888,992	\$1,229,714	
<b>Gross Income per SqFt</b>	\$12.02	\$12.25	\$11.29	
<b>Estimated Expense</b>	\$997,564	\$335,602	\$539,876	
<b>Expense SqFt</b>	\$4.98	\$4.63	\$4.96	
<b>Net Operating Income</b>	\$1,410,210	\$553,390	\$689,838	
<b>Full Market Value</b>	\$7,744,000	\$2,772,000	\$3,432,000	
<b>Market Value per SqFt</b>	\$38.66	\$38.21	\$31.50	
<b>Distance from Cooperative in miles</b>		0.69	0.23	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05744-0048	2-05793-0467	2-05795-0537	2-05732-0924
<b>Address</b>	750 KAPPOCK STREET	3555 OXFORD AVENUE	3555 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	160	57	55	78
<b>Year Built</b>	1953	1960	1939	1955
<b>Gross SqFt</b>	209,920	72,553	60,792	108,955
<b>Estimated Gross Income</b>	\$2,466,560	\$888,992	\$714,186	\$1,229,714
<b>Gross Income per SqFt</b>	\$11.75	\$12.25	\$11.75	\$11.29
<b>Estimated Expense</b>	\$1,032,806	\$335,602	\$298,924	\$539,876
<b>Expense SqFt</b>	\$4.92	\$4.63	\$4.92	\$4.96
<b>Net Operating Income</b>	\$1,433,754	\$553,390	\$415,262	\$689,838
<b>Full Market Value</b>	\$8,107,000	\$2,772,000	\$1,969,000	\$3,432,000
<b>Market Value per SqFt</b>	\$38.62	\$38.21	\$32.39	\$31.50
<b>Distance from Cooperative in miles</b>		0.68	0.60	0.26

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05745-0001	2-05787-0137	2-05795-0537	2-05732-0924
<b>Address</b>	2621 PALISADE AVENUE	3220 NETHERLAND AVENUE	3555 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	180	85	55	78
<b>Year Built</b>	1962	1954	1939	1955
<b>Gross SqFt</b>	231,154	100,498	60,792	108,955
<b>Estimated Gross Income</b>	\$2,716,060	\$1,312,394	\$714,186	\$1,229,714
<b>Gross Income per SqFt</b>	\$11.75	\$13.06	\$11.75	\$11.29
<b>Estimated Expense</b>	\$1,137,278	\$505,762	\$298,924	\$539,876
<b>Expense SqFt</b>	\$4.92	\$5.03	\$4.92	\$4.96
<b>Net Operating Income</b>	\$1,578,782	\$806,632	\$415,262	\$689,838
<b>Full Market Value</b>	\$8,932,000	\$3,795,000	\$1,969,000	\$3,432,000
<b>Market Value per SqFt</b>	\$38.64	\$37.76	\$32.39	\$31.50
<b>Distance from Cooperative in miles</b>		0.58	0.59	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05745-0290	2-03267-0001	2-05755-0019	
<b>Address</b>	2501 PALISADE AVENUE	141 WEST 231 STREET	233 WEST 233 STREET	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	17	25	56	
<b>Year Built</b>	1927	1912	1927	
<b>Gross SqFt</b>	28,536	16,200	56,250	
<b>Estimated Gross Income</b>	\$446,588	\$276,886	\$799,147	
<b>Gross Income per SqFt</b>	\$15.65	\$17.09	\$14.21	
<b>Estimated Expense</b>	\$229,144	\$159,927	\$348,122	
<b>Expense SqFt</b>	\$8.03	\$9.87	\$6.19	
<b>Net Operating Income</b>	\$217,444	\$116,959	\$451,025	
<b>Full Market Value</b>	\$1,488,000	\$845,000	\$3,127,000	
<b>Market Value per SqFt</b>	\$52.14	\$52.16	\$55.59	
<b>Distance from Cooperative in miles</b>		1.04	0.93	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05746-0584	2-05787-0137	2-05732-0924	
<b>Address</b>	2601 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	69	85	78	
<b>Year Built</b>	1954	1954	1955	
<b>Gross SqFt</b>	92,171	100,498	108,955	
<b>Estimated Gross Income</b>	\$1,096,835	\$1,312,394	\$1,229,714	
<b>Gross Income per SqFt</b>	\$11.90	\$13.06	\$11.29	
<b>Estimated Expense</b>	\$467,307	\$505,762	\$539,876	
<b>Expense SqFt</b>	\$5.07	\$5.03	\$4.96	
<b>Net Operating Income</b>	\$629,528	\$806,632	\$689,838	
<b>Full Market Value</b>	\$3,344,000	\$3,795,000	\$3,432,000	
<b>Market Value per SqFt</b>	\$36.28	\$37.76	\$31.50	
<b>Distance from Cooperative in miles</b>		0.45	0.12	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05747-0590	2-05787-0137	2-05732-0924	
<b>Address</b>	2711 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	52	85	78	
<b>Year Built</b>	1953	1954	1955	
<b>Gross SqFt</b>	82,559	100,498	108,955	
<b>Estimated Gross Income</b>	\$982,452	\$1,312,394	\$1,229,714	
<b>Gross Income per SqFt</b>	\$11.90	\$13.06	\$11.29	
<b>Estimated Expense</b>	\$418,574	\$505,762	\$539,876	
<b>Expense SqFt</b>	\$5.07	\$5.03	\$4.96	
<b>Net Operating Income</b>	\$563,878	\$806,632	\$689,838	
<b>Full Market Value</b>	\$3,058,000	\$3,795,000	\$3,432,000	
<b>Market Value per SqFt</b>	\$37.04	\$37.76	\$31.50	
<b>Distance from Cooperative in miles</b>		0.36	0.07	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05747-0605	2-05746-0567	2-05732-0924	2-05787-0137
<b>Address</b>	2734 INDEPENDENCE AVENUE	2675 HENRY HUDSON PARKWAY	2700 HENRY HUDSON PARKWAY	3220 NETHERLAND AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	67	78	78	85
<b>Year Built</b>	1970	1951	1955	1954
<b>Gross SqFt</b>	83,880	92,782	108,955	100,498
<b>Estimated Gross Income</b>	\$1,048,500	\$1,159,771	\$1,229,714	\$1,312,394
<b>Gross Income per SqFt</b>	\$12.50	\$12.50	\$11.29	\$13.06
<b>Estimated Expense</b>	\$434,498	\$480,671	\$539,876	\$505,762
<b>Expense SqFt</b>	\$5.18	\$5.18	\$4.96	\$5.03
<b>Net Operating Income</b>	\$614,002	\$679,100	\$689,838	\$806,632
<b>Full Market Value</b>	\$3,245,000	\$3,619,000	\$3,432,000	\$3,795,000
<b>Market Value per SqFt</b>	\$38.69	\$39.01	\$31.50	\$37.76
<b>Distance from Cooperative in miles</b>		0.09	0.07	0.36

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05748-0500	2-05793-0467	2-05795-0537	2-05732-0924
<b>Address</b>	3001 HENRY HUDSON PARKWAY	3555 OXFORD AVENUE	3555 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	85	57	55	78
<b>Year Built</b>	1934	1960	1939	1955
<b>Gross SqFt</b>	140,000	72,553	60,792	108,955
<b>Estimated Gross Income</b>	\$1,649,200	\$888,992	\$714,186	\$1,229,714
<b>Gross Income per SqFt</b>	\$11.78	\$12.25	\$11.75	\$11.29
<b>Estimated Expense</b>	\$746,200	\$335,602	\$298,924	\$539,876
<b>Expense SqFt</b>	\$5.33	\$4.63	\$4.92	\$4.96
<b>Net Operating Income</b>	\$903,000	\$553,390	\$415,262	\$689,838
<b>Full Market Value</b>	\$5,192,000	\$2,772,000	\$1,969,000	\$3,432,000
<b>Market Value per SqFt</b>	\$37.09	\$38.21	\$32.39	\$31.50
<b>Distance from Cooperative in miles</b>		0.42	0.34	0.11

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05750-0357	2-05732-0924	2-05795-0537	2-05787-0137
<b>Address</b>	735 KAPPOCK STREET	2700 HENRY HUDSON PARKWAY	3555 NETHERLAND AVENUE	3220 NETHERLAND AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	69	78	55	85
<b>Year Built</b>	1953	1955	1939	1954
<b>Gross SqFt</b>	61,538	108,955	60,792	100,498
<b>Estimated Gross Income</b>	\$723,072	\$1,229,714	\$714,186	\$1,312,394
<b>Gross Income per SqFt</b>	\$11.75	\$11.29	\$11.75	\$13.06
<b>Estimated Expense</b>	\$302,767	\$539,876	\$298,924	\$505,762
<b>Expense SqFt</b>	\$4.92	\$4.96	\$4.92	\$5.03
<b>Net Operating Income</b>	\$420,305	\$689,838	\$415,262	\$806,632
<b>Full Market Value</b>	\$2,233,000	\$3,432,000	\$1,969,000	\$3,795,000
<b>Market Value per SqFt</b>	\$36.29	\$31.50	\$32.39	\$37.76
<b>Distance from Cooperative in miles</b>		0.16	0.44	0.42

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05758-0442	2-05761-0444	2-05784-0340	2-05793-0467
<b>Address</b>	315 WEST 232 STREET	3425 KINGSBRIDGE AVENUE	500 WEST 235 STREET	3555 OXFORD AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	56	87	57
<b>Year Built</b>	1974	1964	1954	1960
<b>Gross SqFt</b>	75,747	69,595	92,600	72,553
<b>Estimated Gross Income</b>	\$927,901	\$666,019	\$1,304,480	\$888,992
<b>Gross Income per SqFt</b>	\$12.25	\$9.57	\$14.09	\$12.25
<b>Estimated Expense</b>	\$350,709	\$411,696	\$560,265	\$335,602
<b>Expense SqFt</b>	\$4.63	\$5.92	\$6.05	\$4.63
<b>Net Operating Income</b>	\$577,192	\$254,323	\$744,215	\$553,390
<b>Full Market Value</b>	\$2,805,000	\$1,509,000	\$4,268,000	\$2,772,000
<b>Market Value per SqFt</b>	\$37.03	\$21.68	\$46.09	\$38.21
<b>Distance from Cooperative in miles</b>		0.16	0.13	0.25

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05759-0364	2-05787-0137	2-05760-0112	2-05793-0467
<b>Address</b>	3240 RIVERDALE AVENUE	3220 NETHERLAND AVENUE	3424 KINGSBRIDGE AVENUE	3555 OXFORD AVENUE
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	66	85	138	57
<b>Year Built</b>	1970	1954	1962	1960
<b>Gross SqFt</b>	67,987	100,498	128,500	72,553
<b>Estimated Gross Income</b>	\$859,356	\$1,312,394	\$1,626,498	\$888,992
<b>Gross Income per SqFt</b>	\$12.64	\$13.06	\$12.66	\$12.25
<b>Estimated Expense</b>	\$418,120	\$505,762	\$793,514	\$335,602
<b>Expense SqFt</b>	\$6.15	\$5.03	\$6.18	\$4.63
<b>Net Operating Income</b>	\$441,236	\$806,632	\$832,984	\$553,390
<b>Full Market Value</b>	\$2,519,000	\$3,795,000	\$4,972,000	\$2,772,000
<b>Market Value per SqFt</b>	\$37.05	\$37.76	\$38.69	\$38.21
<b>Distance from Cooperative in miles</b>		0.22	0.21	0.19

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05771-0041	2-05793-0467	2-05780-0940	
<b>Address</b>	474 WEST 238 STREET	3555 OXFORD AVENUE	3900 GREYSTONE AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	54	57	127	
<b>Year Built</b>	1939	1960	1928	
<b>Gross SqFt</b>	76,500	72,553	134,703	
<b>Estimated Gross Income</b>	\$918,000	\$888,992	\$1,515,163	
<b>Gross Income per SqFt</b>	\$12.00	\$12.25	\$11.25	
<b>Estimated Expense</b>	\$365,670	\$335,602	\$801,013	
<b>Expense SqFt</b>	\$4.78	\$4.63	\$5.95	
<b>Net Operating Income</b>	\$552,330	\$553,390	\$714,150	
<b>Full Market Value</b>	\$2,959,000	\$2,772,000	\$4,599,000	
<b>Market Value per SqFt</b>	\$38.68	\$38.21	\$34.14	
<b>Distance from Cooperative in miles</b>		0.16	0.19	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05778-0879	2-05795-0537	2-03271-0132	
<b>Address</b>	3875 WALDO AVENUE	3555 NETHERLAND AVENUE	3816 REVIEW PLACE	
<b>Neighborhood</b>	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	105	55	60	
<b>Year Built</b>	1931	1939	1927	
<b>Gross SqFt</b>	150,000	60,792	64,800	
<b>Estimated Gross Income</b>	\$1,665,000	\$714,186	\$709,255	
<b>Gross Income per SqFt</b>	\$11.10	\$11.75	\$10.95	
<b>Estimated Expense</b>	\$916,500	\$298,924	\$406,088	
<b>Expense SqFt</b>	\$6.11	\$4.92	\$6.27	
<b>Net Operating Income</b>	\$748,500	\$415,262	\$303,167	
<b>Full Market Value</b>	\$4,620,000	\$1,969,000	\$1,875,000	
<b>Market Value per SqFt</b>	\$30.80	\$32.39	\$28.94	
<b>Distance from Cooperative in miles</b>		0.43	0.34	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05779-0815	2-05773-0290	2-05801-1060	
<b>Address</b>	3810 GREYSTONE AVENUE	275 WEST 238 STREET	4660 MANHATTAN COLLEGE PK	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	VAN CORTLANDT PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	44	72	38	
<b>Year Built</b>	1939	1937	1939	
<b>Gross SqFt</b>	41,068	71,091	45,000	
<b>Estimated Gross Income</b>	\$459,551	\$960,856	\$359,690	
<b>Gross Income per SqFt</b>	\$11.19	\$13.52	\$7.99	
<b>Estimated Expense</b>	\$275,566	\$532,931	\$213,556	
<b>Expense SqFt</b>	\$6.71	\$7.50	\$4.75	
<b>Net Operating Income</b>	\$183,985	\$427,925	\$146,134	
<b>Full Market Value</b>	\$1,186,000	\$2,833,000	\$825,000	
<b>Market Value per SqFt</b>	\$28.88	\$39.85	\$18.33	
<b>Distance from Cooperative in miles</b>		0.24	0.33	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05779-0820	2-05796-0129	2-05791-0388	2-05903-0283
<b>Address</b>	3840 GREYSTONE AVENUE	3660 OXFORD AVENUE	511 WEST 235 STREET	3611 HENRY HUDSON PARKWAY
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	127	77	55	123
<b>Year Built</b>	1951	1967	1936	1951
<b>Gross SqFt</b>	186,480	106,934	64,000	134,000
<b>Estimated Gross Income</b>	\$2,593,937	\$1,415,876	\$890,050	\$2,080,061
<b>Gross Income per SqFt</b>	\$13.91	\$13.24	\$13.91	\$15.52
<b>Estimated Expense</b>	\$1,016,316	\$765,281	\$348,839	\$1,045,025
<b>Expense SqFt</b>	\$5.45	\$7.16	\$5.45	\$7.80
<b>Net Operating Income</b>	\$1,577,621	\$650,595	\$541,211	\$1,035,036
<b>Full Market Value</b>	\$8,305,000	\$4,322,000	\$3,565,000	\$7,091,000
<b>Market Value per SqFt</b>	\$44.54	\$40.42	\$55.70	\$52.92
<b>Distance from Cooperative in miles</b>		0.19	0.21	0.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05785-0268	2-05703-0192	2-05705-0036	
<b>Address</b>	3299 CAMBRIDGE AVENUE	3063 GODWIN TERRACE	225 NAPLES TERRACE	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	
<b>Building Classification</b>	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	84	70	66	
<b>Year Built</b>	1954	1925	1926	
<b>Gross SqFt</b>	111,675	64,490	53,482	
<b>Estimated Gross Income</b>	\$1,371,369	\$824,827	\$629,252	
<b>Gross Income per SqFt</b>	\$12.28	\$12.79	\$11.77	
<b>Estimated Expense</b>	\$727,004	\$445,626	\$357,120	
<b>Expense SqFt</b>	\$6.51	\$6.91	\$6.68	
<b>Net Operating Income</b>	\$644,365	\$379,201	\$272,132	
<b>Full Market Value</b>	\$4,086,000	\$2,533,000	\$1,739,000	
<b>Market Value per SqFt</b>	\$36.59	\$39.28	\$32.52	
<b>Distance from Cooperative in miles</b>		0.40	0.37	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05785-0284	2-05754-0090	2-05795-0537	
<b>Address</b>	5620 SYLVAN AVENUE	225 WEST 232 STREET	3555 NETHERLAND AVENUE	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	77	96	55	
<b>Year Built</b>	1960	1929	1939	
<b>Gross SqFt</b>	80,120	87,510	60,792	
<b>Estimated Gross Income</b>	\$935,802	\$1,031,120	\$714,186	
<b>Gross Income per SqFt</b>	\$11.68	\$11.78	\$11.75	
<b>Estimated Expense</b>	\$421,431	\$466,325	\$298,924	
<b>Expense SqFt</b>	\$5.26	\$5.33	\$4.92	
<b>Net Operating Income</b>	\$514,371	\$564,795	\$415,262	
<b>Full Market Value</b>	\$2,970,000	\$2,156,000	\$1,969,000	
<b>Market Value per SqFt</b>	\$37.07	\$24.64	\$32.39	
<b>Distance from Cooperative in miles</b>		0.33	0.19	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05787-0130	2-05754-0090	2-05795-0537	
<b>Address</b>	3200 NETHERLAND AVENUE	225 WEST 232 STREET	3555 NETHERLAND AVENUE	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	80	96	55	
<b>Year Built</b>	1957	1929	1939	
<b>Gross SqFt</b>	88,470	87,510	60,792	
<b>Estimated Gross Income</b>	\$1,033,330	\$1,031,120	\$714,186	
<b>Gross Income per SqFt</b>	\$11.68	\$11.78	\$11.75	
<b>Estimated Expense</b>	\$465,352	\$466,325	\$298,924	
<b>Expense SqFt</b>	\$5.26	\$5.33	\$4.92	
<b>Net Operating Income</b>	\$567,978	\$564,795	\$415,262	
<b>Full Market Value</b>	\$3,278,000	\$2,156,000	\$1,969,000	
<b>Market Value per SqFt</b>	\$37.05	\$24.64	\$32.39	
<b>Distance from Cooperative in miles</b>		0.41	0.12	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05788-0074	2-05703-0192	2-05705-0036	2-05703-0209
<b>Address</b>	3210 ARLINGTON AVENUE	3063 GODWIN TERRACE	225 NAPLES TERRACE	3025 GODWIN TERRACE
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	67	70	66	65
<b>Year Built</b>	1955	1925	1926	1926
<b>Gross SqFt</b>	80,735	64,490	53,482	65,250
<b>Estimated Gross Income</b>	\$950,251	\$824,827	\$629,252	\$715,469
<b>Gross Income per SqFt</b>	\$11.77	\$12.79	\$11.77	\$10.97
<b>Estimated Expense</b>	\$539,310	\$445,626	\$357,120	\$399,124
<b>Expense SqFt</b>	\$6.68	\$6.91	\$6.68	\$6.12
<b>Net Operating Income</b>	\$410,941	\$379,201	\$272,132	\$316,345
<b>Full Market Value</b>	\$2,626,000	\$2,533,000	\$1,739,000	\$1,485,000
<b>Market Value per SqFt</b>	\$32.53	\$39.28	\$32.52	\$22.76
<b>Distance from Cooperative in miles</b>		0.49	0.49	0.49

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05789-0059	2-05787-0137	2-05793-0467	2-05795-0537
<b>Address</b>	3215 ARLINGTON AVENUE	3220 NETHERLAND AVENUE	3555 OXFORD AVENUE	3555 NETHERLAND AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	69	85	57	55
<b>Year Built</b>	1958	1954	1960	1939
<b>Gross SqFt</b>	82,000	100,498	72,553	60,792
<b>Estimated Gross Income</b>	\$1,004,500	\$1,312,394	\$888,992	\$714,186
<b>Gross Income per SqFt</b>	\$12.25	\$13.06	\$12.25	\$11.75
<b>Estimated Expense</b>	\$379,660	\$505,762	\$335,602	\$298,924
<b>Expense SqFt</b>	\$4.63	\$5.03	\$4.63	\$4.92
<b>Net Operating Income</b>	\$624,840	\$806,632	\$553,390	\$415,262
<b>Full Market Value</b>	\$3,168,000	\$3,795,000	\$2,772,000	\$1,969,000
<b>Market Value per SqFt</b>	\$38.63	\$37.76	\$38.21	\$32.39
<b>Distance from Cooperative in miles</b>		0.11	0.19	0.11

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05792-0422	2-05793-0467	2-05791-0388	2-05784-0340
<b>Address</b>	3512 OXFORD AVENUE	3555 OXFORD AVENUE	511 WEST 235 STREET	500 WEST 235 STREET
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	45	57	55	87
<b>Year Built</b>	1962	1960	1936	1954
<b>Gross SqFt</b>	43,000	72,553	64,000	92,600
<b>Estimated Gross Income</b>	\$598,130	\$888,992	\$890,050	\$1,304,480
<b>Gross Income per SqFt</b>	\$13.91	\$12.25	\$13.91	\$14.09
<b>Estimated Expense</b>	\$234,350	\$335,602	\$348,839	\$560,265
<b>Expense SqFt</b>	\$5.45	\$4.63	\$5.45	\$6.05
<b>Net Operating Income</b>	\$363,780	\$553,390	\$541,211	\$744,215
<b>Full Market Value</b>	\$1,969,000	\$2,772,000	\$3,565,000	\$4,268,000
<b>Market Value per SqFt</b>	\$45.79	\$38.21	\$55.70	\$46.09
<b>Distance from Cooperative in miles</b>		0.05	0.04	0.09

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05795-0518	2-05793-0467	2-05795-0537	
<b>Address</b>	3530 HENRY HUDSON PARKWAY	3555 OXFORD AVENUE	3555 NETHERLAND AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	216	57	55	
<b>Year Built</b>	1955	1960	1939	
<b>Gross SqFt</b>	312,000	72,553	60,792	
<b>Estimated Gross Income</b>	\$3,744,000	\$888,992	\$714,186	
<b>Gross Income per SqFt</b>	\$12.00	\$12.25	\$11.75	
<b>Estimated Expense</b>	\$1,946,880	\$335,602	\$298,924	
<b>Expense SqFt</b>	\$6.24	\$4.63	\$4.92	
<b>Net Operating Income</b>	\$1,797,120	\$553,390	\$415,262	
<b>Full Market Value</b>	\$10,186,000	\$2,772,000	\$1,969,000	
<b>Market Value per SqFt</b>	\$32.65	\$38.21	\$32.39	
<b>Distance from Cooperative in miles</b>		0.11	0.00	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05796-0107	2-05798-0077	2-05793-0467	
<b>Address</b>	525 WEST 236 STREET	545 WEST 236 STREET	3555 OXFORD AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	57	64	57	
<b>Year Built</b>	1956	1939	1960	
<b>Gross SqFt</b>	68,728	90,025	72,553	
<b>Estimated Gross Income</b>	\$855,664	\$1,137,489	\$888,992	
<b>Gross Income per SqFt</b>	\$12.45	\$12.64	\$12.25	
<b>Estimated Expense</b>	\$370,444	\$554,033	\$335,602	
<b>Expense SqFt</b>	\$5.39	\$6.15	\$4.63	
<b>Net Operating Income</b>	\$485,220	\$583,456	\$553,390	
<b>Full Market Value</b>	\$3,255,000	\$3,531,000	\$2,772,000	
<b>Market Value per SqFt</b>	\$47.36	\$39.22	\$38.21	
<b>Distance from Cooperative in miles</b>		0.05	0.12	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05796-0135	2-05798-0077	2-05793-0467	2-05796-0129
<b>Address</b>	3656 JOHNSON AVENUE	545 WEST 236 STREET	3555 OXFORD AVENUE	3660 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	56	64	57	77
<b>Year Built</b>	1932	1939	1960	1967
<b>Gross SqFt</b>	73,911	90,025	72,553	106,934
<b>Estimated Gross Income</b>	\$934,235	\$1,137,489	\$888,992	\$1,415,876
<b>Gross Income per SqFt</b>	\$12.64	\$12.64	\$12.25	\$13.24
<b>Estimated Expense</b>	\$454,553	\$554,033	\$335,602	\$765,281
<b>Expense SqFt</b>	\$6.15	\$6.15	\$4.63	\$7.16
<b>Net Operating Income</b>	\$479,682	\$583,456	\$553,390	\$650,595
<b>Full Market Value</b>	\$2,794,000	\$3,531,000	\$2,772,000	\$4,322,000
<b>Market Value per SqFt</b>	\$37.80	\$39.22	\$38.21	\$40.42
<b>Distance from Cooperative in miles</b>		0.05	0.12	0.00

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05799-0032	2-05796-0129	2-05798-0077	
<b>Address</b>	3635 JOHNSON AVENUE	3660 OXFORD AVENUE	545 WEST 236 STREET	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	82	77	64	
<b>Year Built</b>	1954	1967	1939	
<b>Gross SqFt</b>	106,684	106,934	90,025	
<b>Estimated Gross Income</b>	\$1,370,889	\$1,415,876	\$1,137,489	
<b>Gross Income per SqFt</b>	\$12.85	\$13.24	\$12.64	
<b>Estimated Expense</b>	\$660,374	\$765,281	\$554,033	
<b>Expense SqFt</b>	\$6.19	\$7.16	\$6.15	
<b>Net Operating Income</b>	\$710,515	\$650,595	\$583,456	
<b>Full Market Value</b>	\$3,905,000	\$4,322,000	\$3,531,000	
<b>Market Value per SqFt</b>	\$36.60	\$40.42	\$39.22	
<b>Distance from Cooperative in miles</b>		0.10	0.06	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05799-0073	2-05793-0467	2-05795-0537	2-05780-0940
<b>Address</b>	3601 JOHNSON AVENUE	3555 OXFORD AVENUE	3555 NETHERLAND AVENUE	3900 GREYSTONE AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	57	55	127
<b>Year Built</b>	1955	1960	1939	1928
<b>Gross SqFt</b>	115,597	72,553	60,792	134,703
<b>Estimated Gross Income</b>	\$1,358,265	\$888,992	\$714,186	\$1,515,163
<b>Gross Income per SqFt</b>	\$11.75	\$12.25	\$11.75	\$11.25
<b>Estimated Expense</b>	\$568,737	\$335,602	\$298,924	\$801,013
<b>Expense SqFt</b>	\$4.92	\$4.63	\$4.92	\$5.95
<b>Net Operating Income</b>	\$789,528	\$553,390	\$415,262	\$714,150
<b>Full Market Value</b>	\$4,235,000	\$2,772,000	\$1,969,000	\$4,599,000
<b>Market Value per SqFt</b>	\$36.64	\$38.21	\$32.39	\$34.14
<b>Distance from Cooperative in miles</b>		0.13	0.11	0.32

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05800-0001	2-05795-0537	2-05780-0940	2-05787-0154
<b>Address</b>	3616 HENRY HUDSON PARKWAY	3555 NETHERLAND AVENUE	3900 GREYSTONE AVENUE	3300 NETHERLAND AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	120	55	127	67
<b>Year Built</b>	1954	1939	1928	1941
<b>Gross SqFt</b>	207,100	60,792	134,703	81,880
<b>Estimated Gross Income</b>	\$2,329,875	\$714,186	\$1,515,163	\$791,275
<b>Gross Income per SqFt</b>	\$11.25	\$11.75	\$11.25	\$9.66
<b>Estimated Expense</b>	\$1,232,245	\$298,924	\$801,013	\$508,865
<b>Expense SqFt</b>	\$5.95	\$4.92	\$5.95	\$6.21
<b>Net Operating Income</b>	\$1,097,630	\$415,262	\$714,150	\$282,410
<b>Full Market Value</b>	\$7,069,000	\$1,969,000	\$4,599,000	\$1,674,000
<b>Market Value per SqFt</b>	\$34.13	\$32.39	\$34.14	\$20.44
<b>Distance from Cooperative in miles</b>		0.07	0.37	0.19

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05802-1294	2-05827-1620	2-05780-0940	2-05814-1195
<b>Address</b>	6035 BROADWAY	244 FIELDSTON TERRACE	3900 GREYSTONE AVENUE	6141 BROADWAY
<b>Neighborhood</b>	VAN CORTLANDT PARK	FIELDSTON	RIVERDALE	FIELDSTON
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	103	72	127	86
<b>Year Built</b>	1961	1961	1928	1962
<b>Gross SqFt</b>	107,627	63,237	134,703	90,000
<b>Estimated Gross Income</b>	\$1,210,804	\$729,831	\$1,515,163	\$917,500
<b>Gross Income per SqFt</b>	\$11.25	\$11.54	\$11.25	\$10.19
<b>Estimated Expense</b>	\$640,381	\$354,657	\$801,013	\$522,462
<b>Expense SqFt</b>	\$5.95	\$5.61	\$5.95	\$5.81
<b>Net Operating Income</b>	\$570,423	\$375,174	\$714,150	\$395,038
<b>Full Market Value</b>	\$3,674,000	\$2,406,000	\$4,599,000	\$2,332,000
<b>Market Value per SqFt</b>	\$34.14	\$38.05	\$34.14	\$25.91
<b>Distance from Cooperative in miles</b>		0.30	0.39	0.16

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05803-0960	2-05773-0290	2-05780-0940	2-03271-0132
<b>Address</b>	4410 CAYUGA AVENUE	275 WEST 238 STREET	3900 GREYSTONE AVENUE	3816 REVIEW PLACE
<b>Neighborhood</b>	FIELDSTON	KINGSBRIDGE/JEROME PARK	RIVERDALE	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	49	72	127	60
<b>Year Built</b>	1931	1937	1928	1927
<b>Gross SqFt</b>	59,000	71,091	134,703	64,800
<b>Estimated Gross Income</b>	\$663,750	\$960,856	\$1,515,163	\$709,255
<b>Gross Income per SqFt</b>	\$11.25	\$13.52	\$11.25	\$10.95
<b>Estimated Expense</b>	\$351,050	\$532,931	\$801,013	\$406,088
<b>Expense SqFt</b>	\$5.95	\$7.50	\$5.95	\$6.27
<b>Net Operating Income</b>	\$312,700	\$427,925	\$714,150	\$303,167
<b>Full Market Value</b>	\$2,014,000	\$2,833,000	\$4,599,000	\$1,875,000
<b>Market Value per SqFt</b>	\$34.14	\$39.85	\$34.14	\$28.94
<b>Distance from Cooperative in miles</b>		0.33	0.23	0.39

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05826-1685	2-05827-1620	2-05814-1195	2-05814-1155
<b>Address</b>	255 FIELDSTON TERRACE	244 FIELDSTON TERRACE	6141 BROADWAY	210 WEST 251 STREET
<b>Neighborhood</b>	FIELDSTON	FIELDSTON	FIELDSTON	FIELDSTON
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	72	86	70
<b>Year Built</b>	1965	1961	1962	1960
<b>Gross SqFt</b>	85,523	63,237	90,000	75,000
<b>Estimated Gross Income</b>	\$986,935	\$729,831	\$917,500	\$999,460
<b>Gross Income per SqFt</b>	\$11.54	\$11.54	\$10.19	\$13.33
<b>Estimated Expense</b>	\$479,784	\$354,657	\$522,462	\$371,959
<b>Expense SqFt</b>	\$5.61	\$5.61	\$5.81	\$4.96
<b>Net Operating Income</b>	\$507,151	\$375,174	\$395,038	\$627,501
<b>Full Market Value</b>	\$3,234,000	\$2,406,000	\$2,332,000	\$3,476,000
<b>Market Value per SqFt</b>	\$37.81	\$38.05	\$25.91	\$46.35
<b>Distance from Cooperative in miles</b>		0.05	0.18	0.18

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05835-3037	2-05801-1054	2-05801-1057	
<b>Address</b>	6291 BROADWAY	215 WEST 242 STREET	4652 MANHATTAN COLLEGE PK	
<b>Neighborhood</b>	FIELDSTON	VAN CORTLANDT PARK	VAN CORTLANDT PARK	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	32	33	33	
<b>Year Built</b>	1958	1923	1923	
<b>Gross SqFt</b>	32,400	21,660	24,544	
<b>Estimated Gross Income</b>	\$429,300	\$304,845	\$304,845	
<b>Gross Income per SqFt</b>	\$13.25	\$14.07	\$12.42	
<b>Estimated Expense</b>	\$217,080	\$151,310	\$157,407	
<b>Expense SqFt</b>	\$6.70	\$6.99	\$6.41	
<b>Net Operating Income</b>	\$212,220	\$153,535	\$147,438	
<b>Full Market Value</b>	\$1,410,000	\$1,066,000	\$933,000	
<b>Market Value per SqFt</b>	\$43.52	\$49.22	\$38.01	
<b>Distance from Cooperative in miles</b>		0.63	0.63	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05845-1863	2-05703-0183	2-05703-0160	2-05707-0010
<b>Address</b>	5425 VALLES AVENUE	3044 KINGSBRIDGE AVENUE	231 WEST 230 STREET	3120 KINGSBRIDGE AVENUE
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
<b>Building Classification</b>	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	108	38	90	48
<b>Year Built</b>	1965	1973	1923	1926
<b>Gross SqFt</b>	110,000	38,873	78,760	55,695
<b>Estimated Gross Income</b>	\$1,180,300	\$417,261	\$833,583	\$576,895
<b>Gross Income per SqFt</b>	\$10.73	\$10.73	\$10.58	\$10.36
<b>Estimated Expense</b>	\$495,000	\$174,998	\$501,218	\$240,018
<b>Expense SqFt</b>	\$4.50	\$4.50	\$6.36	\$4.31
<b>Net Operating Income</b>	\$685,300	\$242,263	\$332,365	\$336,877
<b>Full Market Value</b>	\$4,015,000	\$991,000	\$2,063,000	\$1,485,000
<b>Market Value per SqFt</b>	\$36.50	\$25.49	\$26.19	\$26.66
<b>Distance from Cooperative in miles</b>		1.67	1.67	1.54

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05855-2239	2-05909-0163	2-05845-1799	
<b>Address</b>	5730 MOSHOLU AVENUE	3950 BLACKSTONE AVENUE	5400 FIELDSTON ROAD	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	43	176	127	
<b>Year Built</b>	1963	1959	1939	
<b>Gross SqFt</b>	33,000	237,000	151,500	
<b>Estimated Gross Income</b>	\$405,900	\$3,092,924	\$1,750,318	
<b>Gross Income per SqFt</b>	\$12.30	\$13.05	\$11.55	
<b>Estimated Expense</b>	\$188,430	\$1,477,491	\$784,441	
<b>Expense SqFt</b>	\$5.71	\$6.23	\$5.18	
<b>Net Operating Income</b>	\$217,470	\$1,615,433	\$965,877	
<b>Full Market Value</b>	\$1,243,000	\$10,760,000	\$4,048,000	
<b>Market Value per SqFt</b>	\$37.67	\$45.40	\$26.72	
<b>Distance from Cooperative in miles</b>		1.09	0.17	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05856-0378	2-03363-0001	2-05845-1799	
<b>Address</b>	6485 BROADWAY	4250 VAN CORTLANDT PARK E	5400 FIELDSTON ROAD	
<b>Neighborhood</b>	RIVERDALE	WOODLAWN	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	129	54	127	
<b>Year Built</b>	1961	1941	1939	
<b>Gross SqFt</b>	127,000	61,634	151,500	
<b>Estimated Gross Income</b>	\$1,480,820	\$725,309	\$1,750,318	
<b>Gross Income per SqFt</b>	\$11.66	\$11.77	\$11.55	
<b>Estimated Expense</b>	\$673,100	\$388,690	\$784,441	
<b>Expense SqFt</b>	\$5.30	\$6.31	\$5.18	
<b>Net Operating Income</b>	\$807,720	\$336,619	\$965,877	
<b>Full Market Value</b>	\$4,631,000	\$2,151,000	\$4,048,000	
<b>Market Value per SqFt</b>	\$36.46	\$34.90	\$26.72	
<b>Distance from Cooperative in miles</b>		1.24	0.28	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05859-0297	2-05864-0516	2-05874-1028	2-05845-1799
<b>Address</b>	5715 MOSHOLU AVENUE	6555 BROADWAY	6629 BROADWAY	5400 FIELDSTON ROAD
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	73	84	127
<b>Year Built</b>	1962	1961	1962	1939
<b>Gross SqFt</b>	46,500	62,570	76,009	151,500
<b>Estimated Gross Income</b>	\$632,400	\$923,960	\$1,033,731	\$1,750,318
<b>Gross Income per SqFt</b>	\$13.60	\$14.77	\$13.60	\$11.55
<b>Estimated Expense</b>	\$281,790	\$334,594	\$460,235	\$784,441
<b>Expense SqFt</b>	\$6.06	\$5.35	\$6.06	\$5.18
<b>Net Operating Income</b>	\$350,610	\$589,366	\$573,496	\$965,877
<b>Full Market Value</b>	\$2,123,000	\$2,882,000	\$3,520,000	\$4,048,000
<b>Market Value per SqFt</b>	\$45.66	\$46.06	\$46.31	\$26.72
<b>Distance from Cooperative in miles</b>		0.17	0.26	0.24

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05864-0526	2-05909-0163	2-05950-0429	
<b>Address</b>	6535 BROADWAY	3950 BLACKSTONE AVENUE	5530 NETHERLAND AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	176	270	
<b>Year Built</b>	1969	1959	1948	
<b>Gross SqFt</b>	60,829	237,000	235,467	
<b>Estimated Gross Income</b>	\$792,602	\$3,092,924	\$3,060,447	
<b>Gross Income per SqFt</b>	\$13.03	\$13.05	\$13.00	
<b>Estimated Expense</b>	\$456,218	\$1,477,491	\$1,619,950	
<b>Expense SqFt</b>	\$7.50	\$6.23	\$6.88	
<b>Net Operating Income</b>	\$336,384	\$1,615,433	\$1,440,497	
<b>Full Market Value</b>	\$2,241,000	\$10,760,000	\$9,207,000	
<b>Market Value per SqFt</b>	\$36.84	\$45.40	\$39.10	
<b>Distance from Cooperative in miles</b>		1.27	0.58	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05881-1088	2-05864-0516	2-05909-0163	2-05845-1799
<b>Address</b>	6645 BROADWAY	6555 BROADWAY	3950 BLACKSTONE AVENUE	5400 FIELDSTON ROAD
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	63	73	176	127
<b>Year Built</b>	1959	1961	1959	1939
<b>Gross SqFt</b>	54,635	62,570	237,000	151,500
<b>Estimated Gross Income</b>	\$712,987	\$923,960	\$3,092,924	\$1,750,318
<b>Gross Income per SqFt</b>	\$13.05	\$14.77	\$13.05	\$11.55
<b>Estimated Expense</b>	\$340,376	\$334,594	\$1,477,491	\$784,441
<b>Expense SqFt</b>	\$6.23	\$5.35	\$6.23	\$5.18
<b>Net Operating Income</b>	\$372,611	\$589,366	\$1,615,433	\$965,877
<b>Full Market Value</b>	\$2,482,000	\$2,882,000	\$10,760,000	\$4,048,000
<b>Market Value per SqFt</b>	\$45.43	\$46.06	\$45.40	\$26.72
<b>Distance from Cooperative in miles</b>		0.21	1.44	0.53

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05891-1601	2-05950-0429	2-05845-1799	
<b>Address</b>	6300 RIVERDALE AVENUE	5530 NETHERLAND AVENUE	5400 FIELDSTON ROAD	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	64	270	127	
<b>Year Built</b>	1962	1948	1939	
<b>Gross SqFt</b>	80,000	235,467	151,500	
<b>Estimated Gross Income</b>	\$982,400	\$3,060,447	\$1,750,318	
<b>Gross Income per SqFt</b>	\$12.28	\$13.00	\$11.55	
<b>Estimated Expense</b>	\$557,600	\$1,619,950	\$784,441	
<b>Expense SqFt</b>	\$6.97	\$6.88	\$5.18	
<b>Net Operating Income</b>	\$424,800	\$1,440,497	\$965,877	
<b>Full Market Value</b>	\$2,694,000	\$9,207,000	\$4,048,000	
<b>Market Value per SqFt</b>	\$33.68	\$39.10	\$26.72	
<b>Distance from Cooperative in miles</b>		0.70	0.69	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05901-0001	2-05796-0129	2-05798-0077	2-05793-0467
<b>Address</b>	3333 HENRY HUDSON PARKWAY	3660 OXFORD AVENUE	545 WEST 236 STREET	3555 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	439	77	64	57
<b>Year Built</b>	1970	1967	1939	1960
<b>Gross SqFt</b>	718,399	106,934	90,025	72,553
<b>Estimated Gross Income</b>	\$9,080,563	\$1,415,876	\$1,137,489	\$888,992
<b>Gross Income per SqFt</b>	\$12.64	\$13.24	\$12.64	\$12.25
<b>Estimated Expense</b>	\$4,418,154	\$765,281	\$554,033	\$335,602
<b>Expense SqFt</b>	\$6.15	\$7.16	\$6.15	\$4.63
<b>Net Operating Income</b>	\$4,662,409	\$650,595	\$583,456	\$553,390
<b>Full Market Value</b>	\$31,208,000	\$4,322,000	\$3,531,000	\$2,772,000
<b>Market Value per SqFt</b>	\$43.44	\$40.42	\$39.22	\$38.21
<b>Distance from Cooperative in miles</b>		0.35	0.31	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05904-0100	2-05907-0352	2-05796-0129	
<b>Address</b>	3725 HENRY HUDSON PARKWAY	3800 INDEPENDENCE AVENUE	3660 OXFORD AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	86	72	77	
<b>Year Built</b>	1952	1970	1967	
<b>Gross SqFt</b>	116,424	84,925	106,934	
<b>Estimated Gross Income</b>	\$1,530,976	\$1,137,030	\$1,415,876	
<b>Gross Income per SqFt</b>	\$13.15	\$13.39	\$13.24	
<b>Estimated Expense</b>	\$780,041	\$497,219	\$765,281	
<b>Expense SqFt</b>	\$6.70	\$5.85	\$7.16	
<b>Net Operating Income</b>	\$750,935	\$639,811	\$650,595	
<b>Full Market Value</b>	\$4,499,000	\$3,718,000	\$4,322,000	
<b>Market Value per SqFt</b>	\$38.64	\$43.78	\$40.42	
<b>Distance from Cooperative in miles</b>		0.08	0.16	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05906-0331	2-05796-0129	2-05798-0077	2-05793-0467
<b>Address</b>	3720 INDEPENDENCE AVENUE	3660 OXFORD AVENUE	545 WEST 236 STREET	3555 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	49	77	64	57
<b>Year Built</b>	1954	1967	1939	1960
<b>Gross SqFt</b>	72,594	106,934	90,025	72,553
<b>Estimated Gross Income</b>	\$917,588	\$1,415,876	\$1,137,489	\$888,992
<b>Gross Income per SqFt</b>	\$12.64	\$13.24	\$12.64	\$12.25
<b>Estimated Expense</b>	\$446,453	\$765,281	\$554,033	\$335,602
<b>Expense SqFt</b>	\$6.15	\$7.16	\$6.15	\$4.63
<b>Net Operating Income</b>	\$471,135	\$650,595	\$583,456	\$553,390
<b>Full Market Value</b>	\$2,805,000	\$4,322,000	\$3,531,000	\$2,772,000
<b>Market Value per SqFt</b>	\$38.64	\$40.42	\$39.22	\$38.21
<b>Distance from Cooperative in miles</b>		0.22	0.19	0.24

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05907-0362	2-05787-0137	2-05796-0129	2-05904-0267
<b>Address</b>	620 WEST 239 STREET	3220 NETHERLAND AVENUE	3660 OXFORD AVENUE	600 WEST 239 STREET
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	85	77	90
<b>Year Built</b>	1953	1954	1967	1956
<b>Gross SqFt</b>	119,600	100,498	106,934	98,681
<b>Estimated Gross Income</b>	\$1,536,860	\$1,312,394	\$1,415,876	\$1,350,943
<b>Gross Income per SqFt</b>	\$12.85	\$13.06	\$13.24	\$13.69
<b>Estimated Expense</b>	\$740,324	\$505,762	\$765,281	\$701,622
<b>Expense SqFt</b>	\$6.19	\$5.03	\$7.16	\$7.11
<b>Net Operating Income</b>	\$796,536	\$806,632	\$650,595	\$649,321
<b>Full Market Value</b>	\$5,317,000	\$3,795,000	\$4,322,000	\$4,290,000
<b>Market Value per SqFt</b>	\$44.46	\$37.76	\$40.42	\$43.47
<b>Distance from Cooperative in miles</b>		0.33	0.24	0.08

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05908-0203	2-05904-0267	2-05796-0129	2-05793-0467
<b>Address</b>	645 WEST 239 STREET	600 WEST 239 STREET	3660 OXFORD AVENUE	3555 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	43	90	77	57
<b>Year Built</b>	1953	1956	1967	1960
<b>Gross SqFt</b>	59,766	98,681	106,934	72,553
<b>Estimated Gross Income</b>	\$791,302	\$1,350,943	\$1,415,876	\$888,992
<b>Gross Income per SqFt</b>	\$13.24	\$13.69	\$13.24	\$12.25
<b>Estimated Expense</b>	\$427,925	\$701,622	\$765,281	\$335,602
<b>Expense SqFt</b>	\$7.16	\$7.11	\$7.16	\$4.63
<b>Net Operating Income</b>	\$363,377	\$649,321	\$650,595	\$553,390
<b>Full Market Value</b>	\$2,310,000	\$4,290,000	\$4,322,000	\$2,772,000
<b>Market Value per SqFt</b>	\$38.65	\$43.47	\$40.42	\$38.21
<b>Distance from Cooperative in miles</b>		0.11	0.27	0.33

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05909-0152	2-05904-0267	2-05907-0352	2-05793-0467
<b>Address</b>	611 WEST 239 STREET	600 WEST 239 STREET	3800 INDEPENDENCE AVENUE	3555 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	52	90	72	57
<b>Year Built</b>	1954	1956	1970	1960
<b>Gross SqFt</b>	64,520	98,681	84,925	72,553
<b>Estimated Gross Income</b>	\$863,923	\$1,350,943	\$1,137,030	\$888,992
<b>Gross Income per SqFt</b>	\$13.39	\$13.69	\$13.39	\$12.25
<b>Estimated Expense</b>	\$377,442	\$701,622	\$497,219	\$335,602
<b>Expense SqFt</b>	\$5.85	\$7.11	\$5.85	\$4.63
<b>Net Operating Income</b>	\$486,481	\$649,321	\$639,811	\$553,390
<b>Full Market Value</b>	\$3,069,000	\$4,290,000	\$3,718,000	\$2,772,000
<b>Market Value per SqFt</b>	\$47.57	\$43.47	\$43.78	\$38.21
<b>Distance from Cooperative in miles</b>		0.17	0.17	0.38

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05909-0970	2-05904-0267	2-05780-0940	2-05793-0467
<b>Address</b>	4555 HENRY HUDSON PARKWAY	600 WEST 239 STREET	3900 GREYSTONE AVENUE	3555 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	159	90	127	57
<b>Year Built</b>	1953	1956	1928	1960
<b>Gross SqFt</b>	217,360	98,681	134,703	72,553
<b>Estimated Gross Income</b>	\$2,662,660	\$1,350,943	\$1,515,163	\$888,992
<b>Gross Income per SqFt</b>	\$12.25	\$13.69	\$11.25	\$12.25
<b>Estimated Expense</b>	\$1,006,377	\$701,622	\$801,013	\$335,602
<b>Expense SqFt</b>	\$4.63	\$7.11	\$5.95	\$4.63
<b>Net Operating Income</b>	\$1,656,283	\$649,321	\$714,150	\$553,390
<b>Full Market Value</b>	\$9,570,000	\$4,290,000	\$4,599,000	\$2,772,000
<b>Market Value per SqFt</b>	\$44.03	\$43.47	\$34.14	\$38.21
<b>Distance from Cooperative in miles</b>		0.17	0.37	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05909-0977	2-05907-0352	2-05796-0129	
<b>Address</b>	4525 HENRY HUDSON PARKWAY	3800 INDEPENDENCE AVENUE	3660 OXFORD AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	145	72	77	
<b>Year Built</b>	1953	1970	1967	
<b>Gross SqFt</b>	201,511	84,925	106,934	
<b>Estimated Gross Income</b>	\$2,649,870	\$1,137,030	\$1,415,876	
<b>Gross Income per SqFt</b>	\$13.15	\$13.39	\$13.24	
<b>Estimated Expense</b>	\$1,229,217	\$497,219	\$765,281	
<b>Expense SqFt</b>	\$6.10	\$5.85	\$7.16	
<b>Net Operating Income</b>	\$1,420,653	\$639,811	\$650,595	
<b>Full Market Value</b>	\$8,866,000	\$3,718,000	\$4,322,000	
<b>Market Value per SqFt</b>	\$44.00	\$43.78	\$40.42	
<b>Distance from Cooperative in miles</b>		0.17	0.30	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05911-1102	2-05801-1054	2-05777-0714	2-05825-1572
<b>Address</b>	4601 HENRY HUDSON PARKWAY	215 WEST 242 STREET	3820 WALDO AVENUE	6211 BROADWAY
<b>Neighborhood</b>	RIVERDALE	VAN CORTLANDT PARK	KINGSBRIDGE/JEROME PARK	FIELDSTON
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	52	33	66	44
<b>Year Built</b>	1951	1923	1923	1920
<b>Gross SqFt</b>	57,250	21,660	76,677	42,500
<b>Estimated Gross Income</b>	\$736,808	\$304,845	\$986,536	\$478,421
<b>Gross Income per SqFt</b>	\$12.87	\$14.07	\$12.87	\$11.26
<b>Estimated Expense</b>	\$305,715	\$151,310	\$409,695	\$264,788
<b>Expense SqFt</b>	\$5.34	\$6.99	\$5.34	\$6.23
<b>Net Operating Income</b>	\$431,093	\$153,535	\$576,841	\$213,633
<b>Full Market Value</b>	\$2,877,000	\$1,066,000	\$3,849,000	\$1,353,000
<b>Market Value per SqFt</b>	\$50.25	\$49.22	\$50.20	\$31.84
<b>Distance from Cooperative in miles</b>		0.60	0.51	0.64

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05912-0001	2-05909-0163	2-05950-0429	2-05920-0670
<b>Address</b>	4705 HENRY HUDSON PARKWAY	3950 BLACKSTONE AVENUE	5530 NETHERLAND AVENUE	3801 HUDSON MANOR TERRACE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	183	176	270	135
<b>Year Built</b>	1961	1959	1948	1960
<b>Gross SqFt</b>	213,921	237,000	235,467	152,400
<b>Estimated Gross Income</b>	\$2,791,669	\$3,092,924	\$3,060,447	\$2,299,515
<b>Gross Income per SqFt</b>	\$13.05	\$13.05	\$13.00	\$15.09
<b>Estimated Expense</b>	\$1,332,728	\$1,477,491	\$1,619,950	\$810,013
<b>Expense SqFt</b>	\$6.23	\$6.23	\$6.88	\$5.32
<b>Net Operating Income</b>	\$1,458,941	\$1,615,433	\$1,440,497	\$1,489,502
<b>Full Market Value</b>	\$9,526,000	\$10,760,000	\$9,207,000	\$7,095,000
<b>Market Value per SqFt</b>	\$44.53	\$45.40	\$39.10	\$46.56
<b>Distance from Cooperative in miles</b>		0.31	0.52	0.46

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05919-0436	2-05795-0537	2-05732-0924	
<b>Address</b>	3777 INDEPENDENCE AVENUE	3555 NETHERLAND AVENUE	2700 HENRY HUDSON PARKWAY	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	196	55	78	
<b>Year Built</b>	1963	1939	1955	
<b>Gross SqFt</b>	255,000	60,792	108,955	
<b>Estimated Gross Income</b>	\$2,937,600	\$714,186	\$1,229,714	
<b>Gross Income per SqFt</b>	\$11.52	\$11.75	\$11.29	
<b>Estimated Expense</b>	\$1,259,700	\$298,924	\$539,876	
<b>Expense SqFt</b>	\$4.94	\$4.92	\$4.96	
<b>Net Operating Income</b>	\$1,677,900	\$415,262	\$689,838	
<b>Full Market Value</b>	\$9,537,000	\$1,969,000	\$3,432,000	
<b>Market Value per SqFt</b>	\$37.40	\$32.39	\$31.50	
<b>Distance from Cooperative in miles</b>		0.24	0.52	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05919-0448	2-05796-0129	2-05798-0077	2-05793-0467
<b>Address</b>	3750 HUDSON MANOR TERRACE	3660 OXFORD AVENUE	545 WEST 236 STREET	3555 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	104	77	64	57
<b>Year Built</b>	1954	1967	1939	1960
<b>Gross SqFt</b>	163,944	106,934	90,025	72,553
<b>Estimated Gross Income</b>	\$2,072,252	\$1,415,876	\$1,137,489	\$888,992
<b>Gross Income per SqFt</b>	\$12.64	\$13.24	\$12.64	\$12.25
<b>Estimated Expense</b>	\$1,008,256	\$765,281	\$554,033	\$335,602
<b>Expense SqFt</b>	\$6.15	\$7.16	\$6.15	\$4.63
<b>Net Operating Income</b>	\$1,063,996	\$650,595	\$583,456	\$553,390
<b>Full Market Value</b>	\$6,127,000	\$4,322,000	\$3,531,000	\$2,772,000
<b>Market Value per SqFt</b>	\$37.37	\$40.42	\$39.22	\$38.21
<b>Distance from Cooperative in miles</b>		0.33	0.29	0.34

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05920-0500	2-05904-0267	2-05907-0352	2-05798-0077
<b>Address</b>	3901 INDEPENDENCE AVENUE	600 WEST 239 STREET	3800 INDEPENDENCE AVENUE	545 WEST 236 STREET
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	106	90	72	64
<b>Year Built</b>	1963	1956	1970	1939
<b>Gross SqFt</b>	109,152	98,681	84,925	90,025
<b>Estimated Gross Income</b>	\$1,425,525	\$1,350,943	\$1,137,030	\$1,137,489
<b>Gross Income per SqFt</b>	\$13.06	\$13.69	\$13.39	\$12.64
<b>Estimated Expense</b>	\$549,035	\$701,622	\$497,219	\$554,033
<b>Expense SqFt</b>	\$5.03	\$7.11	\$5.85	\$6.15
<b>Net Operating Income</b>	\$876,490	\$649,321	\$639,811	\$583,456
<b>Full Market Value</b>	\$5,049,000	\$4,290,000	\$3,718,000	\$3,531,000
<b>Market Value per SqFt</b>	\$46.26	\$43.47	\$43.78	\$39.22
<b>Distance from Cooperative in miles</b>		0.23	0.15	0.36

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05920-0510	2-05796-0129	2-05798-0077	2-05793-0467
<b>Address</b>	679 WEST 239 STREET	3660 OXFORD AVENUE	545 WEST 236 STREET	3555 OXFORD AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	77	64	57
<b>Year Built</b>	1960	1967	1939	1960
<b>Gross SqFt</b>	125,526	106,934	90,025	72,553
<b>Estimated Gross Income</b>	\$1,638,114	\$1,415,876	\$1,137,489	\$888,992
<b>Gross Income per SqFt</b>	\$13.05	\$13.24	\$12.64	\$12.25
<b>Estimated Expense</b>	\$782,027	\$765,281	\$554,033	\$335,602
<b>Expense SqFt</b>	\$6.23	\$7.16	\$6.15	\$4.63
<b>Net Operating Income</b>	\$856,087	\$650,595	\$583,456	\$553,390
<b>Full Market Value</b>	\$5,702,000	\$4,322,000	\$3,531,000	\$2,772,000
<b>Market Value per SqFt</b>	\$45.42	\$40.42	\$39.22	\$38.21
<b>Distance from Cooperative in miles</b>		0.39	0.36	0.42

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05920-0653	2-05784-0340	2-05798-0077	
<b>Address</b>	3671 HUDSON MANOR TERRACE	500 WEST 235 STREET	545 WEST 236 STREET	
<b>Neighborhood</b>	RIVERDALE	KINGSBRIDGE/JEROME PARK	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	185	87	64	
<b>Year Built</b>	1963	1954	1939	
<b>Gross SqFt</b>	216,720	92,600	90,025	
<b>Estimated Gross Income</b>	\$2,878,042	\$1,304,480	\$1,137,489	
<b>Gross Income per SqFt</b>	\$13.28	\$14.09	\$12.64	
<b>Estimated Expense</b>	\$1,256,976	\$560,265	\$554,033	
<b>Expense SqFt</b>	\$5.80	\$6.05	\$6.15	
<b>Net Operating Income</b>	\$1,621,066	\$744,215	\$583,456	
<b>Full Market Value</b>	\$10,054,000	\$4,268,000	\$3,531,000	
<b>Market Value per SqFt</b>	\$46.39	\$46.09	\$39.22	
<b>Distance from Cooperative in miles</b>		0.55	0.36	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05950-0406	2-05845-1799	2-05827-1620	2-05950-0430
<b>Address</b>	5410 NETHERLAND AVENUE	5400 FIELDSTON ROAD	244 FIELDSTON TERRACE	5535 NETHERLAND AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	FIELDSTON	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	144	127	72	168
<b>Year Built</b>	1939	1939	1961	1948
<b>Gross SqFt</b>	189,592	151,500	63,237	175,726
<b>Estimated Gross Income</b>	\$2,187,892	\$1,750,318	\$729,831	\$1,875,756
<b>Gross Income per SqFt</b>	\$11.54	\$11.55	\$11.54	\$10.67
<b>Estimated Expense</b>	\$1,063,611	\$784,441	\$354,657	\$992,875
<b>Expense SqFt</b>	\$5.61	\$5.18	\$5.61	\$5.65
<b>Net Operating Income</b>	\$1,124,281	\$965,877	\$375,174	\$882,881
<b>Full Market Value</b>	\$7,210,000	\$4,048,000	\$2,406,000	\$4,774,000
<b>Market Value per SqFt</b>	\$38.03	\$26.72	\$38.05	\$27.17
<b>Distance from Cooperative in miles</b>		0.34	0.65	0.05

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05953-0038	2-05920-0670	2-05907-0352	
<b>Address</b>	5700 ARLINGTON AVENUE	3801 HUDSON MANOR TERRACE	3800 INDEPENDENCE AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	437	135	72	
<b>Year Built</b>	1961	1960	1970	
<b>Gross SqFt</b>	404,890	152,400	84,925	
<b>Estimated Gross Income</b>	\$5,826,367	\$2,299,515	\$1,137,030	
<b>Gross Income per SqFt</b>	\$14.39	\$15.09	\$13.39	
<b>Estimated Expense</b>	\$3,097,409	\$810,013	\$497,219	
<b>Expense SqFt</b>	\$7.65	\$5.32	\$5.85	
<b>Net Operating Income</b>	\$2,728,958	\$1,489,502	\$639,811	
<b>Full Market Value</b>	\$18,892,000	\$7,095,000	\$3,718,000	
<b>Market Value per SqFt</b>	\$46.66	\$46.56	\$43.78	
<b>Distance from Cooperative in miles</b>		1.25	1.30	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05953-0230	2-05920-0670	2-05907-0352	
<b>Address</b>	5800 ARLINGTON AVENUE	3801 HUDSON MANOR TERRACE	3800 INDEPENDENCE AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	435	135	72	
<b>Year Built</b>	1961	1960	1970	
<b>Gross SqFt</b>	400,180	152,400	84,925	
<b>Estimated Gross Income</b>	\$5,758,590	\$2,299,515	\$1,137,030	
<b>Gross Income per SqFt</b>	\$14.39	\$15.09	\$13.39	
<b>Estimated Expense</b>	\$3,061,377	\$810,013	\$497,219	
<b>Expense SqFt</b>	\$7.65	\$5.32	\$5.85	
<b>Net Operating Income</b>	\$2,697,213	\$1,489,502	\$639,811	
<b>Full Market Value</b>	\$18,672,000	\$7,095,000	\$3,718,000	
<b>Market Value per SqFt</b>	\$46.66	\$46.56	\$43.78	
<b>Distance from Cooperative in miles</b>		1.25	1.30	

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05953-0240	2-05907-0348	2-05796-0129	
<b>Address</b>	5900 ARLINGTON AVENUE	3725 BLACKSTONE AVENUE	3660 OXFORD AVENUE	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	437	42	77	
<b>Year Built</b>	1962	1968	1967	
<b>Gross SqFt</b>	407,920	41,803	106,934	
<b>Estimated Gross Income</b>	\$5,857,731	\$630,807	\$1,415,876	
<b>Gross Income per SqFt</b>	\$14.36	\$15.09	\$13.24	
<b>Estimated Expense</b>	\$3,295,994	\$222,392	\$765,281	
<b>Expense SqFt</b>	\$8.08	\$5.32	\$7.16	
<b>Net Operating Income</b>	\$2,561,737	\$408,415	\$650,595	
<b>Full Market Value</b>	\$17,739,000	\$2,453,000	\$4,322,000	
<b>Market Value per SqFt</b>	\$43.49	\$58.68	\$40.42	
<b>Distance from Cooperative in miles</b>		1.30	1.39	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05953-0545	2-05950-0430	2-05845-1799	2-05950-0429
<b>Address</b>	5601 RIVERDALE AVENUE	5535 NETHERLAND AVENUE	5400 FIELDSTON ROAD	5530 NETHERLAND AVENUE
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	RIVERDALE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	116	168	127	270
<b>Year Built</b>	1954	1948	1939	1948
<b>Gross SqFt</b>	150,700	175,726	151,500	235,467
<b>Estimated Gross Income</b>	\$1,740,585	\$1,875,756	\$1,750,318	\$3,060,447
<b>Gross Income per SqFt</b>	\$11.55	\$10.67	\$11.55	\$13.00
<b>Estimated Expense</b>	\$780,626	\$992,875	\$784,441	\$1,619,950
<b>Expense SqFt</b>	\$5.18	\$5.65	\$5.18	\$6.88
<b>Net Operating Income</b>	\$959,959	\$882,881	\$965,877	\$1,440,497
<b>Full Market Value</b>	\$6,156,000	\$4,774,000	\$4,048,000	\$9,207,000
<b>Market Value per SqFt</b>	\$40.85	\$27.17	\$26.72	\$39.10
<b>Distance from Cooperative in miles</b>		0.31	0.43	0.30

**BOROUGH OF BRONX - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	2-05953-0550	2-05864-0516	2-05904-0267	
<b>Address</b>	5600 NETHERLAND AVENUE	6555 BROADWAY	600 WEST 239 STREET	
<b>Neighborhood</b>	RIVERDALE	RIVERDALE	RIVERDALE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	462	73	90	
<b>Year Built</b>	1949	1961	1956	
<b>Gross SqFt</b>	395,000	62,570	98,681	
<b>Estimated Gross Income</b>	\$5,620,850	\$923,960	\$1,350,943	
<b>Gross Income per SqFt</b>	\$14.23	\$14.77	\$13.69	
<b>Estimated Expense</b>	\$2,820,300	\$334,594	\$701,622	
<b>Expense SqFt</b>	\$7.14	\$5.35	\$7.11	
<b>Net Operating Income</b>	\$2,800,550	\$589,366	\$649,321	
<b>Full Market Value</b>	\$19,412,000	\$2,882,000	\$4,290,000	
<b>Market Value per SqFt</b>	\$49.14	\$46.06	\$43.47	
<b>Distance from Cooperative in miles</b>		0.45	1.31	

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