

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02315-7501	2-02938-0016	2-02571-0014
Condominium Section	93-R1		
Address	305 EAST 140 STREET	1436 CROTONA PARK EAST	354 CYPRESS AVENUE
Neighborhood	MOTT HAVEN/PORT MORRIS	CROTONA PARK	MOTT HAVEN/PORT MORRIS
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	11	87
Year Built	1904	1906	1906
Gross SqFt	21,092	15,835	69,450
Estimated Gross Income	\$717,128	\$161,412	\$1,084,400
Gross Income per SqFt	\$34.00	\$10.19	\$15.61
Full Market Value	\$3,339,998	\$384,000	\$3,670,000
Market Value per SqFt	\$158.00	\$24.25	\$53.00
Distance from Condominium in miles		2.20	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02364-7501	2-02264-0014	2-02264-0005
Condominium Section	99-R1		
Address	3044 3 AVENUE	197 BROOK AVENUE	198 BROWN PLACE
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	61	17	22
Year Built	2006	1909	1900
Gross SqFt	72,000	14,720	15,985
Estimated Gross Income	\$1,566,000	\$319,415	\$349,531
Gross Income per SqFt	\$21.75	\$21.70	\$21.87
Full Market Value	\$6,489,993	\$1,320,000	\$1,450,000
Market Value per SqFt	\$90.00	\$90.00	\$91.00
Distance from Condominium in miles		1.00	1.00

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02368-7501	2-02264-0014	2-02264-0005
Condominium Section	97-R1		
Address	488 EAST 164 STREET	197 BROOK AVENUE	198 BROWN PLACE
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	100	17	22
Year Built	2003	1909	1900
Gross SqFt	58,252	14,720	15,985
Estimated Gross Income	\$1,266,981	\$319,415	\$349,531
Gross Income per SqFt	\$21.75	\$21.70	\$21.87
Full Market Value	\$5,250,000	\$1,320,000	\$1,450,000
Market Value per SqFt	\$90.00	\$90.00	\$91.00
Distance from Condominium in miles		1.40	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02369-7501	2-02266-0040	2-02266-0037
Condominium Section	112-R1		
Address	3305 3 AVENUE	525 EAST 138 STREET	529 EAST 138 STREET
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	R9-CONDOPS	C7-WALK-UP	C7-WALK-UP
Total Units	60	14	14
Year Built	2007	1915	1915
Gross SqFt	45,973	9,190	9,190
Estimated Gross Income	\$935,780	\$210,944	\$214,034
Gross Income per SqFt	\$20.35	\$22.95	\$23.29
Full Market Value	\$3,200,000	\$874,000	\$887,000
Market Value per SqFt	\$70.00	\$95.00	\$97.00
Distance from Condominium in miles		1.35	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02369-7502	2-02692-0048	2-03061-0005
Condominium Section	122-R1		
Address	500 EAST 165 STREET	1157 INTERVALE AVENUE	4278 3 AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	EAST TREMONT
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	66	97
Year Built	2007	2007	2007
Gross SqFt	150,121	64,245	92,291
Estimated Gross Income	\$3,265,132	\$792,000	\$2,125,461
Gross Income per SqFt	\$21.75	\$12.33	\$23.03
Full Market Value	\$14,023,489	\$2,230,000	\$8,800,000
Market Value per SqFt	\$93.00	\$34.70	\$95.00
Distance from Condominium in miles		0.60	1.70

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02381-7501	2-02264-0007	2-02264-0005
Condominium Section	115-R1		
Address	837 WASHINGTON AVENUE	202 BROWN PLACE	198 BROWN PLACE
Neighborhood	MORRISANIA/LONGWOOD	MOTT HAVEN/PORT MORRIS	MOTT HAVEN/PORT MORRIS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	90	26	22
Year Built	2008	1900	1900
Gross SqFt	128,643	18,837	15,985
Estimated Gross Income	\$2,605,020	\$376,040	\$349,531
Gross Income per SqFt	\$20.25	\$19.96	\$21.87
Full Market Value	\$9,739,988	\$1,410,000	\$1,450,000
Market Value per SqFt	\$76.00	\$75.00	\$91.00
Distance from Condominium in miles		1.15	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02382-7501	2-02529-0025	2-02379-0051
Condominium Section	94-R1		
Address	871 ELTON AVENUE	1285 MERRIAM AVENUE	3097 3 AVENUE
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	85	85
Year Built	2005	2005	2005
Gross SqFt	111,182	74,448	76,000
Estimated Gross Income	\$2,715,620	\$744,533	\$765,315
Gross Income per SqFt	\$24.42	\$10.00	\$10.07
Full Market Value	\$11,200,000	\$1,580,000	\$1,620,000
Market Value per SqFt	\$101.00	\$21.22	\$21.32
Distance from Condominium in miles		1.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02382-7502	2-02872-0036	2-02442-0060
Condominium Section	108-R1		
Address	406 EAST 161 STREET	1401 JESUP AVENUE	2996 CONCOURSE VILLAGE EA
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	MELROSE/CONCOURSE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	81	72
Year Built	2006	2006	2006
Gross SqFt	100,012	25,200	97,761
Estimated Gross Income	\$2,442,793	\$568,669	\$1,188,464
Gross Income per SqFt	\$24.42	\$22.57	\$12.16
Full Market Value	\$10,100,000	\$2,360,000	\$3,340,000
Market Value per SqFt	\$101.00	\$94.00	\$34.20
Distance from Condominium in miles		1.30	0.50

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02516-7501	2-02379-0051	2-02529-0025
Condominium Section	73-R1		
Address	1209 NELSON AVENUE	3097 3 AVENUE	1285 MERRIAM AVENUE
Neighborhood	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	85	85
Year Built	2005	2005	2005
Gross SqFt	24,262	76,000	74,448
Estimated Gross Income	\$549,776	\$765,315	\$744,533
Gross Income per SqFt	\$22.66	\$10.07	\$10.00
Full Market Value	\$2,280,008	\$1,620,000	\$1,580,000
Market Value per SqFt	\$94.00	\$21.32	\$21.22
Distance from Condominium in miles		1.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02686-7501	2-02636-0037	2-02757-0042
Condominium Section	53-R1		
Address	717 KELLY STREET	753 JACKSON AVENUE	1050 LOWELL STREET
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	11	11
Year Built	1909	1906	1911
Gross SqFt	14,384	6,500	10,950
Estimated Gross Income	\$210,366	\$105,060	\$174,807
Gross Income per SqFt	\$14.63	\$16.16	\$15.96
Full Market Value	\$711,004	\$355,000	\$591,000
Market Value per SqFt	\$49.40	\$55.00	\$54.00
Distance from Condominium in miles		0.35	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02703-7501	2-02456-0181	2-03024-0008
Condominium Section	74-R1		
Address	950 WESTCHESTER AVENUE	185 MC CLELLAN STREET	355 EAST 184 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	FORDHAM
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	111	117	112
Year Built	2006	1936	1972
Gross SqFt	112,935	123,000	120,000
Estimated Gross Income	\$1,425,239	\$1,226,378	\$1,514,491
Gross Income per SqFt	\$12.62	\$9.97	\$12.62
Full Market Value	\$5,478,300	\$2,920,000	\$3,210,000
Market Value per SqFt	\$48.50	\$23.74	\$26.80
Distance from Condominium in miles		1.40	2.50

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02742-7501	2-02529-0025	2-02379-0051
Condominium Section	72-R1		
Address	951 HOE AVENUE	1285 MERRIAM AVENUE	3097 3 AVENUE
Neighborhood	MORRISANIA/LONGWOOD	HIGHBRIDGE/MORRIS HEIGHTS	MORRISANIA/LONGWOOD
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	300	85	85
Year Built	2005	2005	2005
Gross SqFt	279,904	74,448	76,000
Estimated Gross Income	\$6,836,655	\$744,533	\$765,315
Gross Income per SqFt	\$24.42	\$10.00	\$10.07
Full Market Value	\$28,300,000	\$1,580,000	\$1,620,000
Market Value per SqFt	\$101.00	\$21.22	\$21.32
Distance from Condominium in miles		2.20	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02748-7501	2-02418-0008	2-02398-0034
Condominium Section	46-R1		
Address	1010 FAILE STREET	300 EAST 159 STREET	381 EAST 151 STREET
Neighborhood	MORRISANIA/LONGWOOD	MELROSE/CONCOURSE	MELROSE/CONCOURSE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	78	21	30
Year Built	1930	1931	1911
Gross SqFt	93,600	11,725	19,850
Estimated Gross Income	\$1,624,896	\$217,195	\$321,471
Gross Income per SqFt	\$17.36	\$18.52	\$16.20
Full Market Value	\$6,070,005	\$812,000	\$1,090,000
Market Value per SqFt	\$65.00	\$69.00	\$55.00
Distance from Condominium in miles		1.45	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02931-7501	2-03348-0081	2-04847-0039
Condominium Section	96-R1		
Address	1349 FRANKLIN AVENUE	315 EAST 209 STREET	800 EAST 223 STREET
Neighborhood	MORRISANIA/LONGWOOD	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	23
Year Built	2007	1926	1927
Gross SqFt	18,300	18,450	18,850
Estimated Gross Income	\$266,800	\$224,308	\$290,110
Gross Income per SqFt	\$14.58	\$12.16	\$15.39
Full Market Value	\$902,000	\$476,000	\$815,000
Market Value per SqFt	\$49.30	\$25.80	\$43.20
Distance from Condominium in miles		3.40	4.25

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-02980-7501	2-02968-0028	2-02690-0105
Condominium Section	87-R1		
Address	1308 SOUTHERN BOULEVARD	801 FREEMAN STREET	954 PROSPECT AVENUE
Neighborhood	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	12	12
Year Built	2005	1931	1904
Gross SqFt	10,816	11,335	12,495
Estimated Gross Income	\$146,340	\$123,577	\$132,743
Gross Income per SqFt	\$13.53	\$10.90	\$10.62
Full Market Value	\$530,000	\$262,000	\$344,000
Market Value per SqFt	\$49.00	\$23.11	\$27.50
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03083-7501	2-03077-0050	2-05798-0101
Condominium Section	90-R1		
Address	2135 CROTONA AVENUE	2463 HUGHES AVENUE	3615 OXFORD AVENUE
Neighborhood	EAST TREMONT	BELMONT	RIVERDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	15
Year Built	2006	2004	1980
Gross SqFt	14,200	13,520	7,550
Estimated Gross Income	\$269,800	\$227,559	\$156,480
Gross Income per SqFt	\$19.00	\$16.83	\$20.73
Full Market Value	\$912,000	\$851,000	\$585,000
Market Value per SqFt	\$64.00	\$63.00	\$77.00
Distance from Condominium in miles		0.45	2.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03103-7501	2-03077-0050	2-03744-0053
Condominium Section	110-R1		
Address	2324 BEAUMONT AVENUE	2463 HUGHES AVENUE	1124 STRATFORD AVENUE
Neighborhood	BELMONT	BELMONT	SOUNDVIEW
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	16	39
Year Built	2007	2004	1928
Gross SqFt	48,750	13,520	27,600
Estimated Gross Income	\$0	\$227,559	\$307,180
Gross Income per SqFt	\$0.00	\$16.83	\$11.13
Full Market Value	\$2,550,000	\$851,000	\$796,000
Market Value per SqFt	\$52.00	\$63.00	\$28.80
Distance from Condominium in miles		0.25	1.80

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03125-7501	2-03091-0005	2-05786-0240
Condominium Section	104-R1		
Address	2155 DALY AVENUE	2490 BELMONT AVENUE	3205 OXFORD AVENUE
Neighborhood	EAST TREMONT	BELMONT	RIVERDALE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	12
Year Built	2007	2006	1985
Gross SqFt	14,664	13,295	6,260
Estimated Gross Income	\$263,952	\$138,798	\$116,238
Gross Income per SqFt	\$18.00	\$10.44	\$18.57
Full Market Value	\$987,000	\$360,000	\$435,000
Market Value per SqFt	\$67.00	\$27.10	\$69.00
Distance from Condominium in miles		0.80	3.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03249-7501	2-02720-0005	2-02720-0063
Condominium Section	100-R1		
Address	2792 SEDGWICK AVENUE	712 FOX STREET	784 FOX STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	MORRISANIA/LONGWOOD	MORRISANIA/LONGWOOD
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	48	40
Year Built	2006	1910	1924
Gross SqFt	48,023	48,450	37,000
Estimated Gross Income	\$701,135	\$654,989	\$511,907
Gross Income per SqFt	\$14.60	\$13.52	\$13.84
Full Market Value	\$2,369,994	\$1,390,000	\$1,090,000
Market Value per SqFt	\$49.40	\$28.70	\$29.50
Distance from Condominium in miles		3.90	3.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03256-7501	2-02868-0123	2-03213-0009
Condominium Section	117-R1		
Address	189A WEST KINGSBRIDGE ROA	1970 DR M L KING JR BOULE	2422 UNIVERSITY AVENUE
Neighborhood	KINGSBRIDGE/JEROME PARK	HIGHBRIDGE/MORRIS HEIGHTS	KINGSBRIDGE HTS/UNIV HTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	12
Year Built	2008	1914	1912
Gross SqFt	19,603	17,100	15,515
Estimated Gross Income	\$265,228	\$218,341	\$158,237
Gross Income per SqFt	\$13.53	\$12.77	\$10.20
Full Market Value	\$968,000	\$680,000	\$336,000
Market Value per SqFt	\$49.40	\$39.80	\$21.66
Distance from Condominium in miles		1.40	0.60

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03261-7501	2-03348-0081	2-04847-0039
Condominium Section	81-R1		
Address	3097 HEATH AVENUE	315 EAST 209 STREET	800 EAST 223 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	BEDFORD PARK/NORWOOD	WILLIAMSBRIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	23
Year Built	2006	1926	1927
Gross SqFt	21,861	18,450	18,850
Estimated Gross Income	\$307,584	\$224,308	\$290,110
Gross Income per SqFt	\$14.07	\$12.16	\$15.39
Full Market Value	\$1,120,000	\$476,000	\$815,000
Market Value per SqFt	\$51.00	\$25.80	\$43.20
Distance from Condominium in miles		1.35	2.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03311-7501	2-03307-0072	2-03285-0019
Condominium Section	34-R1		
Address	3130 GRAND CONCOURSE	3010 GRAND CONCOURSE	2976 MARION AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	110	96	62
Year Built	1968	1963	1950
Gross SqFt	79,920	106,146	67,930
Estimated Gross Income	\$963,835	\$1,298,040	\$750,992
Gross Income per SqFt	\$12.06	\$12.23	\$11.06
Full Market Value	\$2,710,000	\$3,650,000	\$1,950,000
Market Value per SqFt	\$33.90	\$34.40	\$28.70
Distance from Condominium in miles		0.15	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03318-7501	2-03296-0047	2-03318-0001
Condominium Section	48-R1		
Address	2805A CRESTON AVENUE	2875 BAINBRIDGE AVENUE	2755 MORRIS AVENUE
Neighborhood	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD	BEDFORD PARK/NORWOOD
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	38	30
Year Built	1993	1965	1931
Gross SqFt	16,638	34,333	22,080
Estimated Gross Income	\$223,281	\$450,528	\$303,003
Gross Income per SqFt	\$13.42	\$13.12	\$13.72
Full Market Value	\$695,004	\$1,400,000	\$785,000
Market Value per SqFt	\$41.80	\$40.80	\$35.60
Distance from Condominium in miles		0.30	0.05

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-03519-0001	2-03519-0034
Condominium Section	33-R1		
Address	228 NEPTUNE COURT	501 COMMONWEALTH AVENUE	549 COMMONWEALTH AVENUE
Neighborhood	SOUNDVIEW	SOUNDVIEW	SOUNDVIEW
Building Classification	R2-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	40	58	59
Year Built	1989	1932	1932
Gross SqFt	47,376	46,680	49,458
Estimated Gross Income	\$663,264	\$726,159	\$726,159
Gross Income per SqFt	\$14.00	\$15.56	\$14.68
Full Market Value	\$2,069,996	\$2,870,000	\$2,650,000
Market Value per SqFt	\$43.70	\$61.00	\$54.00
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02946-0016	2-03129-0029
Condominium Section	33-R3		
Address	124 NEPTUNE LANE	1898 BELMONT AVENUE	2131 VYSE AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	14	20	20
Year Built	1989	1911	1931
Gross SqFt	15,972	20,025	26,700
Estimated Gross Income	\$196,455	\$295,326	\$300,819
Gross Income per SqFt	\$12.30	\$14.75	\$11.27
Full Market Value	\$552,000	\$999,000	\$638,000
Market Value per SqFt	\$34.60	\$49.90	\$23.90
Distance from Condominium in miles		3.25	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02946-0016	2-03129-0029
Condominium Section	33-R4		
Address	232 FLEET COURT	1898 BELMONT AVENUE	2131 VYSE AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	20	20
Year Built	1989	1911	1931
Gross SqFt	22,199	20,025	26,700
Estimated Gross Income	\$283,037	\$295,326	\$300,819
Gross Income per SqFt	\$12.75	\$14.75	\$11.27
Full Market Value	\$881,002	\$999,000	\$638,000
Market Value per SqFt	\$39.70	\$49.90	\$23.90
Distance from Condominium in miles		3.25	2.95

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02946-0016	2-03129-0029
Condominium Section	33-R5		
Address	201 SUNSET BOULEVARD	1898 BELMONT AVENUE	2131 VYSE AVENUE
Neighborhood	SOUNDVIEW	EAST TREMONT	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	20	20
Year Built	1989	1911	1931
Gross SqFt	20,304	20,025	26,700
Estimated Gross Income	\$263,952	\$295,326	\$300,819
Gross Income per SqFt	\$13.00	\$14.75	\$11.27
Full Market Value	\$822,004	\$999,000	\$638,000
Market Value per SqFt	\$40.50	\$49.90	\$23.90
Distance from Condominium in miles		3.25	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03432-7501	2-02872-0252	2-03123-0053
Condominium Section	33-R6		
Address	301 ADMIRAL LANE	1604 JESUP AVENUE	876 EAST 180 STREET
Neighborhood	SOUNDVIEW	HIGHBRIDGE/MORRIS HEIGHTS	EAST TREMONT
Building Classification	R2-WALK-UP	D5-ELEVATOR	D1-ELEVATOR
Total Units	28	29	25
Year Built	1989	1921	1910
Gross SqFt	34,516	37,830	21,582
Estimated Gross Income	\$465,966	\$406,896	\$334,900
Gross Income per SqFt	\$13.50	\$10.76	\$15.52
Full Market Value	\$1,450,000	\$863,000	\$1,130,000
Market Value per SqFt	\$42.00	\$22.81	\$52.00
Distance from Condominium in miles		4.25	3.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-03932-0050
Condominium Section	23-R1		
Address	99 METROPOLITAN OVAL	1565 THIERIOT AVENUE	2022 BENEDICT AVENUE
Neighborhood	PARKCHESTER	PARKCHESTER	PARKCHESTER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	120	92
Year Built	1933	1930	1928
Gross SqFt	109,764	130,500	103,284
Estimated Gross Income	\$1,200,818	\$1,402,943	\$1,022,543
Gross Income per SqFt	\$10.94	\$10.75	\$9.90
Full Market Value	\$3,110,006	\$3,640,000	\$2,170,000
Market Value per SqFt	\$28.30	\$27.90	\$21.01
Distance from Condominium in miles		0.45	0.25

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-04286-0022
Condominium Section	23-R2		
Address	1469 WEST AVENUE	1565 THIERIOT AVENUE	2100 BRONX PARK EAST
Neighborhood	PARKCHESTER	PARKCHESTER	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	2,121	120	157
Year Built	1933	1930	1929
Gross SqFt	1,867,373	130,500	168,990
Estimated Gross Income	\$20,429,060	\$1,402,943	\$1,849,100
Gross Income per SqFt	\$10.94	\$10.75	\$10.94
Full Market Value	\$53,000,194	\$3,640,000	\$4,790,000
Market Value per SqFt	\$28.40	\$27.90	\$28.30
Distance from Condominium in miles		0.25	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-04286-0022
Condominium Section	23-R3		
Address	1925 MC GRAW AVENUE	1565 THIERIOT AVENUE	2100 BRONX PARK EAST
Neighborhood	PARKCHESTER	PARKCHESTER	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	2,659	120	157
Year Built	1933	1930	1929
Gross SqFt	2,723,821	130,500	168,990
Estimated Gross Income	\$29,798,601	\$1,402,943	\$1,849,100
Gross Income per SqFt	\$10.94	\$10.75	\$10.94
Full Market Value	\$77,200,099	\$3,640,000	\$4,790,000
Market Value per SqFt	\$28.30	\$27.90	\$28.30
Distance from Condominium in miles		0.50	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03929-7501	2-03925-0018	2-04286-0022
Condominium Section	23-R4		
Address	14 METROPOLITAN OVAL	1565 THIERIOT AVENUE	2100 BRONX PARK EAST
Neighborhood	PARKCHESTER	PARKCHESTER	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	3,378	120	157
Year Built	1933	1930	1929
Gross SqFt	3,364,977	130,500	168,990
Estimated Gross Income	\$36,812,848	\$1,402,943	\$1,849,100
Gross Income per SqFt	\$10.94	\$10.75	\$10.94
Full Market Value	\$95,399,756	\$3,640,000	\$4,790,000
Market Value per SqFt	\$28.40	\$27.90	\$28.30
Distance from Condominium in miles		0.40	1.00

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03944-7501	2-03925-0018	2-03932-0050
Condominium Section	2-R1		
Address	9 METROPOLITAN OVAL	1565 THIERIOT AVENUE	2022 BENEDICT AVENUE
Neighborhood	PARKCHESTER	PARKCHESTER	PARKCHESTER
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	3,857	120	92
Year Built	1955	1930	1928
Gross SqFt	3,801,490	130,500	103,284
Estimated Gross Income	\$40,866,017	\$1,402,943	\$1,022,543
Gross Income per SqFt	\$10.75	\$10.75	\$9.90
Full Market Value	\$105,999,815	\$3,640,000	\$2,170,000
Market Value per SqFt	\$27.90	\$27.90	\$21.01
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-03944-7501	2-03895-0001	
Condominium Section	2-R2		
Address	1722 PURDY STREET	1500 NOBLE AVENUE	
Neighborhood	PARKCHESTER	PARKCHESTER	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	128	238	
Year Built	1955	1965	
Gross SqFt	109,764	265,625	
Estimated Gross Income	\$1,197,525	\$2,898,181	
Gross Income per SqFt	\$10.91	\$10.91	
Full Market Value	\$3,100,006	\$7,510,000	
Market Value per SqFt	\$28.20	\$28.30	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04163-7501	2-04249-0042	2-04340-0086
Condominium Section	12-R1		
Address	1725 EDISON AVENUE	2023 BURR AVENUE	2255 BARKER AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	BRONXDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	37	42
Year Built	1965	1963	1964
Gross SqFt	27,316	31,125	31,320
Estimated Gross Income	\$411,105	\$468,559	\$375,680
Gross Income per SqFt	\$15.05	\$15.05	\$11.99
Full Market Value	\$1,389,999	\$1,580,000	\$1,060,000
Market Value per SqFt	\$51.00	\$51.00	\$33.80
Distance from Condominium in miles		0.60	2.15

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04174-7501	2-04153-0008	2-04173-0029
Condominium Section	66-R1		
Address	1600 PARKVIEW AVENUE	1632 HUTCH RIVER PARKWAY	1610 MAHAN AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	21	44	57
Year Built	2003	2002	1928
Gross SqFt	16,688	41,800	51,000
Estimated Gross Income	\$281,860	\$706,061	\$678,058
Gross Income per SqFt	\$16.89	\$16.89	\$13.30
Full Market Value	\$1,049,997	\$2,640,000	\$2,110,000
Market Value per SqFt	\$63.00	\$63.00	\$41.40
Distance from Condominium in miles		0.50	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04248-7501	2-02816-0066	2-02872-0036
Condominium Section	124-R1		
Address	2013 COLONIAL AVENUE	1305 MORRIS AVENUE	1401 JESUP AVENUE
Neighborhood	SCHUYLERVILLE/PELHAM BAY	MELROSE/CONCOURSE	HIGHBRIDGE/MORRIS HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	73	81
Year Built	0	2003	2006
Gross SqFt	10,033	38,212	25,200
Estimated Gross Income	\$288,047	\$1,343,977	\$568,669
Gross Income per SqFt	\$28.70	\$35.20	\$22.57
Full Market Value	\$1,190,002	\$2,850,000	\$2,360,000
Market Value per SqFt	\$119.00	\$75.00	\$94.00
Distance from Condominium in miles		4.50	4.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04284-7501	2-04253-0080	2-04253-0084
Condominium Section	70-R1		
Address	2040 WHITE PLAINS ROAD	1975 BIRCHALL AVENUE	678 SAGAMORE STREET
Neighborhood	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST	MORRIS PARK/VAN NEST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	90	90
Year Built	2005	2002	2002
Gross SqFt	108,100	87,902	82,015
Estimated Gross Income	\$1,087,486	\$884,049	\$731,129
Gross Income per SqFt	\$10.06	\$10.06	\$8.91
Full Market Value	\$2,590,000	\$2,100,000	\$1,550,000
Market Value per SqFt	\$23.96	\$23.89	\$18.90
Distance from Condominium in miles		0.25	0.25

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04307-7501	2-04322-0043	2-04324-0001
Condominium Section	27-R1		
Address	1144 LYDIG AVENUE	2179 MATTHEWS AVENUE	2126 MULINER AVENUE
Neighborhood	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH	PELHAM PARKWAY SOUTH
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	48	48	38
Year Built	1964	1948	1950
Gross SqFt	56,000	35,960	28,979
Estimated Gross Income	\$812,000	\$445,576	\$420,146
Gross Income per SqFt	\$14.50	\$12.39	\$14.50
Full Market Value	\$2,750,000	\$1,250,000	\$1,420,000
Market Value per SqFt	\$49.10	\$34.80	\$49.00
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04340-7501	2-04543-0021	2-04633-0001
Condominium Section	14-R1		
Address	610 WARING AVENUE	600 BURKE AVENUE	831 BARTHOLDI STREET
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	57	122
Year Built	1960	1968	1973
Gross SqFt	116,200	55,722	127,629
Estimated Gross Income	\$1,393,238	\$751,577	\$1,777,643
Gross Income per SqFt	\$11.99	\$13.49	\$13.93
Full Market Value	\$3,919,962	\$2,340,000	\$4,610,000
Market Value per SqFt	\$33.70	\$42.00	\$36.10
Distance from Condominium in miles		0.70	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04340-7502	2-04340-0086	2-04341-0075
Condominium Section	17-R1		
Address	2385 BARKER AVENUE	2255 BARKER AVENUE	2265 OLINVILLE AVENUE
Neighborhood	BRONXDALE	BRONXDALE	BRONXDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	42	40
Year Built	1960	1964	1962
Gross SqFt	127,290	31,320	31,320
Estimated Gross Income	\$1,526,207	\$375,680	\$243,478
Gross Income per SqFt	\$11.99	\$11.99	\$7.77
Full Market Value	\$4,289,996	\$1,060,000	\$516,000
Market Value per SqFt	\$33.70	\$33.80	\$16.48
Distance from Condominium in miles		0.00	0.05

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04545-7501	2-04633-0001	
Condominium Section	91-R1		
Address	3035 WHITE PLAINS ROAD	831 BARTHOLDI STREET	
Neighborhood	BRONXDALE	BRONXDALE	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	74	122	
Year Built	2007	1973	
Gross SqFt	85,582	127,629	
Estimated Gross Income	\$1,163,059	\$1,777,643	
Gross Income per SqFt	\$13.59	\$13.93	
Full Market Value	\$3,620,000	\$4,610,000	
Market Value per SqFt	\$42.30	\$36.10	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04664-7501	2-03973-0036	2-04847-0039
Condominium Section	75-R1		
Address	720 EAST 217 STREET	1405 ROWLAND STREET	800 EAST 223 STREET
Neighborhood	WILLIAMSBRIDGE	WESTCHESTER	WILLIAMSBRIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	27	23
Year Built	2006	1927	1927
Gross SqFt	19,225	22,560	18,850
Estimated Gross Income	\$270,495	\$228,125	\$290,110
Gross Income per SqFt	\$14.07	\$10.11	\$15.39
Full Market Value	\$842,002	\$543,000	\$815,000
Market Value per SqFt	\$43.80	\$24.07	\$43.20
Distance from Condominium in miles		3.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-04668-7501	2-02722-0048	2-05047-0006
Condominium Section	76-R1		
Address	724 EAST 221 STREET	900 FOX STREET	4360 FURMAN AVENUE
Neighborhood	WILLIAMSBRIDGE	MORRISANIA/LONGWOOD	WAKEFIELD
Building Classification	R2-WALK-UP	D5-ELEVATOR	C1-WALK-UP
Total Units	24	30	27
Year Built	2005	1922	1931
Gross SqFt	29,320	31,110	26,280
Estimated Gross Income	\$396,699	\$434,321	\$298,871
Gross Income per SqFt	\$13.53	\$13.96	\$11.37
Full Market Value	\$1,239,998	\$921,000	\$775,000
Market Value per SqFt	\$42.30	\$29.60	\$29.50
Distance from Condominium in miles		4.80	1.00

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05529-7501	2-03077-0050	2-03145-0028
Condominium Section	83-R1		
Address	24 PENNYFIELD AVENUE	2463 HUGHES AVENUE	2273 TIEBOUT AVENUE
Neighborhood	THROGS NECK	BELMONT	FORDHAM
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	2000	2004	1925
Gross SqFt	12,624	13,520	10,032
Estimated Gross Income	\$179,260	\$227,559	\$133,273
Gross Income per SqFt	\$14.20	\$16.83	\$13.28
Full Market Value	\$558,000	\$851,000	\$283,000
Market Value per SqFt	\$44.20	\$63.00	\$28.20
Distance from Condominium in miles		5.30	5.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05529-7502	2-05606-0001	2-05825-1554
Condominium Section	82-R1		
Address	1 PENNYFIELD AVENUE	2631 SCHURZ AVENUE	6225 BROADWAY
Neighborhood	THROGS NECK	THROGS NECK	FIELDSTON
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	45	79	96
Year Built	1998	1978	1950
Gross SqFt	63,738	46,832	78,825
Estimated Gross Income	\$828,594	\$811,185	\$1,030,952
Gross Income per SqFt	\$13.00	\$17.32	\$13.08
Full Market Value	\$2,580,005	\$3,030,000	\$3,210,000
Market Value per SqFt	\$40.50	\$65.00	\$40.70
Distance from Condominium in miles		1.20	7.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05604-7501	2-05606-0001	2-05825-1554
Condominium Section	16-R1		
Address	2718 SCHURZ AVENUE	2631 SCHURZ AVENUE	6225 BROADWAY
Neighborhood	THROGS NECK	THROGS NECK	FIELDSTON
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	52	79	96
Year Built	1984	1978	1950
Gross SqFt	63,416	46,832	78,825
Estimated Gross Income	\$951,240	\$811,185	\$1,030,952
Gross Income per SqFt	\$15.00	\$17.32	\$13.08
Full Market Value	\$3,220,003	\$3,030,000	\$3,210,000
Market Value per SqFt	\$51.00	\$65.00	\$40.70
Distance from Condominium in miles		0.20	7.00

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05606-7502	2-05786-0240	2-03187-0045
Condominium Section	56-R1		
Address	195 BALCOM AVENUE	3205 OXFORD AVENUE	2327 WALTON AVENUE
Neighborhood	THROGS NECK	RIVERDALE	FORDHAM
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	17
Year Built	1997	1985	1926
Gross SqFt	19,080	6,260	16,200
Estimated Gross Income	\$331,038	\$116,238	\$218,062
Gross Income per SqFt	\$17.35	\$18.57	\$13.46
Full Market Value	\$1,309,999	\$435,000	\$679,000
Market Value per SqFt	\$69.00	\$69.00	\$41.90
Distance from Condominium in miles		6.70	5.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05643-7501	2-05371-0060	2-05844-1935
Condominium Section	60-R1		
Address	190 FORDHAM STREET	3080 EAST TREMONT AVENUE	5431 SYLVAN AVENUE
Neighborhood	CITY ISLAND	SCHUYLerville/PELHAM BAY	RIVERDALE
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	16	27	24
Year Built	1897	1962	1972
Gross SqFt	16,605	16,507	18,756
Estimated Gross Income	\$215,865	\$215,923	\$297,022
Gross Income per SqFt	\$13.00	\$13.08	\$15.84
Full Market Value	\$671,998	\$672,000	\$1,000,000
Market Value per SqFt	\$40.50	\$40.70	\$53.00
Distance from Condominium in miles		2.85	7.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05723-7501	2-05796-0129	2-05903-0283
Condominium Section	84-R1		
Address	2287 JOHNSON AVENUE	3660 OXFORD AVENUE	3611 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	73	77	123
Year Built	1983	1967	1951
Gross SqFt	99,590	106,934	134,000
Estimated Gross Income	\$1,309,608	\$1,346,616	\$1,961,368
Gross Income per SqFt	\$13.15	\$12.59	\$14.64
Full Market Value	\$4,080,005	\$3,780,000	\$6,630,000
Market Value per SqFt	\$41.00	\$35.30	\$49.50
Distance from Condominium in miles		0.80	0.70

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05725-7501	2-05716-0287	2-05781-1100
Condominium Section	11-R1		
Address	2600 HENRY HUDSON PARKWAY	2475 PALISADE AVENUE	3900 HENRY HUDSON PARKWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	37
Year Built	1941	1932	1928
Gross SqFt	35,000	31,098	37,962
Estimated Gross Income	\$490,000	\$518,602	\$413,477
Gross Income per SqFt	\$14.00	\$16.68	\$10.89
Full Market Value	\$1,530,000	\$1,750,000	\$1,070,000
Market Value per SqFt	\$43.70	\$56.00	\$28.20
Distance from Condominium in miles		0.30	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05745-7501	2-03198-0021	2-05851-2105
Condominium Section	28-R1		
Address	2521 PALISADE AVENUE	2326 GRAND AVENUE	6425 BROADWAY
Neighborhood	RIVERDALE	KINGSBRIDGE HTS/UNIV HTS	RIVERDALE
Building Classification	R4-ELEVATOR	C1-WALK-UP	D3-ELEVATOR
Total Units	36	36	55
Year Built	1986	1922	1974
Gross SqFt	62,350	24,610	48,100
Estimated Gross Income	\$857,312	\$336,561	\$846,245
Gross Income per SqFt	\$13.75	\$13.68	\$17.59
Full Market Value	\$2,669,999	\$1,050,000	\$3,160,000
Market Value per SqFt	\$42.80	\$42.70	\$66.00
Distance from Condominium in miles		1.85	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05771-7501	2-05920-0670	2-05792-0430
Condominium Section	41-R1		
Address	3636 FIELDSTON ROAD	3801 HUDSON MANOR TERRACE	530 WEST 236 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D7-ELEVATOR
Total Units	106	135	86
Year Built	1962	1960	1954
Gross SqFt	132,000	152,400	103,392
Estimated Gross Income	\$1,782,000	\$2,071,191	\$1,549,644
Gross Income per SqFt	\$13.50	\$13.59	\$14.99
Full Market Value	\$5,550,000	\$6,450,000	\$5,240,000
Market Value per SqFt	\$42.00	\$42.30	\$51.00
Distance from Condominium in miles		0.50	0.10

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05777-7501	2-03074-0037	2-03121-0038
Condominium Section	79-R1		
Address	3816 WALDO AVENUE	651 CRESCENT AVENUE	906 EAST 178 STREET
Neighborhood	KINGSBRIDGE/JEROME PARK	BELMONT	EAST TREMONT
Building Classification	R4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	25	27	35
Year Built	2004	1913	2008
Gross SqFt	55,005	19,185	36,596
Estimated Gross Income	\$855,572	\$275,313	\$717,348
Gross Income per SqFt	\$15.55	\$14.35	\$19.60
Full Market Value	\$2,890,008	\$931,000	\$1,520,000
Market Value per SqFt	\$53.00	\$48.50	\$41.50
Distance from Condominium in miles		2.45	3.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05780-7501	2-05773-0290	2-05754-0072
Condominium Section	40-R1		
Address	3900 GREYSTONE AVENUE	275 WEST 238 STREET	222 WEST 233 STREET
Neighborhood	RIVERDALE	KINGSBRIDGE/JEROME PARK	KINGSBRIDGE/JEROME PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	72	72
Year Built	1928	1937	1928
Gross SqFt	95,061	71,091	66,270
Estimated Gross Income	\$1,140,732	\$997,401	\$761,476
Gross Income per SqFt	\$12.00	\$14.03	\$11.49
Full Market Value	\$3,210,002	\$3,110,000	\$2,140,000
Market Value per SqFt	\$33.80	\$43.70	\$32.30
Distance from Condominium in miles		0.30	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05787-7501	2-03119-0066	2-05798-0101
Condominium Section	30-R1		
Address	3240 NETHERLAND AVENUE	2155 MOHEGAN AVENUE	3615 OXFORD AVENUE
Neighborhood	RIVERDALE	EAST TREMONT	RIVERDALE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	15
Year Built	1988	1912	1980
Gross SqFt	10,108	10,500	7,550
Estimated Gross Income	\$189,525	\$120,750	\$156,480
Gross Income per SqFt	\$18.75	\$11.50	\$20.73
Full Market Value	\$708,999	\$339,000	\$585,000
Market Value per SqFt	\$70.00	\$32.30	\$77.00
Distance from Condominium in miles		2.95	0.20

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05788-7501	2-05722-0475	2-05909-0825
Condominium Section	106-R1		
Address	3220 ARLINGTON AVENUE	2600 NETHERLAND AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	26	608	403
Year Built	2004	1975	1958
Gross SqFt	105,300	844,578	443,283
Estimated Gross Income	\$2,711,475	\$15,587,450	\$9,589,106
Gross Income per SqFt	\$25.80	\$18.46	\$21.63
Full Market Value	\$12,000,004	\$58,300,000	\$39,700,000
Market Value per SqFt	\$114.00	\$69.00	\$90.00
Distance from Condominium in miles		0.50	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05789-7501	2-03123-0056	2-03519-0034
Condominium Section	32-R1		
Address	3220 FAIRFIELD AVENUE	882 EAST 180 STREET	549 COMMONWEALTH AVENUE
Neighborhood	RIVERDALE	EAST TREMONT	SOUNDVIEW
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	30	59
Year Built	1989	1916	1932
Gross SqFt	30,743	34,200	49,458
Estimated Gross Income	\$445,773	\$620,288	\$726,159
Gross Income per SqFt	\$14.50	\$18.14	\$14.68
Full Market Value	\$1,509,999	\$2,320,000	\$2,650,000
Market Value per SqFt	\$49.10	\$68.00	\$54.00
Distance from Condominium in miles		3.15	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05791-7501	2-03121-0038	2-05723-0100
Condominium Section	95-R1		
Address	3536 CAMBRIDGE AVENUE	906 EAST 178 STREET	500 KAPPOCK STREET
Neighborhood	RIVERDALE	EAST TREMONT	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	35	82
Year Built	2005	2008	1950
Gross SqFt	52,918	36,596	59,142
Estimated Gross Income	\$1,111,278	\$717,348	\$1,204,598
Gross Income per SqFt	\$21.00	\$19.60	\$20.37
Full Market Value	\$4,599,992	\$1,520,000	\$4,500,000
Market Value per SqFt	\$87.00	\$41.50	\$76.00
Distance from Condominium in miles		3.20	0.75

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05798-7501	2-03121-0038	2-05798-0101
Condominium Section	62-R1		
Address	3614 JOHNSON AVENUE	906 EAST 178 STREET	3615 OXFORD AVENUE
Neighborhood	RIVERDALE	EAST TREMONT	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	15	35	15
Year Built	2002	2008	1980
Gross SqFt	14,969	36,596	7,550
Estimated Gross Income	\$284,411	\$717,348	\$156,480
Gross Income per SqFt	\$19.00	\$19.60	\$20.73
Full Market Value	\$1,059,997	\$1,520,000	\$585,000
Market Value per SqFt	\$71.00	\$41.50	\$77.00
Distance from Condominium in miles		3.35	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05798-7502	2-05844-1935	2-05907-0348
Condominium Section	67-R1		
Address	3625 OXFORD AVENUE	5431 SYLVAN AVENUE	3725 BLACKSTONE AVENUE
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	23	24	42
Year Built	2005	1972	1968
Gross SqFt	40,468	18,756	41,803
Estimated Gross Income	\$617,137	\$297,022	\$660,893
Gross Income per SqFt	\$15.25	\$15.84	\$15.81
Full Market Value	\$2,090,002	\$1,000,000	\$2,230,000
Market Value per SqFt	\$52.00	\$53.00	\$53.00
Distance from Condominium in miles		1.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05857-7501	2-05814-1155	2-05864-0516
Condominium Section	19-R1		
Address	5775 MOSHOLU AVENUE	210 WEST 251 STREET	6555 BROADWAY
Neighborhood	RIVERDALE	FIELDSTON	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	70	73
Year Built	1962	1960	1961
Gross SqFt	71,146	75,000	62,570
Estimated Gross Income	\$960,471	\$1,113,242	\$840,222
Gross Income per SqFt	\$13.50	\$14.84	\$13.43
Full Market Value	\$2,989,996	\$3,760,000	\$2,620,000
Market Value per SqFt	\$42.00	\$50.00	\$41.90
Distance from Condominium in miles		0.80	0.10

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05903-7501	2-05723-0100	2-05851-2105
Condominium Section	92-R1		
Address	640 WEST 237 STREET	500 KAPPOCK STREET	6425 BROADWAY
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	65	82	55
Year Built	2006	1950	1974
Gross SqFt	163,887	59,142	48,100
Estimated Gross Income	\$4,220,090	\$1,204,598	\$846,245
Gross Income per SqFt	\$25.70	\$20.37	\$17.59
Full Market Value	\$17,499,999	\$4,500,000	\$3,160,000
Market Value per SqFt	\$107.00	\$76.00	\$66.00
Distance from Condominium in miles		0.70	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05904-7501	2-05716-0287	2-03077-0050
Condominium Section	63-R1		
Address	3800 BLACKSTONE AVENUE	2475 PALISADE AVENUE	2463 HUGHES AVENUE
Neighborhood	RIVERDALE	RIVERDALE	BELMONT
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	12	25	16
Year Built	2004	1932	2004
Gross SqFt	20,280	31,098	13,520
Estimated Gross Income	\$323,466	\$518,602	\$227,559
Gross Income per SqFt	\$15.95	\$16.68	\$16.83
Full Market Value	\$1,090,000	\$1,750,000	\$851,000
Market Value per SqFt	\$54.00	\$56.00	\$63.00
Distance from Condominium in miles		0.90	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05923-7501	2-05909-0163	2-05909-0825
Condominium Section	6-R1		
Address	4455 DOUGLAS AVENUE	3950 BLACKSTONE AVENUE	630 WEST 246 STREET
Neighborhood	RIVERDALE	RIVERDALE	RIVERDALE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	177	176	403
Year Built	1955	1959	1958
Gross SqFt	292,370	237,000	443,283
Estimated Gross Income	\$5,262,660	\$3,082,644	\$9,589,106
Gross Income per SqFt	\$18.00	\$13.01	\$21.63
Full Market Value	\$19,699,995	\$9,600,000	\$39,700,000
Market Value per SqFt	\$67.00	\$40.50	\$90.00
Distance from Condominium in miles		0.30	0.30

BOROUGH OF BRONX - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	2-05944-7501	2-05333-0106	2-05388-0009
Condominium Section	38-R1		
Address	4961 HENRY HUDSON PARKWAY	1235 BRADFORD AVENUE	1564 MAYFLOWER AVENUE
Neighborhood	RIVERDALE	SCHUYLERVILLE/PELHAM BAY	SCHUYLERVILLE/PELHAM BAY
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	13	13
Year Built	1940	1929	1931
Gross SqFt	15,934	6,510	10,100
Estimated Gross Income	\$223,076	\$118,527	\$124,878
Gross Income per SqFt	\$14.00	\$18.21	\$12.36
Full Market Value	\$695,002	\$443,000	\$351,000
Market Value per SqFt	\$43.60	\$68.00	\$34.80
Distance from Condominium in miles		5.90	5.50