

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00011-0014	1-00053-0033	1-00071-0001
Address	26 BEAVER STREET	110 GREENWICH STREET	156 FRONT STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D2-ELEVATOR
Total Units	21	60	64
Year Built	1909	1929	1930
Gross SqFt	51,387	57,941	50,955
Estimated Gross Income	\$1,695,771	\$2,231,133	\$1,651,435
Gross Income per SqFt	\$33.00	\$38.50	\$32.40
Full Market Value	\$8,120,000	\$11,200,000	\$7,910,000
Market Value per SqFt	\$158.00	\$193.00	\$155.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00028-0001	1-00042-0001	1-00021-0006
Address	3 HANOVER SQUARE	100 MAIDEN LANE	69 BROADWAY
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	209	342	237
Year Built	1926	1930	1900
Gross SqFt	239,121	290,116	303,086
Estimated Gross Income	\$7,412,751	\$10,561,837	\$9,886,246
Gross Income per SqFt	\$31.00	\$36.40	\$32.60
Full Market Value	\$35,500,000	\$53,000,000	\$47,400,000
Market Value per SqFt	\$148.00	\$183.00	\$156.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00064-0008	1-00077-0024	1-00068-0016
Address	53 LIBERTY STREET	82 FULTON STREET	84 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	94	208	124
Year Built	1911	1900	1907
Gross SqFt	167,448	159,000	111,184
Estimated Gross Income	\$5,860,680	\$5,484,019	\$4,867,077
Gross Income per SqFt	\$35.00	\$34.50	\$43.80
Full Market Value	\$28,100,000	\$26,300,000	\$24,400,000
Market Value per SqFt	\$168.00	\$165.00	\$219.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00065-0017	1-00077-0024	1-00068-0016
Address	176 BROADWAY	82 FULTON STREET	84 WILLIAM STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	82	208	124
Year Built	1927	1900	1907
Gross SqFt	168,176	159,000	111,184
Estimated Gross Income	\$5,886,160	\$5,484,019	\$4,867,077
Gross Income per SqFt	\$35.00	\$34.50	\$43.80
Full Market Value	\$28,200,000	\$26,300,000	\$24,400,000
Market Value per SqFt	\$168.00	\$165.00	\$219.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00094-0001	1-00934-0001	1-00142-0025
Address	80 GOLD STREET	500 2 AVENUE	310 GREENWICH STREET
Neighborhood	SOUTHBRIDGE	KIPS BAY	TRIBECA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,664	900	2,256
Year Built	1971	1975	1975
Gross SqFt	2,075,590	829,024	1,970,736
Estimated Gross Income	\$58,116,520	\$28,328,264	\$44,219,589
Gross Income per SqFt	\$28.00	\$34.20	\$22.44
Full Market Value	\$136,000,000	\$123,000,000	\$161,000,000
Market Value per SqFt	\$66.00	\$148.00	\$82.00
Distance from Cooperative in miles		2.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00100-0026	1-01125-0009	1-00771-0046
Address	138 NASSAU STREET	37 WEST 72 STREET	196 7 AVENUE
Neighborhood	SOUTHBRIDGE	UPPER WEST SIDE (59-79)	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	43	94	85
Year Built	1901	1929	1940
Gross SqFt	79,422	80,281	76,450
Estimated Gross Income	\$2,064,972	\$2,183,172	\$1,885,000
Gross Income per SqFt	\$26.00	\$27.20	\$24.66
Full Market Value	\$8,970,000	\$10,500,000	\$8,180,000
Market Value per SqFt	\$113.00	\$131.00	\$107.00
Distance from Cooperative in miles		4.75	2.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00101-0001	1-01169-0008	1-01148-0001
Address	36 PARK ROW	2181 BROADWAY	341 AMSTERDAM AVENUE
Neighborhood	SOUTHBRIDGE	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	51	115	103
Year Built	1900	1924	1925
Gross SqFt	111,685	114,767	125,040
Estimated Gross Income	\$2,903,810	\$3,182,029	\$3,218,618
Gross Income per SqFt	\$26.00	\$27.70	\$25.70
Full Market Value	\$12,600,000	\$15,200,000	\$14,000,000
Market Value per SqFt	\$113.00	\$132.00	\$112.00
Distance from Cooperative in miles		5.10	4.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00106-0007	1-01424-0029	1-01229-0006
Address	266 WATER STREET	226 EAST 70 STREET	265 WEST 81 STREET
Neighborhood	SOUTHBRIDGE	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	24	50	36
Year Built	1900	1921	1900
Gross SqFt	41,203	41,898	41,137
Estimated Gross Income	\$1,318,496	\$1,669,663	\$1,160,460
Gross Income per SqFt	\$32.00	\$39.90	\$28.20
Full Market Value	\$6,320,000	\$8,370,000	\$5,560,000
Market Value per SqFt	\$153.00	\$200.00	\$135.00
Distance from Cooperative in miles		4.55	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00117-0001	1-01465-0021	1-01079-9029
Address	185 PARK ROW	1313 YORK AVENUE	737 10 AVENUE
Neighborhood	CIVIC CENTER	UPPER EAST SIDE (59-79)	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	880	442	394
Year Built	1960	1966	1975
Gross SqFt	515,425	400,612	419,217
Estimated Gross Income	\$13,401,050	\$11,203,842	\$11,626,089
Gross Income per SqFt	\$26.00	\$28.00	\$27.70
Full Market Value	\$58,200,000	\$53,700,000	\$55,700,000
Market Value per SqFt	\$113.00	\$134.00	\$133.00
Distance from Cooperative in miles		4.35	3.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00134-0025	1-00786-0042	1-01029-0036
Address	258 BROADWAY	488 7 AVENUE	910 7 AVENUE
Neighborhood	CIVIC CENTER	FASHION	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	46	108	66
Year Built	1915	1902	1913
Gross SqFt	88,320	88,872	94,166
Estimated Gross Income	\$2,826,240	\$3,037,391	\$2,796,271
Gross Income per SqFt	\$32.00	\$34.20	\$29.70
Full Market Value	\$13,500,000	\$14,500,000	\$13,400,000
Market Value per SqFt	\$153.00	\$163.00	\$142.00
Distance from Cooperative in miles		2.85	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00137-0005	1-01319-0029	1-01321-0034
Address	76 WARREN STREET	847 2 AVENUE	230 EAST 48 STREET
Neighborhood	TRIBECA	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	34	92	68
Year Built	1915	1939	1928
Gross SqFt	70,000	70,592	68,564
Estimated Gross Income	\$2,100,000	\$2,119,582	\$2,041,592
Gross Income per SqFt	\$30.00	\$30.00	\$29.80
Full Market Value	\$10,100,000	\$10,200,000	\$9,780,000
Market Value per SqFt	\$144.00	\$144.00	\$143.00
Distance from Cooperative in miles		3.25	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00137-0035	1-00572-0026	1-00562-0044
Address	90 WEST BROADWAY	24 WEST 9 STREET	25 EAST 10 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	21	50	62
Year Built	1920	1923	1929
Gross SqFt	48,079	46,137	45,496
Estimated Gross Income	\$1,490,449	\$1,822,797	\$1,596,000
Gross Income per SqFt	\$31.00	\$39.50	\$35.10
Full Market Value	\$7,140,000	\$9,140,000	\$7,640,000
Market Value per SqFt	\$149.00	\$198.00	\$168.00
Distance from Cooperative in miles		1.40	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00140-0001	1-00230-0033	1-00772-0045
Address	139 CHAMBERS STREET	25 MERCER STREET	214 7 AVENUE
Neighborhood	TRIBECA	SOHO	CHELSEA
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	17	44
Year Built	1915	1920	1890
Gross SqFt	26,531	23,975	22,974
Estimated Gross Income	\$776,031	\$707,000	\$668,270
Gross Income per SqFt	\$29.20	\$29.50	\$29.10
Full Market Value	\$3,720,000	\$3,390,000	\$3,200,000
Market Value per SqFt	\$140.00	\$141.00	\$139.00
Distance from Cooperative in miles		0.50	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0001	1-00850-0064	1-01048-0026
Address	47 HUDSON STREET	12 EAST 22 STREET	307 WEST 57 STREET
Neighborhood	TRIBECA	FLATIRON	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	45	87	125
Year Built	1930	1911	1928
Gross SqFt	77,630	78,646	75,617
Estimated Gross Income	\$2,328,900	\$2,990,639	\$2,183,365
Gross Income per SqFt	\$30.00	\$38.00	\$28.90
Full Market Value	\$11,200,000	\$15,000,000	\$10,500,000
Market Value per SqFt	\$144.00	\$191.00	\$139.00
Distance from Cooperative in miles		1.85	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0004	1-01162-0046	1-01210-0001
Address	55 HUDSON STREET	228 WEST 71 STREET	401 AMSTERDAM AVENUE
Neighborhood	TRIBECA	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	63	170	80
Year Built	1900	1917	1927
Gross SqFt	103,750	106,920	106,521
Estimated Gross Income	\$3,112,500	\$3,545,324	\$2,936,213
Gross Income per SqFt	\$30.00	\$33.20	\$27.60
Full Market Value	\$14,900,000	\$17,000,000	\$14,100,000
Market Value per SqFt	\$144.00	\$159.00	\$132.00
Distance from Cooperative in miles		4.35	4.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0009	1-01468-0047	1-01518-0039
Address	173 DUANE STREET	1378 1 AVENUE	1600 3 AVENUE
Neighborhood	TRIBECA	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	46	35
Year Built	1925	1910	1920
Gross SqFt	24,500	24,526	24,942
Estimated Gross Income	\$784,000	\$806,081	\$792,976
Gross Income per SqFt	\$32.00	\$32.90	\$31.80
Full Market Value	\$3,760,000	\$3,860,000	\$3,800,000
Market Value per SqFt	\$153.00	\$157.00	\$152.00
Distance from Cooperative in miles		4.50	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00143-0021	1-00590-0022	1-01008-0026
Address	335 GREENWICH STREET	12 JONES STREET	105 WEST 55 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	29	59	55
Year Built	1931	1920	1917
Gross SqFt	55,800	56,700	54,838
Estimated Gross Income	\$1,729,800	\$1,765,933	\$1,767,341
Gross Income per SqFt	\$31.00	\$31.10	\$32.20
Full Market Value	\$8,290,000	\$8,460,000	\$8,470,000
Market Value per SqFt	\$149.00	\$149.00	\$154.00
Distance from Cooperative in miles		1.05	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00144-0001	1-00850-0064	1-01048-0026
Address	16 HUDSON STREET	12 EAST 22 STREET	307 WEST 57 STREET
Neighborhood	TRIBECA	FLATIRON	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	33	87	125
Year Built	1915	1911	1928
Gross SqFt	78,306	78,646	75,617
Estimated Gross Income	\$2,349,180	\$2,990,639	\$2,183,365
Gross Income per SqFt	\$30.00	\$38.00	\$28.90
Full Market Value	\$11,300,000	\$15,000,000	\$10,500,000
Market Value per SqFt	\$144.00	\$191.00	\$139.00
Distance from Cooperative in miles		1.90	3.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00144-0023	1-00775-0009	1-01010-0051
Address	84 THOMAS STREET	245 WEST 25 STREET	150 WEST 58 STREET
Neighborhood	TRIBECA	CHELSEA	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	16	68	59
Year Built	1910	1938	1927
Gross SqFt	37,960	36,500	39,720
Estimated Gross Income	\$1,214,720	\$1,226,104	\$1,308,175
Gross Income per SqFt	\$32.00	\$33.60	\$32.90
Full Market Value	\$5,820,000	\$5,870,000	\$6,270,000
Market Value per SqFt	\$153.00	\$161.00	\$158.00
Distance from Cooperative in miles		2.10	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00146-0021	1-00592-0082	1-00504-0031
Address	134 DUANE STREET	129 WEST WASHINGTON PLACE	112 SULLIVAN STREET
Neighborhood	CIVIC CENTER	GREENWICH VILLAGE-WEST	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	22	52	60
Year Built	1920	1924	1920
Gross SqFt	38,700	38,214	38,880
Estimated Gross Income	\$1,083,600	\$1,347,000	\$1,049,470
Gross Income per SqFt	\$28.00	\$35.20	\$27.00
Full Market Value	\$5,190,000	\$6,450,000	\$5,030,000
Market Value per SqFt	\$134.00	\$169.00	\$129.00
Distance from Cooperative in miles		1.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00150-0010	1-00903-0013	1-01200-0043
Address	74 READE STREET	217 EAST 22 STREET	20 WEST 87 STREET
Neighborhood	CIVIC CENTER	GRAMERCY	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	12	35	16
Year Built	1915	1920	1910
Gross SqFt	17,056	17,526	17,046
Estimated Gross Income	\$544,086	\$628,320	\$476,954
Gross Income per SqFt	\$31.90	\$35.90	\$28.00
Full Market Value	\$2,610,000	\$3,010,000	\$2,280,000
Market Value per SqFt	\$153.00	\$172.00	\$134.00
Distance from Cooperative in miles		2.00	5.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00161-0001	1-00913-0001	1-01314-0021
Address	196 PARK ROW	471 3 AVENUE	747 2 AVENUE
Neighborhood	CIVIC CENTER	MURRAY HILL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	253	311	276
Year Built	1965	1972	1972
Gross SqFt	306,862	351,560	387,761
Estimated Gross Income	\$10,433,308	\$12,168,616	\$12,821,726
Gross Income per SqFt	\$34.00	\$34.60	\$33.10
Full Market Value	\$50,000,000	\$58,300,000	\$61,400,000
Market Value per SqFt	\$163.00	\$166.00	\$158.00
Distance from Cooperative in miles		2.40	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00172-0001	1-00786-0042	1-00732-0007
Address	364 BROADWAY	488 7 AVENUE	455 WEST 34 STREET
Neighborhood	CHINATOWN	FASHION	JAVITS CENTER
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	40	108	128
Year Built	1920	1902	1929
Gross SqFt	93,378	88,872	97,867
Estimated Gross Income	\$2,367,132	\$3,037,391	\$2,574,079
Gross Income per SqFt	\$25.30	\$34.20	\$26.30
Full Market Value	\$10,300,000	\$14,500,000	\$11,200,000
Market Value per SqFt	\$110.00	\$163.00	\$114.00
Distance from Cooperative in miles		2.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00178-0025	1-01445-0035	1-01243-0061
Address	13 WHITE STREET	330 EAST 71 STREET	736 WEST END AVENUE
Neighborhood	CIVIC CENTER	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	29	59	57
Year Built	1890	1940	1927
Gross SqFt	49,000	53,768	49,603
Estimated Gross Income	\$1,053,500	\$1,406,432	\$840,831
Gross Income per SqFt	\$21.50	\$26.20	\$16.95
Full Market Value	\$4,570,000	\$6,110,000	\$3,330,000
Market Value per SqFt	\$93.00	\$114.00	\$67.00
Distance from Cooperative in miles		4.15	5.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0006	1-00564-0004	1-01143-0042
Address	7 WORTH STREET	107 UNIVERSITY PLACE	124 WEST 72 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	18	47	53
Year Built	1920	1940	1916
Gross SqFt	43,094	43,395	40,982
Estimated Gross Income	\$1,077,350	\$1,165,000	\$998,576
Gross Income per SqFt	\$25.00	\$26.80	\$24.37
Full Market Value	\$4,680,000	\$5,060,000	\$4,340,000
Market Value per SqFt	\$109.00	\$117.00	\$106.00
Distance from Cooperative in miles		1.35	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0011	1-01341-0032	1-00716-0062
Address	1 WORTH STREET	344 EAST 49 STREET	448 WEST 19 STREET
Neighborhood	TRIBECA	MIDTOWN EAST	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	27	40
Year Built	1915	1901	1910
Gross SqFt	19,285	17,900	19,100
Estimated Gross Income	\$636,405	\$651,166	\$638,241
Gross Income per SqFt	\$33.00	\$36.40	\$33.40
Full Market Value	\$3,050,000	\$3,270,000	\$3,060,000
Market Value per SqFt	\$158.00	\$183.00	\$160.00
Distance from Cooperative in miles		3.15	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0017	1-01008-0026	1-01467-0005
Address	84 HUDSON STREET	105 WEST 55 STREET	405 EAST 72 STREET
Neighborhood	TRIBECA	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	38	55	47
Year Built	1915	1917	1936
Gross SqFt	51,748	54,838	49,590
Estimated Gross Income	\$1,500,692	\$1,767,341	\$1,295,423
Gross Income per SqFt	\$29.00	\$32.20	\$26.10
Full Market Value	\$7,190,000	\$8,470,000	\$5,620,000
Market Value per SqFt	\$139.00	\$154.00	\$113.00
Distance from Cooperative in miles		3.45	4.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0021	1-01568-0037	1-01244-0081
Address	10 LEONARD STREET	422 EAST 89 STREET	308 WEST 82 STREET
Neighborhood	TRIBECA	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	17	24	49
Year Built	1920	1920	1906
Gross SqFt	29,610	29,459	29,100
Estimated Gross Income	\$769,860	\$927,181	\$761,231
Gross Income per SqFt	\$26.00	\$31.50	\$26.20
Full Market Value	\$3,340,000	\$4,440,000	\$3,310,000
Market Value per SqFt	\$113.00	\$151.00	\$114.00
Distance from Cooperative in miles		5.20	4.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00179-0056	1-01517-0050	1-01217-0025
Address	100 HUDSON STREET	1329 LEXINGTON AVENUE	115 WEST 86 STREET
Neighborhood	TRIBECA	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	49	98	81
Year Built	1919	1929	1931
Gross SqFt	73,954	80,351	83,837
Estimated Gross Income	\$2,218,620	\$2,414,297	\$2,437,771
Gross Income per SqFt	\$30.00	\$30.00	\$29.10
Full Market Value	\$10,600,000	\$11,600,000	\$11,700,000
Market Value per SqFt	\$143.00	\$144.00	\$140.00
Distance from Cooperative in miles		5.10	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00187-0030	1-00786-0042	1-01029-0036
Address	105 HUDSON STREET	488 7 AVENUE	910 7 AVENUE
Neighborhood	TRIBECA	FASHION	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	32	108	66
Year Built	1920	1902	1913
Gross SqFt	89,724	88,872	94,166
Estimated Gross Income	\$2,512,272	\$3,037,391	\$2,796,271
Gross Income per SqFt	\$28.00	\$34.20	\$29.70
Full Market Value	\$12,000,000	\$14,500,000	\$13,400,000
Market Value per SqFt	\$134.00	\$163.00	\$142.00
Distance from Cooperative in miles		2.50	3.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00188-0001	1-00174-0007	1-00765-0065
Address	55 NORTH MOORE STREET	75 LEONARD STREET	242 WEST 16 STREET
Neighborhood	TRIBECA	CIVIC CENTER	CHELSEA
Building Classification	D4-ELEVATOR	C7-WALK-UP	C4-WALK-UP
Total Units	14	18	48
Year Built	1915	1920	1910
Gross SqFt	23,700	23,072	21,642
Estimated Gross Income	\$734,700	\$750,212	\$651,000
Gross Income per SqFt	\$31.00	\$32.50	\$30.10
Full Market Value	\$3,520,000	\$3,590,000	\$3,120,000
Market Value per SqFt	\$149.00	\$156.00	\$144.00
Distance from Cooperative in miles		0.30	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-0025	1-00590-0016	1-01568-0037
Address	34 NORTH MOORE STREET	22 JONES STREET	422 EAST 89 STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	38	24
Year Built	1910	1940	1920
Gross SqFt	28,500	28,656	29,459
Estimated Gross Income	\$897,750	\$936,000	\$927,181
Gross Income per SqFt	\$31.50	\$32.70	\$31.50
Full Market Value	\$4,300,000	\$4,480,000	\$4,440,000
Market Value per SqFt	\$151.00	\$156.00	\$151.00
Distance from Cooperative in miles		0.90	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00189-0030	1-01143-0060	1-01995-0016
Address	20 NORTH MOORE STREET	166 WEST 72 STREET	41 TIEMANN PLACE
Neighborhood	TRIBECA	UPPER WEST SIDE (59-79)	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	20	51	94
Year Built	1921	1911	1907
Gross SqFt	60,600	59,210	57,996
Estimated Gross Income	\$1,408,950	\$1,501,444	\$1,228,963
Gross Income per SqFt	\$23.25	\$25.40	\$21.19
Full Market Value	\$6,120,000	\$6,520,000	\$5,340,000
Market Value per SqFt	\$101.00	\$110.00	\$92.00
Distance from Cooperative in miles		4.20	7.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00210-0026	1-00576-0076	1-00553-0041
Address	45 LISPENARD STREET	71 WEST 12 STREET	123 WAVERLY PLACE
Neighborhood	TRIBECA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	19	46	47
Year Built	1920	1922	1917
Gross SqFt	37,400	37,824	37,939
Estimated Gross Income	\$897,600	\$970,000	\$838,196
Gross Income per SqFt	\$24.00	\$25.60	\$22.09
Full Market Value	\$3,900,000	\$4,210,000	\$3,640,000
Market Value per SqFt	\$104.00	\$111.00	\$96.00
Distance from Cooperative in miles		1.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00214-0025	1-01045-0042	1-01057-0048
Address	135 HUDSON STREET	320 WEST 55 STREET	426 WEST 48 STREET
Neighborhood	TRIBECA	MIDTOWN WEST	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	40	36
Year Built	1915	1900	1900
Gross SqFt	22,363	17,552	20,235
Estimated Gross Income	\$637,345	\$495,371	\$627,534
Gross Income per SqFt	\$28.50	\$28.20	\$31.00
Full Market Value	\$3,050,000	\$2,370,000	\$3,010,000
Market Value per SqFt	\$136.00	\$135.00	\$149.00
Distance from Cooperative in miles		3.30	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00219-0026	1-01568-0037	1-00844-0008
Address	165 HUDSON STREET	422 EAST 89 STREET	9 EAST 16 STREET
Neighborhood	TRIBECA	UPPER EAST SIDE (79-96)	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	24	16
Year Built	1910	1920	1900
Gross SqFt	30,000	29,459	30,680
Estimated Gross Income	\$930,000	\$927,181	\$1,205,914
Gross Income per SqFt	\$31.00	\$31.50	\$39.30
Full Market Value	\$4,450,000	\$4,440,000	\$6,050,000
Market Value per SqFt	\$148.00	\$151.00	\$197.00
Distance from Cooperative in miles		5.00	1.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00229-0020	1-00591-0040	1-00617-0021
Address	71 GRAND STREET	317 BLEECKER STREET	221 WEST 12 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	18	56	53
Year Built	1920	1900	1930
Gross SqFt	42,240	41,748	43,280
Estimated Gross Income	\$1,436,160	\$1,538,526	\$1,547,000
Gross Income per SqFt	\$34.00	\$36.90	\$35.70
Full Market Value	\$6,880,000	\$7,720,000	\$7,410,000
Market Value per SqFt	\$163.00	\$185.00	\$171.00
Distance from Cooperative in miles		0.85	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00229-0022	1-01515-0007	1-01217-0025
Address	75 GRAND STREET	103 EAST 86 STREET	115 WEST 86 STREET
Neighborhood	SOHO	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	31	52	81
Year Built	1915	1914	1931
Gross SqFt	85,676	91,260	83,837
Estimated Gross Income	\$2,527,442	\$2,722,144	\$2,437,771
Gross Income per SqFt	\$29.50	\$29.80	\$29.10
Full Market Value	\$12,100,000	\$13,000,000	\$11,700,000
Market Value per SqFt	\$141.00	\$142.00	\$140.00
Distance from Cooperative in miles		4.70	4.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00230-0015	1-00230-0033	1-00488-0037
Address	16 GREENE STREET	25 MERCER STREET	508 BROOME STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	12	17	14
Year Built	1920	1920	1900
Gross SqFt	23,628	23,975	21,598
Estimated Gross Income	\$756,096	\$707,000	\$777,850
Gross Income per SqFt	\$32.00	\$29.50	\$36.00
Full Market Value	\$3,620,000	\$3,390,000	\$3,900,000
Market Value per SqFt	\$153.00	\$141.00	\$181.00
Distance from Cooperative in miles		0.00	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00230-0031	1-00506-0016	1-00230-0033
Address	31 MERCER STREET	30 CHARLTON STREET	25 MERCER STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	14	86	17
Year Built	1920	1920	1920
Gross SqFt	30,000	44,256	23,975
Estimated Gross Income	\$930,000	\$1,431,367	\$707,000
Gross Income per SqFt	\$31.00	\$32.30	\$29.50
Full Market Value	\$4,450,000	\$6,860,000	\$3,390,000
Market Value per SqFt	\$148.00	\$155.00	\$141.00
Distance from Cooperative in miles		0.40	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00232-0009	1-00562-0044	1-00564-0004
Address	452 BROADWAY	25 EAST 10 STREET	107 UNIVERSITY PLACE
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	28	62	47
Year Built	1900	1929	1940
Gross SqFt	42,111	45,496	43,395
Estimated Gross Income	\$1,221,219	\$1,596,000	\$1,165,000
Gross Income per SqFt	\$29.00	\$35.10	\$26.80
Full Market Value	\$5,850,000	\$7,640,000	\$5,060,000
Market Value per SqFt	\$139.00	\$168.00	\$117.00
Distance from Cooperative in miles		0.95	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00243-0056	1-00246-0001	1-01896-0043
Address	645 WATER STREET	257 SOUTH STREET	425 RIVERSIDE DRIVE
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	212	254	178
Year Built	1962	1978	1925
Gross SqFt	251,500	262,875	263,040
Estimated Gross Income	\$4,992,275	\$5,809,716	\$4,626,472
Gross Income per SqFt	\$19.85	\$22.10	\$17.59
Full Market Value	\$18,200,000	\$25,200,000	\$18,300,000
Market Value per SqFt	\$72.00	\$96.00	\$70.00
Distance from Cooperative in miles		0.30	6.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00244-0019	1-01970-0002	1-02119-0036
Address	605 WATER STREET	1423 AMSTERDAM AVENUE	2034 AMSTERDAM AVENUE
Neighborhood	LOWER EAST SIDE	HARLEM-WEST	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	124	130	110
Year Built	1964	1988	1983
Gross SqFt	124,600	120,570	123,015
Estimated Gross Income	\$1,993,600	\$2,272,139	\$1,836,495
Gross Income per SqFt	\$16.00	\$18.84	\$14.93
Full Market Value	\$4,670,000	\$8,990,000	\$6,700,000
Market Value per SqFt	\$37.50	\$75.00	\$54.00
Distance from Cooperative in miles		7.40	8.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00253-0001	1-00934-0001	1-02001-9005
Address	2 MONROE STREET	500 2 AVENUE	3301 BROADWAY
Neighborhood	LOWER EAST SIDE	KIPS BAY	HARLEM-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	1,618	900	1,193
Year Built	1935	1975	1975
Gross SqFt	1,396,625	829,024	1,443,724
Estimated Gross Income	\$17,848,867	\$28,328,264	\$20,638,677
Gross Income per SqFt	\$12.78	\$34.20	\$14.30
Full Market Value	\$61,600,000	\$123,000,000	\$48,300,000
Market Value per SqFt	\$44.10	\$148.00	\$33.50
Distance from Cooperative in miles		2.20	7.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00259-0001	1-01970-0002	1-02119-0036
Address	604 WATER STREET	1423 AMSTERDAM AVENUE	2034 AMSTERDAM AVENUE
Neighborhood	LOWER EAST SIDE	HARLEM-WEST	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	124	130	110
Year Built	1964	1988	1983
Gross SqFt	126,150	120,570	123,015
Estimated Gross Income	\$2,018,400	\$2,272,139	\$1,836,495
Gross Income per SqFt	\$16.00	\$18.84	\$14.93
Full Market Value	\$4,730,000	\$8,990,000	\$6,700,000
Market Value per SqFt	\$37.50	\$75.00	\$54.00
Distance from Cooperative in miles		7.30	8.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00259-0071	1-00246-0001	1-00248-0015
Address	35 MONTGOMERY STREET	257 SOUTH STREET	82 WATER STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	145	254	201
Year Built	1964	1978	1995
Gross SqFt	287,175	262,875	260,000
Estimated Gross Income	\$4,724,028	\$5,809,716	\$2,816,504
Gross Income per SqFt	\$16.45	\$22.10	\$10.83
Full Market Value	\$11,100,000	\$25,200,000	\$8,750,000
Market Value per SqFt	\$38.70	\$96.00	\$33.70
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00263-0008	1-00966-0001	1-00934-0001
Address	453 F D R DRIVE	606 1 AVENUE	500 2 AVENUE
Neighborhood	LOWER EAST SIDE	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	836	707	900
Year Built	1955	1985	1975
Gross SqFt	923,000	835,279	829,024
Estimated Gross Income	\$27,690,000	\$29,112,548	\$28,328,264
Gross Income per SqFt	\$30.00	\$34.90	\$34.20
Full Market Value	\$133,000,000	\$139,000,000	\$123,000,000
Market Value per SqFt	\$144.00	\$166.00	\$148.00
Distance from Cooperative in miles		2.15	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00267-0001	1-01868-0001	1-02237-0001
Address	305 MADISON STREET	740 WEST END AVENUE	4761 BROADWAY
Neighborhood	LOWER EAST SIDE	UPPER WEST SIDE (96-116)	INWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	143	107	130
Year Built	1964	1915	1928
Gross SqFt	136,070	135,463	136,060
Estimated Gross Income	\$2,245,155	\$2,513,951	\$1,979,301
Gross Income per SqFt	\$16.50	\$18.56	\$14.55
Full Market Value	\$8,890,000	\$9,950,000	\$7,220,000
Market Value per SqFt	\$65.00	\$73.00	\$53.00
Distance from Cooperative in miles		5.60	10.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00289-9001	1-01171-0063	1-01549-0001
Address	1 BOWERY	55 WEST END AVENUE	1660 2 AVENUE
Neighborhood	CHINATOWN	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	790	1,008	698
Year Built	1977	1994	1964
Gross SqFt	1,217,600	925,889	690,703
Estimated Gross Income	\$35,310,400	\$29,313,577	\$19,385,377
Gross Income per SqFt	\$29.00	\$31.70	\$28.10
Full Market Value	\$169,000,000	\$140,000,000	\$92,900,000
Market Value per SqFt	\$139.00	\$151.00	\$135.00
Distance from Cooperative in miles		4.25	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00299-0027	1-00349-0019	1-00417-0019
Address	25 ORCHARD STREET	165 STANTON STREET	201 ALLEN STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C8-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	20	30
Year Built	1900	1920	1900
Gross SqFt	12,325	11,620	12,456
Estimated Gross Income	\$349,413	\$356,235	\$324,500
Gross Income per SqFt	\$28.30	\$30.70	\$26.10
Full Market Value	\$1,670,000	\$1,710,000	\$1,410,000
Market Value per SqFt	\$135.00	\$147.00	\$113.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00311-0013	1-00934-0001	1-02001-9005
Address	357 GRAND STREET	500 2 AVENUE	3301 BROADWAY
Neighborhood	LOWER EAST SIDE	KIPS BAY	HARLEM-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	893	900	1,193
Year Built	1960	1975	1975
Gross SqFt	986,641	829,024	1,443,724
Estimated Gross Income	\$18,746,179	\$28,328,264	\$20,638,677
Gross Income per SqFt	\$19.00	\$34.20	\$14.30
Full Market Value	\$74,200,000	\$123,000,000	\$48,300,000
Market Value per SqFt	\$75.00	\$148.00	\$33.50
Distance from Cooperative in miles		1.80	7.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00315-0001	1-00966-0001	1-02001-9005
Address	409 GRAND STREET	606 1 AVENUE	3301 BROADWAY
Neighborhood	LOWER EAST SIDE	KIPS BAY	HARLEM-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	880	707	1,193
Year Built	1960	1985	1975
Gross SqFt	1,034,940	835,279	1,443,724
Estimated Gross Income	\$19,663,860	\$29,112,548	\$20,638,677
Gross Income per SqFt	\$19.00	\$34.90	\$14.30
Full Market Value	\$77,800,000	\$139,000,000	\$48,300,000
Market Value per SqFt	\$75.00	\$166.00	\$33.50
Distance from Cooperative in miles		2.10	7.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00321-0001	1-00934-0001	1-02001-9005
Address	570 GRAND STREET	500 2 AVENUE	3301 BROADWAY
Neighborhood	LOWER EAST SIDE	KIPS BAY	HARLEM-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	842	900	1,193
Year Built	1955	1975	1975
Gross SqFt	1,231,250	829,024	1,443,724
Estimated Gross Income	\$23,393,750	\$28,328,264	\$20,638,677
Gross Income per SqFt	\$19.00	\$34.20	\$14.30
Full Market Value	\$92,600,000	\$123,000,000	\$48,300,000
Market Value per SqFt	\$75.00	\$148.00	\$33.50
Distance from Cooperative in miles		1.80	7.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00331-0001	1-00427-0001	1-00927-0001
Address	504 GRAND STREET	10 STANTON STREET	362 2 AVENUE
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	KIPS BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	240	145	211
Year Built	1929	1900	1930
Gross SqFt	216,200	167,453	185,127
Estimated Gross Income	\$5,794,160	\$4,571,132	\$4,868,938
Gross Income per SqFt	\$26.80	\$27.30	\$26.30
Full Market Value	\$25,200,000	\$10,700,000	\$21,100,000
Market Value per SqFt	\$117.00	\$64.00	\$114.00
Distance from Cooperative in miles		0.75	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00331-0065	1-00246-0001	1-00913-0001
Address	484 GRAND STREET	257 SOUTH STREET	471 3 AVENUE
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	274	254	311
Year Built	1949	1978	1972
Gross SqFt	299,510	262,875	351,560
Estimated Gross Income	\$7,592,578	\$5,809,716	\$12,168,616
Gross Income per SqFt	\$25.30	\$22.10	\$34.60
Full Market Value	\$33,000,000	\$25,200,000	\$58,300,000
Market Value per SqFt	\$110.00	\$96.00	\$166.00
Distance from Cooperative in miles		0.40	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00331-0120	1-01079-9029	1-00247-0001
Address	530 GRAND STREET	737 10 AVENUE	251 CHERRY STREET
Neighborhood	LOWER EAST SIDE	CLINTON	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	533	394	491
Year Built	1949	1975	1979
Gross SqFt	532,006	419,217	627,895
Estimated Gross Income	\$13,300,150	\$11,626,089	\$13,931,109
Gross Income per SqFt	\$25.00	\$27.70	\$22.19
Full Market Value	\$57,700,000	\$55,700,000	\$32,600,000
Market Value per SqFt	\$108.00	\$133.00	\$52.00
Distance from Cooperative in miles		3.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00333-0001	1-00934-0001	1-02001-9005
Address	87 DELANCEY STREET	500 2 AVENUE	3301 BROADWAY
Neighborhood	LOWER EAST SIDE	KIPS BAY	HARLEM-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	1,139	900	1,193
Year Built	1966	1975	1975
Gross SqFt	1,191,180	829,024	1,443,724
Estimated Gross Income	\$19,058,880	\$28,328,264	\$20,638,677
Gross Income per SqFt	\$16.00	\$34.20	\$14.30
Full Market Value	\$44,600,000	\$123,000,000	\$48,300,000
Market Value per SqFt	\$37.40	\$148.00	\$33.50
Distance from Cooperative in miles		1.55	7.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00341-0070	1-02043-0029	1-01852-0020
Address	131 BROOME STREET	2 BRADHURST AVENUE	790 COLUMBUS AVENUE
Neighborhood	LOWER EAST SIDE	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	201	177	287
Year Built	1972	1980	1963
Gross SqFt	228,000	198,624	257,760
Estimated Gross Income	\$3,716,400	\$3,281,589	\$4,147,193
Gross Income per SqFt	\$16.30	\$16.52	\$16.09
Full Market Value	\$8,700,000	\$7,680,000	\$16,400,000
Market Value per SqFt	\$38.20	\$39.00	\$64.00
Distance from Cooperative in miles		7.60	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00343-0062	1-00350-0020	1-00355-0038
Address	63 PITT STREET	293 EAST HOUSTON STREET	166 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	19	24
Year Built	1920	1920	1930
Gross SqFt	10,070	11,620	8,898
Estimated Gross Income	\$317,205	\$366,040	\$316,219
Gross Income per SqFt	\$31.50	\$31.50	\$35.50
Full Market Value	\$1,520,000	\$1,750,000	\$1,510,000
Market Value per SqFt	\$151.00	\$151.00	\$170.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00344-0017	1-00411-0045	1-00345-0020
Address	129 RIDGE STREET	144 LUDLOW STREET	155 RIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	52	56
Year Built	1925	1900	1940
Gross SqFt	27,299	34,904	35,045
Estimated Gross Income	\$600,578	\$825,340	\$761,991
Gross Income per SqFt	\$22.00	\$23.65	\$21.74
Full Market Value	\$1,410,000	\$3,580,000	\$3,310,000
Market Value per SqFt	\$52.00	\$103.00	\$94.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00344-0154	1-00410-0046	1-00283-0049
Address	141 ATTORNEY STREET	101 RIVINGTON STREET	19 PIKE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	28	27
Year Built	1920	1910	1910
Gross SqFt	18,753	20,580	18,936
Estimated Gross Income	\$309,424	\$366,288	\$372,743
Gross Income per SqFt	\$16.50	\$17.80	\$19.68
Full Market Value	\$724,000	\$1,450,000	\$1,620,000
Market Value per SqFt	\$38.60	\$70.00	\$86.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00344-0173	1-00344-0069	1-00415-0072
Address	72 CLINTON STREET	210 RIVINGTON STREET	127 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	24	21
Year Built	1925	1920	1920
Gross SqFt	14,425	14,096	15,240
Estimated Gross Income	\$461,600	\$452,574	\$575,928
Gross Income per SqFt	\$32.00	\$32.10	\$37.80
Full Market Value	\$2,210,000	\$2,170,000	\$2,890,000
Market Value per SqFt	\$153.00	\$154.00	\$190.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0002	1-00343-0060	1-00420-0043
Address	98 SUFFOLK STREET	67 PITT STREET	146 FORSYTH STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	24
Year Built	1920	1920	1910
Gross SqFt	9,519	9,570	10,675
Estimated Gross Income	\$257,013	\$307,000	\$243,716
Gross Income per SqFt	\$27.00	\$32.10	\$22.83
Full Market Value	\$1,230,000	\$1,470,000	\$1,060,000
Market Value per SqFt	\$129.00	\$154.00	\$99.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0003	1-00355-0038	1-00411-0007
Address	100 SUFFOLK STREET	166 NORFOLK STREET	158 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	24	40
Year Built	1920	1930	1890
Gross SqFt	9,858	8,898	8,950
Estimated Gross Income	\$330,243	\$316,219	\$359,337
Gross Income per SqFt	\$33.50	\$35.50	\$40.10
Full Market Value	\$1,580,000	\$1,510,000	\$1,800,000
Market Value per SqFt	\$160.00	\$170.00	\$201.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0007	1-00285-0011	1-00286-0011
Address	110 SUFFOLK STREET	199 HENRY STREET	229 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	21	24
Year Built	1920	1900	1900
Gross SqFt	11,652	8,360	10,620
Estimated Gross Income	\$326,256	\$249,599	\$277,033
Gross Income per SqFt	\$28.00	\$29.90	\$26.10
Full Market Value	\$1,560,000	\$1,200,000	\$1,200,000
Market Value per SqFt	\$134.00	\$144.00	\$113.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0009	1-00348-0031	1-00294-0021
Address	114 SUFFOLK STREET	105 CLINTON STREET	2 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	22	14
Year Built	1920	1920	1900
Gross SqFt	8,750	12,630	9,916
Estimated Gross Income	\$179,375	\$262,817	\$203,004
Gross Income per SqFt	\$20.50	\$20.81	\$20.47
Full Market Value	\$420,000	\$1,140,000	\$881,000
Market Value per SqFt	\$48.00	\$90.00	\$89.00
Distance from Cooperative in miles		0.00	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0011	1-00355-0038	1-00285-0011
Address	118 SUFFOLK STREET	166 NORFOLK STREET	199 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	24	21
Year Built	1910	1930	1900
Gross SqFt	7,200	8,898	8,360
Estimated Gross Income	\$230,400	\$316,219	\$249,599
Gross Income per SqFt	\$32.00	\$35.50	\$29.90
Full Market Value	\$1,100,000	\$1,510,000	\$1,200,000
Market Value per SqFt	\$153.00	\$170.00	\$144.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0030	1-00285-0016	1-00418-0047
Address	103 CLINTON STREET	219 EAST BROADWAY	109 ELDRIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	16	29
Year Built	1920	1910	1900
Gross SqFt	9,850	10,129	11,562
Estimated Gross Income	\$219,162	\$225,521	\$259,115
Gross Income per SqFt	\$22.25	\$22.26	\$22.41
Full Market Value	\$513,000	\$979,000	\$1,130,000
Market Value per SqFt	\$52.00	\$97.00	\$98.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0053	1-00348-0021	1-00409-0043
Address	173 RIVINGTON STREET	163 RIVINGTON STREET	101 DELANCEY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	21	25
Year Built	1920	1920	1920
Gross SqFt	14,701	13,211	16,312
Estimated Gross Income	\$338,123	\$314,557	\$371,806
Gross Income per SqFt	\$23.00	\$23.81	\$22.79
Full Market Value	\$792,000	\$1,370,000	\$1,610,000
Market Value per SqFt	\$54.00	\$104.00	\$99.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00348-0073	1-00284-0025	1-00310-0040
Address	172 DELANCEY STREET	171 EAST BROADWAY	61 HESTER STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	14	24
Year Built	1920	1920	1915
Gross SqFt	12,180	12,943	14,898
Estimated Gross Income	\$219,240	\$240,262	\$281,350
Gross Income per SqFt	\$18.00	\$18.56	\$18.89
Full Market Value	\$513,000	\$951,000	\$1,110,000
Market Value per SqFt	\$42.10	\$73.00	\$75.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00349-0014	1-00354-0014	1-00415-0071
Address	153 STANTON STREET	125 STANTON STREET	131 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	12	12
Year Built	1920	1910	1910
Gross SqFt	8,085	7,826	9,282
Estimated Gross Income	\$153,615	\$157,314	\$182,384
Gross Income per SqFt	\$19.00	\$20.10	\$19.65
Full Market Value	\$360,000	\$683,000	\$792,000
Market Value per SqFt	\$44.50	\$87.00	\$85.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00350-0057	1-00411-0075	1-00344-0076
Address	309 EAST HOUSTON STREET	100 RIVINGTON STREET	106 RIDGE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	24	24
Year Built	1920	1900	1914
Gross SqFt	20,837	21,120	22,370
Estimated Gross Income	\$593,854	\$608,624	\$712,500
Gross Income per SqFt	\$28.50	\$28.80	\$31.90
Full Market Value	\$2,840,000	\$2,920,000	\$3,410,000
Market Value per SqFt	\$136.00	\$138.00	\$152.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00351-0001	1-01170-0012	1-01868-0061
Address	62 ESSEX STREET	2200 BROADWAY	752 WEST END AVENUE
Neighborhood	LOWER EAST SIDE	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	182	117	179
Year Built	1972	1905	1931
Gross SqFt	198,260	202,586	198,248
Estimated Gross Income	\$5,154,760	\$5,782,939	\$4,480,972
Gross Income per SqFt	\$26.00	\$28.50	\$22.60
Full Market Value	\$12,100,000	\$27,700,000	\$19,500,000
Market Value per SqFt	\$61.00	\$137.00	\$98.00
Distance from Cooperative in miles		4.55	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00354-0027	1-00350-0020	1-00416-0066
Address	139 NORFOLK STREET	293 EAST HOUSTON STREET	149 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	19	19
Year Built	1920	1920	1900
Gross SqFt	10,255	11,620	10,593
Estimated Gross Income	\$328,160	\$366,040	\$368,127
Gross Income per SqFt	\$32.00	\$31.50	\$34.80
Full Market Value	\$1,570,000	\$1,750,000	\$1,760,000
Market Value per SqFt	\$153.00	\$151.00	\$166.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00354-0031	1-00410-0046	1-00283-0049
Address	128 RIVINGTON STREET	101 RIVINGTON STREET	19 PIKE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	28	27
Year Built	1920	1910	1910
Gross SqFt	19,405	20,580	18,936
Estimated Gross Income	\$329,885	\$366,288	\$372,743
Gross Income per SqFt	\$17.00	\$17.80	\$19.68
Full Market Value	\$772,000	\$1,450,000	\$1,620,000
Market Value per SqFt	\$39.80	\$70.00	\$86.00
Distance from Cooperative in miles		0.10	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00355-0039	1-00349-0015	1-00310-0004
Address	168 NORFOLK STREET	157 STANTON STREET	40 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	21	20	17
Year Built	1920	1910	1910
Gross SqFt	7,300	8,255	7,350
Estimated Gross Income	\$182,500	\$211,811	\$179,081
Gross Income per SqFt	\$25.00	\$25.70	\$24.36
Full Market Value	\$427,000	\$920,000	\$778,000
Market Value per SqFt	\$58.00	\$111.00	\$106.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00355-0040	1-00411-0007	1-00286-0011
Address	170 NORFOLK STREET	158 ORCHARD STREET	229 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	23	40	24
Year Built	1900	1890	1900
Gross SqFt	10,610	8,950	10,620
Estimated Gross Income	\$350,130	\$359,337	\$277,033
Gross Income per SqFt	\$33.00	\$40.10	\$26.10
Full Market Value	\$1,680,000	\$1,800,000	\$1,200,000
Market Value per SqFt	\$158.00	\$201.00	\$113.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00372-0055	1-00391-0059	1-00405-0005
Address	290 EAST 2 STREET	299 EAST 8 STREET	182 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	32
Year Built	1920	1900	1920
Gross SqFt	17,990	18,732	15,392
Estimated Gross Income	\$454,247	\$486,489	\$378,880
Gross Income per SqFt	\$25.20	\$26.00	\$24.62
Full Market Value	\$1,060,000	\$2,110,000	\$1,650,000
Market Value per SqFt	\$59.00	\$113.00	\$107.00
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0021	1-00398-0022	1-00378-0035
Address	336 EAST 4 STREET	184 EAST 3 STREET	119 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	18	47	20
Year Built	1920	1920	1900
Gross SqFt	16,914	21,600	20,671
Estimated Gross Income	\$372,108	\$476,401	\$481,190
Gross Income per SqFt	\$22.00	\$22.06	\$23.28
Full Market Value	\$871,000	\$2,070,000	\$2,090,000
Market Value per SqFt	\$51.00	\$96.00	\$101.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0040	1-00386-0053	1-00406-0011
Address	327 EAST 3 STREET	233 EAST 3 STREET	510 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	29	29	29
Year Built	1920	1910	1900
Gross SqFt	17,610	17,754	16,002
Estimated Gross Income	\$352,200	\$368,418	\$380,880
Gross Income per SqFt	\$20.00	\$20.75	\$23.80
Full Market Value	\$825,000	\$1,600,000	\$1,650,000
Market Value per SqFt	\$46.80	\$90.00	\$103.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0046	1-00391-0059	1-00386-0053
Address	317 EAST 3 STREET	299 EAST 8 STREET	233 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	30	29
Year Built	1925	1900	1910
Gross SqFt	20,076	18,732	17,754
Estimated Gross Income	\$441,672	\$486,489	\$368,418
Gross Income per SqFt	\$22.00	\$26.00	\$20.75
Full Market Value	\$1,030,000	\$2,110,000	\$1,600,000
Market Value per SqFt	\$51.00	\$113.00	\$90.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00373-0049	1-00407-0029	1-00395-0001
Address	311 EAST 3 STREET	232 AVENUE B	195 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	30	18
Year Built	1920	1900	1910
Gross SqFt	20,076	17,986	27,000
Estimated Gross Income	\$441,672	\$467,617	\$551,897
Gross Income per SqFt	\$22.00	\$26.00	\$20.44
Full Market Value	\$1,030,000	\$2,030,000	\$1,290,000
Market Value per SqFt	\$51.00	\$113.00	\$47.80
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00374-0006	1-00406-0011	1-00386-0053
Address	64 AVENUE C	510 EAST 13 STREET	233 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	29	29
Year Built	1910	1900	1910
Gross SqFt	16,872	16,002	17,754
Estimated Gross Income	\$375,402	\$380,880	\$368,418
Gross Income per SqFt	\$22.25	\$23.80	\$20.75
Full Market Value	\$879,000	\$1,650,000	\$1,600,000
Market Value per SqFt	\$52.00	\$103.00	\$90.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00374-0065	1-00391-0059	1-00386-0053
Address	307 EAST 4 STREET	299 EAST 8 STREET	233 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	29
Year Built	1900	1900	1910
Gross SqFt	19,354	18,732	17,754
Estimated Gross Income	\$425,788	\$486,489	\$368,418
Gross Income per SqFt	\$22.00	\$26.00	\$20.75
Full Market Value	\$997,000	\$2,110,000	\$1,600,000
Market Value per SqFt	\$52.00	\$113.00	\$90.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0005	1-00407-0029	1-00406-0011
Address	98 AVENUE C	232 AVENUE B	510 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	30	29
Year Built	1900	1900	1900
Gross SqFt	15,086	17,986	16,002
Estimated Gross Income	\$377,150	\$467,617	\$380,880
Gross Income per SqFt	\$25.00	\$26.00	\$23.80
Full Market Value	\$883,000	\$2,030,000	\$1,650,000
Market Value per SqFt	\$59.00	\$113.00	\$103.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0014	1-00372-0056	1-00407-0029
Address	246 EAST 7 STREET	286 EAST 2 STREET	232 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP
Total Units	24	20	30
Year Built	1928	1920	1900
Gross SqFt	16,776	18,062	17,986
Estimated Gross Income	\$553,608	\$704,894	\$467,617
Gross Income per SqFt	\$33.00	\$39.00	\$26.00
Full Market Value	\$2,650,000	\$3,540,000	\$2,030,000
Market Value per SqFt	\$158.00	\$196.00	\$113.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0016	1-00372-0056	1-00405-0013
Address	248 EAST 7 STREET	286 EAST 2 STREET	510 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1928	1920	1920
Gross SqFt	11,802	18,062	9,290
Estimated Gross Income	\$377,664	\$704,894	\$240,141
Gross Income per SqFt	\$32.00	\$39.00	\$25.80
Full Market Value	\$1,810,000	\$3,540,000	\$1,040,000
Market Value per SqFt	\$153.00	\$196.00	\$112.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0018	1-00372-0056	1-00405-0013
Address	250 EAST 7 STREET	286 EAST 2 STREET	510 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1928	1920	1920
Gross SqFt	11,802	18,062	9,290
Estimated Gross Income	\$377,664	\$704,894	\$240,141
Gross Income per SqFt	\$32.00	\$39.00	\$25.80
Full Market Value	\$1,810,000	\$3,540,000	\$1,040,000
Market Value per SqFt	\$153.00	\$196.00	\$112.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00376-0019	1-00372-0056	1-00405-0013
Address	254 EAST 7 STREET	286 EAST 2 STREET	510 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1920
Gross SqFt	14,508	18,062	9,290
Estimated Gross Income	\$464,256	\$704,894	\$240,141
Gross Income per SqFt	\$32.00	\$39.00	\$25.80
Full Market Value	\$2,220,000	\$3,540,000	\$1,040,000
Market Value per SqFt	\$153.00	\$196.00	\$112.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0016	1-00376-0007	1-00398-0006
Address	368 EAST 8 STREET	102 AVENUE C	36 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	32	23	25
Year Built	1923	1900	1900
Gross SqFt	19,632	16,679	15,605
Estimated Gross Income	\$706,752	\$614,726	\$543,104
Gross Income per SqFt	\$36.00	\$36.90	\$34.80
Full Market Value	\$3,540,000	\$3,080,000	\$2,600,000
Market Value per SqFt	\$180.00	\$185.00	\$167.00
Distance from Cooperative in miles		0.05	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0026	1-00405-0017	1-00399-0044
Address	388 EAST 8 STREET	518 EAST 12 STREET	183 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	36	41	44
Year Built	1900	1930	1950
Gross SqFt	30,018	31,500	35,550
Estimated Gross Income	\$630,378	\$753,024	\$803,467
Gross Income per SqFt	\$21.00	\$23.91	\$22.60
Full Market Value	\$1,480,000	\$3,270,000	\$3,490,000
Market Value per SqFt	\$49.30	\$104.00	\$98.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0059	1-00392-0042	1-00385-0054
Address	257 EAST 7 STREET	641 EAST 9 STREET	232 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	13	24
Year Built	1900	1900	1910
Gross SqFt	8,655	8,160	9,049
Estimated Gross Income	\$328,890	\$337,811	\$315,543
Gross Income per SqFt	\$38.00	\$41.40	\$34.90
Full Market Value	\$1,650,000	\$1,690,000	\$1,510,000
Market Value per SqFt	\$191.00	\$207.00	\$167.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0062	1-00393-0046	1-00385-0035
Address	249 EAST 7 STREET	379 EAST 10 STREET	29 AVENUE C
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	12	13
Year Built	2001	2001	2000
Gross SqFt	9,664	8,206	7,908
Estimated Gross Income	\$347,904	\$315,606	\$266,823
Gross Income per SqFt	\$36.00	\$38.50	\$33.70
Full Market Value	\$1,740,000	\$1,580,000	\$1,280,000
Market Value per SqFt	\$180.00	\$193.00	\$162.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00377-0067	1-00406-0004	1-00400-0016
Address	241 EAST 7 STREET	200 AVENUE A	520 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	22	16	16
Year Built	1900	1910	1940
Gross SqFt	7,986	8,495	6,955
Estimated Gross Income	\$275,517	\$303,884	\$232,770
Gross Income per SqFt	\$34.50	\$35.80	\$33.50
Full Market Value	\$1,320,000	\$1,460,000	\$1,120,000
Market Value per SqFt	\$165.00	\$172.00	\$161.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0011	1-00406-0004	1-00400-0016
Address	404 EAST 10 STREET	200 AVENUE A	520 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	16	16
Year Built	1900	1910	1940
Gross SqFt	8,675	8,495	6,955
Estimated Gross Income	\$299,287	\$303,884	\$232,770
Gross Income per SqFt	\$34.50	\$35.80	\$33.50
Full Market Value	\$1,430,000	\$1,460,000	\$1,120,000
Market Value per SqFt	\$165.00	\$172.00	\$161.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0012	1-00394-0053	1-00372-0039
Address	406 EAST 10 STREET	631 EAST 11 STREET	11 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	28	19
Year Built	1930	1910	1900
Gross SqFt	14,653	15,018	14,400
Estimated Gross Income	\$586,120	\$611,302	\$562,875
Gross Income per SqFt	\$40.00	\$40.70	\$39.10
Full Market Value	\$2,940,000	\$3,070,000	\$2,820,000
Market Value per SqFt	\$201.00	\$204.00	\$196.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0015	1-00376-0011	1-00391-0011
Address	412 EAST 10 STREET	238 EAST 7 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	27	30	24
Year Built	1930	1900	1910
Gross SqFt	14,910	16,962	11,496
Estimated Gross Income	\$320,565	\$444,609	\$243,000
Gross Income per SqFt	\$21.50	\$26.20	\$21.14
Full Market Value	\$750,000	\$1,930,000	\$1,060,000
Market Value per SqFt	\$50.00	\$114.00	\$92.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0017	1-00379-0057	1-00391-0045
Address	416 EAST 10 STREET	713 EAST 9 STREET	327 EAST 8 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	30	24	12
Year Built	1900	1900	1900
Gross SqFt	17,761	15,996	17,669
Estimated Gross Income	\$586,113	\$740,494	\$412,217
Gross Income per SqFt	\$33.00	\$46.30	\$23.33
Full Market Value	\$2,810,000	\$3,710,000	\$1,790,000
Market Value per SqFt	\$158.00	\$232.00	\$101.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00379-0045	1-00405-0017	1-00402-0015
Address	735 EAST 9 STREET	518 EAST 12 STREET	142 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	41	83
Year Built	1920	1930	1925
Gross SqFt	31,500	31,500	36,705
Estimated Gross Income	\$771,750	\$753,024	\$1,135,379
Gross Income per SqFt	\$24.50	\$23.91	\$30.90
Full Market Value	\$3,350,000	\$3,270,000	\$5,440,000
Market Value per SqFt	\$106.00	\$104.00	\$148.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00382-0100	1-00827-0001	1-01616-0001
Address	162 AVENUE C	55 WEST 25 STREET	1307 5 AVENUE
Neighborhood	ALPHABET CITY	FLATIRON	HARLEM-EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	439	409	608
Year Built	1950	2005	1974
Gross SqFt	553,660	428,340	680,000
Estimated Gross Income	\$8,996,975	\$8,221,000	\$12,322,308
Gross Income per SqFt	\$16.25	\$19.19	\$18.12
Full Market Value	\$21,100,000	\$36,200,000	\$35,100,000
Market Value per SqFt	\$38.10	\$85.00	\$52.00
Distance from Cooperative in miles		1.40	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00385-0056	1-00402-0057	1-00402-0019
Address	228 EAST 2 STREET	515 EAST 6 STREET	150 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	28	39	39
Year Built	1900	1923	1925
Gross SqFt	19,200	16,960	17,750
Estimated Gross Income	\$588,480	\$523,292	\$540,911
Gross Income per SqFt	\$30.70	\$30.90	\$30.50
Full Market Value	\$2,820,000	\$2,510,000	\$2,590,000
Market Value per SqFt	\$147.00	\$148.00	\$146.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-0020	1-00405-0013	1-00396-0027
Address	268 EAST 4 STREET	510 EAST 12 STREET	640 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1923	1920	1920
Gross SqFt	9,100	9,290	10,900
Estimated Gross Income	\$216,125	\$240,141	\$258,423
Gross Income per SqFt	\$23.75	\$25.80	\$23.71
Full Market Value	\$506,000	\$1,040,000	\$1,120,000
Market Value per SqFt	\$56.00	\$112.00	\$103.00
Distance from Cooperative in miles		0.40	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-0036	1-00402-0057	1-00402-0029
Address	300 EAST 4 STREET	515 EAST 6 STREET	172 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	39	25
Year Built	1940	1923	1929
Gross SqFt	16,550	16,960	20,886
Estimated Gross Income	\$446,850	\$523,292	\$570,061
Gross Income per SqFt	\$27.00	\$30.90	\$27.30
Full Market Value	\$2,140,000	\$2,510,000	\$2,730,000
Market Value per SqFt	\$129.00	\$148.00	\$131.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00386-0058	1-00378-0035	1-00398-0022
Address	223 EAST 3 STREET	119 AVENUE D	184 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	24	20	47
Year Built	1900	1900	1920
Gross SqFt	18,114	20,671	21,600
Estimated Gross Income	\$398,508	\$481,190	\$476,401
Gross Income per SqFt	\$22.00	\$23.28	\$22.06
Full Market Value	\$933,000	\$2,090,000	\$2,070,000
Market Value per SqFt	\$52.00	\$101.00	\$96.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0015	1-00373-0069	1-00406-0011
Address	610 EAST 5 STREET	38 AVENUE C	510 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	18	29
Year Built	1900	1900	1900
Gross SqFt	17,868	17,108	16,002
Estimated Gross Income	\$446,700	\$506,082	\$380,880
Gross Income per SqFt	\$25.00	\$29.60	\$23.80
Full Market Value	\$1,050,000	\$2,420,000	\$1,650,000
Market Value per SqFt	\$59.00	\$141.00	\$103.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0037	1-00376-0011	1-00404-0016
Address	55 AVENUE C	238 EAST 7 STREET	522 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	26	30	28
Year Built	1900	1900	1900
Gross SqFt	21,255	16,962	13,476
Estimated Gross Income	\$407,033	\$444,609	\$498,613
Gross Income per SqFt	\$19.15	\$26.20	\$37.00
Full Market Value	\$953,000	\$1,930,000	\$2,500,000
Market Value per SqFt	\$44.80	\$114.00	\$186.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0044	1-00378-0035	1-00398-0022
Address	283 EAST 4 STREET	119 AVENUE D	184 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	36	20	47
Year Built	1920	1900	1920
Gross SqFt	20,460	20,671	21,600
Estimated Gross Income	\$450,120	\$481,190	\$476,401
Gross Income per SqFt	\$22.00	\$23.28	\$22.06
Full Market Value	\$1,050,000	\$2,090,000	\$2,070,000
Market Value per SqFt	\$51.00	\$101.00	\$96.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00387-0141	1-00373-0069	1-00406-0011
Address	73 AVENUE C	38 AVENUE C	510 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	18	18	29
Year Built	1920	1900	1900
Gross SqFt	16,747	17,108	16,002
Estimated Gross Income	\$418,675	\$506,082	\$380,880
Gross Income per SqFt	\$25.00	\$29.60	\$23.80
Full Market Value	\$980,000	\$2,420,000	\$1,650,000
Market Value per SqFt	\$59.00	\$141.00	\$103.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0007	1-00406-0042	1-00407-0027
Address	105 AVENUE B	543 EAST 12 STREET	538 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	19	21
Year Built	1900	1900	1920
Gross SqFt	12,074	11,951	12,396
Estimated Gross Income	\$380,331	\$394,943	\$372,198
Gross Income per SqFt	\$31.50	\$33.00	\$30.00
Full Market Value	\$1,820,000	\$1,890,000	\$1,780,000
Market Value per SqFt	\$151.00	\$158.00	\$144.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0009	1-00376-0011	1-00391-0011
Address	184 EAST 7 STREET	238 EAST 7 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	22	30	24
Year Built	1900	1900	1910
Gross SqFt	17,205	16,962	11,496
Estimated Gross Income	\$328,615	\$444,609	\$243,000
Gross Income per SqFt	\$19.10	\$26.20	\$21.14
Full Market Value	\$769,000	\$1,930,000	\$1,060,000
Market Value per SqFt	\$44.70	\$114.00	\$92.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0017	1-00407-0046	1-00405-0042
Address	198 EAST 7 STREET	529 EAST 13 STREET	541 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	12	15
Year Built	1930	1900	1900
Gross SqFt	10,698	10,081	10,000
Estimated Gross Income	\$299,544	\$311,642	\$193,700
Gross Income per SqFt	\$28.00	\$30.90	\$19.37
Full Market Value	\$1,430,000	\$1,490,000	\$841,000
Market Value per SqFt	\$134.00	\$148.00	\$84.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0020	1-00399-0058	1-00396-0027
Address	204 EAST 7 STREET	157 EAST 3 STREET	640 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	18	20
Year Built	1900	1910	1920
Gross SqFt	10,800	10,827	10,900
Estimated Gross Income	\$270,000	\$297,717	\$258,423
Gross Income per SqFt	\$25.00	\$27.50	\$23.71
Full Market Value	\$1,170,000	\$1,430,000	\$1,120,000
Market Value per SqFt	\$108.00	\$132.00	\$103.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0021	1-00378-0031	1-00385-0026
Address	206 EAST 7 STREET	129 AVENUE D	242 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	25	14	21
Year Built	1900	1910	1910
Gross SqFt	10,800	10,420	9,785
Estimated Gross Income	\$270,000	\$263,401	\$314,225
Gross Income per SqFt	\$25.00	\$25.30	\$32.10
Full Market Value	\$1,170,000	\$1,140,000	\$1,510,000
Market Value per SqFt	\$108.00	\$109.00	\$154.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0030	1-00377-0045	1-00402-0019
Address	224 EAST 7 STREET	93 AVENUE D	150 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	13	24	39
Year Built	1950	1900	1925
Gross SqFt	8,720	14,604	17,750
Estimated Gross Income	\$270,320	\$520,012	\$540,911
Gross Income per SqFt	\$31.00	\$35.60	\$30.50
Full Market Value	\$1,290,000	\$2,490,000	\$2,590,000
Market Value per SqFt	\$148.00	\$171.00	\$146.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00389-0054	1-00405-0014	1-00407-0046
Address	613 EAST 6 STREET	512 EAST 12 STREET	529 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	20	12
Year Built	1939	1920	1900
Gross SqFt	10,896	9,730	10,081
Estimated Gross Income	\$337,776	\$305,056	\$311,642
Gross Income per SqFt	\$31.00	\$31.40	\$30.90
Full Market Value	\$1,620,000	\$1,460,000	\$1,490,000
Market Value per SqFt	\$149.00	\$150.00	\$148.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-0037	1-00376-0011	1-00391-0011
Address	107 AVENUE C	238 EAST 7 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	30	24
Year Built	1900	1900	1910
Gross SqFt	13,553	16,962	11,496
Estimated Gross Income	\$258,862	\$444,609	\$243,000
Gross Income per SqFt	\$19.10	\$26.20	\$21.14
Full Market Value	\$606,000	\$1,930,000	\$1,060,000
Market Value per SqFt	\$44.70	\$114.00	\$92.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-0042	1-00372-0056	1-00391-0011
Address	219 EAST 7 STREET	286 EAST 2 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	24	20	24
Year Built	1910	1920	1910
Gross SqFt	18,288	18,062	11,496
Estimated Gross Income	\$341,985	\$704,894	\$243,000
Gross Income per SqFt	\$18.70	\$39.00	\$21.14
Full Market Value	\$801,000	\$3,540,000	\$1,060,000
Market Value per SqFt	\$43.80	\$196.00	\$92.00
Distance from Cooperative in miles		0.25	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00390-0055	1-00376-0011	1-00391-0011
Address	199 EAST 7 STREET	238 EAST 7 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	30	24
Year Built	1935	1900	1910
Gross SqFt	15,986	16,962	11,496
Estimated Gross Income	\$335,706	\$444,609	\$243,000
Gross Income per SqFt	\$21.00	\$26.20	\$21.14
Full Market Value	\$1,460,000	\$1,930,000	\$1,060,000
Market Value per SqFt	\$91.00	\$114.00	\$92.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0003	1-00376-0011	1-00404-0016
Address	131 AVENUE B	238 EAST 7 STREET	522 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	30	28
Year Built	1940	1900	1900
Gross SqFt	22,117	16,962	13,476
Estimated Gross Income	\$563,983	\$444,609	\$498,613
Gross Income per SqFt	\$25.50	\$26.20	\$37.00
Full Market Value	\$2,450,000	\$1,930,000	\$2,500,000
Market Value per SqFt	\$111.00	\$114.00	\$186.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0014	1-00372-0056	1-00376-0011
Address	614 EAST 9 STREET	286 EAST 2 STREET	238 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C9-WALK-UP	C4-WALK-UP
Total Units	37	20	30
Year Built	1910	1920	1900
Gross SqFt	33,000	18,062	16,962
Estimated Gross Income	\$630,300	\$704,894	\$444,609
Gross Income per SqFt	\$19.10	\$39.00	\$26.20
Full Market Value	\$1,480,000	\$3,540,000	\$1,930,000
Market Value per SqFt	\$44.80	\$196.00	\$114.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0020	1-00396-0027	1-00391-0011
Address	626 EAST 9 STREET	640 EAST 14 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	24
Year Built	1910	1920	1910
Gross SqFt	10,154	10,900	11,496
Estimated Gross Income	\$190,387	\$258,423	\$243,000
Gross Income per SqFt	\$18.75	\$23.71	\$21.14
Full Market Value	\$446,000	\$1,120,000	\$1,060,000
Market Value per SqFt	\$43.90	\$103.00	\$92.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0021	1-00396-0027	1-00391-0011
Address	628 EAST 9 STREET	640 EAST 14 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	24
Year Built	1910	1920	1910
Gross SqFt	10,184	10,900	11,496
Estimated Gross Income	\$190,950	\$258,423	\$243,000
Gross Income per SqFt	\$18.75	\$23.71	\$21.14
Full Market Value	\$447,000	\$1,120,000	\$1,060,000
Market Value per SqFt	\$43.90	\$103.00	\$92.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0048	1-00401-0030	1-00407-0006
Address	323 EAST 8 STREET	540 EAST 6 STREET	220 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	25	13	16
Year Built	1910	1920	1900
Gross SqFt	13,044	11,592	14,976
Estimated Gross Income	\$332,622	\$327,683	\$346,326
Gross Income per SqFt	\$25.50	\$28.30	\$23.13
Full Market Value	\$1,440,000	\$1,570,000	\$1,500,000
Market Value per SqFt	\$110.00	\$135.00	\$100.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0056	1-00405-0014	1-00407-0046
Address	307 EAST 8 STREET	512 EAST 12 STREET	529 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	12
Year Built	1900	1920	1900
Gross SqFt	9,984	9,730	10,081
Estimated Gross Income	\$309,504	\$305,056	\$311,642
Gross Income per SqFt	\$31.00	\$31.40	\$30.90
Full Market Value	\$1,480,000	\$1,460,000	\$1,490,000
Market Value per SqFt	\$148.00	\$150.00	\$148.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00391-0057	1-00392-0022	1-00391-0059
Address	303 EAST 8 STREET	374 EAST 10 STREET	299 EAST 8 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	17	30
Year Built	1900	1900	1900
Gross SqFt	18,216	20,599	18,732
Estimated Gross Income	\$510,048	\$618,490	\$486,489
Gross Income per SqFt	\$28.00	\$30.00	\$26.00
Full Market Value	\$2,440,000	\$1,450,000	\$2,110,000
Market Value per SqFt	\$134.00	\$70.00	\$113.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00392-0036	1-00406-0004	1-00402-0001
Address	149 AVENUE C	200 AVENUE A	94 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	16	19
Year Built	1900	1910	1920
Gross SqFt	8,214	8,495	8,896
Estimated Gross Income	\$205,350	\$303,884	\$193,000
Gross Income per SqFt	\$25.00	\$35.80	\$21.70
Full Market Value	\$892,000	\$1,460,000	\$838,000
Market Value per SqFt	\$109.00	\$172.00	\$94.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00393-0051	1-00396-0027	1-00391-0011
Address	367 EAST 10 STREET	640 EAST 14 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	24
Year Built	1900	1920	1910
Gross SqFt	10,728	10,900	11,496
Estimated Gross Income	\$230,652	\$258,423	\$243,000
Gross Income per SqFt	\$21.50	\$23.71	\$21.14
Full Market Value	\$540,000	\$1,120,000	\$1,060,000
Market Value per SqFt	\$50.00	\$103.00	\$92.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00394-0052	1-00401-0030	1-00385-0050
Address	633 EAST 11 STREET	540 EAST 6 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	13	24
Year Built	1937	1920	1910
Gross SqFt	11,610	11,592	11,322
Estimated Gross Income	\$293,152	\$327,683	\$251,336
Gross Income per SqFt	\$25.20	\$28.30	\$22.20
Full Market Value	\$1,270,000	\$1,570,000	\$1,090,000
Market Value per SqFt	\$109.00	\$135.00	\$96.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00395-0012	1-01869-0044	1-00927-0001
Address	620 EAST 13 STREET	2586 BROADWAY	362 2 AVENUE
Neighborhood	ALPHABET CITY	UPPER WEST SIDE (96-116)	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	138	211
Year Built	1973	1911	1930
Gross SqFt	173,220	170,928	185,127
Estimated Gross Income	\$3,897,450	\$3,905,222	\$4,868,938
Gross Income per SqFt	\$22.50	\$22.85	\$26.30
Full Market Value	\$9,120,000	\$17,000,000	\$21,100,000
Market Value per SqFt	\$53.00	\$99.00	\$114.00
Distance from Cooperative in miles		4.65	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00396-0020	1-00392-0027	1-00393-0014
Address	626 EAST 14 STREET	384 EAST 10 STREET	612 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	119	45	61
Year Built	1920	1900	1900
Gross SqFt	65,585	49,799	81,576
Estimated Gross Income	\$1,738,002	\$1,452,338	\$1,968,725
Gross Income per SqFt	\$26.50	\$29.20	\$24.13
Full Market Value	\$7,550,000	\$3,400,000	\$4,610,000
Market Value per SqFt	\$115.00	\$68.00	\$57.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-0011	1-00406-0042	1-00407-0027
Address	155 EAST 2 STREET	543 EAST 12 STREET	538 EAST 14 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	19	21
Year Built	1900	1900	1920
Gross SqFt	12,330	11,951	12,396
Estimated Gross Income	\$369,900	\$394,943	\$372,198
Gross Income per SqFt	\$30.00	\$33.00	\$30.00
Full Market Value	\$866,000	\$1,890,000	\$1,780,000
Market Value per SqFt	\$70.00	\$158.00	\$144.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-0012	1-00399-0044	1-00405-0017
Address	157 EAST 2 STREET	183 EAST 3 STREET	518 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	44	41
Year Built	1920	1950	1930
Gross SqFt	27,500	35,550	31,500
Estimated Gross Income	\$577,500	\$803,467	\$753,024
Gross Income per SqFt	\$21.00	\$22.60	\$23.91
Full Market Value	\$1,350,000	\$3,490,000	\$3,270,000
Market Value per SqFt	\$49.10	\$98.00	\$104.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00397-0025	1-00401-0030	1-00407-0006
Address	185 EAST 2 STREET	540 EAST 6 STREET	220 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	23	13	16
Year Built	1915	1920	1900
Gross SqFt	13,524	11,592	14,976
Estimated Gross Income	\$314,433	\$327,683	\$346,326
Gross Income per SqFt	\$23.25	\$28.30	\$23.13
Full Market Value	\$736,000	\$1,570,000	\$1,500,000
Market Value per SqFt	\$54.00	\$135.00	\$100.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-0008	1-00402-0015	1-00402-0011
Address	156 EAST 3 STREET	142 EAST 7 STREET	134 EAST 7 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	61	83	78
Year Built	1940	1925	1925
Gross SqFt	55,947	36,705	41,600
Estimated Gross Income	\$1,454,622	\$1,135,379	\$1,114,673
Gross Income per SqFt	\$26.00	\$30.90	\$26.80
Full Market Value	\$6,320,000	\$5,440,000	\$4,840,000
Market Value per SqFt	\$113.00	\$148.00	\$116.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-0058	1-00401-0030	1-00385-0050
Address	160 EAST 2 STREET	540 EAST 6 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	13	24
Year Built	1950	1920	1910
Gross SqFt	11,611	11,592	11,322
Estimated Gross Income	\$293,177	\$327,683	\$251,336
Gross Income per SqFt	\$25.20	\$28.30	\$22.20
Full Market Value	\$686,000	\$1,570,000	\$1,090,000
Market Value per SqFt	\$59.00	\$135.00	\$96.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00398-0066	1-00405-0012	1-00405-0010
Address	24 AVENUE A	508 EAST 12 STREET	504 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	30	30
Year Built	1900	1930	1930
Gross SqFt	15,308	15,428	15,428
Estimated Gross Income	\$459,240	\$470,000	\$449,743
Gross Income per SqFt	\$30.00	\$30.50	\$29.20
Full Market Value	\$2,200,000	\$2,250,000	\$2,150,000
Market Value per SqFt	\$144.00	\$146.00	\$139.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00400-0045	1-00401-0030	1-00407-0006
Address	225 EAST 4 STREET	540 EAST 6 STREET	220 AVENUE A
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	21	13	16
Year Built	1937	1920	1900
Gross SqFt	12,948	11,592	14,976
Estimated Gross Income	\$323,700	\$327,683	\$346,326
Gross Income per SqFt	\$25.00	\$28.30	\$23.13
Full Market Value	\$758,000	\$1,570,000	\$1,500,000
Market Value per SqFt	\$59.00	\$135.00	\$100.00
Distance from Cooperative in miles		0.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00400-0047	1-00401-0030	1-00385-0050
Address	223 EAST 4 STREET	540 EAST 6 STREET	240 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	13	24
Year Built	1937	1920	1910
Gross SqFt	12,636	11,592	11,322
Estimated Gross Income	\$315,900	\$327,683	\$251,336
Gross Income per SqFt	\$25.00	\$28.30	\$22.20
Full Market Value	\$740,000	\$1,570,000	\$1,090,000
Market Value per SqFt	\$59.00	\$135.00	\$96.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00401-0057	1-00401-0013	1-00400-0049
Address	513 EAST 5 STREET	506 EAST 6 STREET	217 EAST 4 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	18	14	15
Year Built	1929	1920	1900
Gross SqFt	6,870	6,825	6,685
Estimated Gross Income	\$243,885	\$245,558	\$234,942
Gross Income per SqFt	\$35.50	\$36.00	\$35.10
Full Market Value	\$1,170,000	\$1,230,000	\$1,130,000
Market Value per SqFt	\$170.00	\$180.00	\$169.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00404-0010	1-00401-0013	1-00400-0016
Address	512 EAST 11 STREET	506 EAST 6 STREET	520 EAST 5 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	14	16
Year Built	1929	1920	1940
Gross SqFt	6,175	6,825	6,955
Estimated Gross Income	\$206,862	\$245,558	\$232,770
Gross Income per SqFt	\$33.50	\$36.00	\$33.50
Full Market Value	\$484,000	\$1,230,000	\$1,120,000
Market Value per SqFt	\$78.00	\$180.00	\$161.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00404-0013	1-00405-0014	1-00407-0046
Address	518 EAST 11 STREET	512 EAST 12 STREET	529 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	20	12
Year Built	1900	1920	1900
Gross SqFt	10,674	9,730	10,081
Estimated Gross Income	\$330,894	\$305,056	\$311,642
Gross Income per SqFt	\$31.00	\$31.40	\$30.90
Full Market Value	\$1,590,000	\$1,460,000	\$1,490,000
Market Value per SqFt	\$149.00	\$150.00	\$148.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00404-0021	1-00376-0011	1-00391-0011
Address	534 EAST 11 STREET	238 EAST 7 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	29	30	24
Year Built	1920	1900	1910
Gross SqFt	15,864	16,962	11,496
Estimated Gross Income	\$341,076	\$444,609	\$243,000
Gross Income per SqFt	\$21.50	\$26.20	\$21.14
Full Market Value	\$799,000	\$1,930,000	\$1,060,000
Market Value per SqFt	\$50.00	\$114.00	\$92.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00405-0051	1-00375-0061	1-00405-0042
Address	519 EAST 11 STREET	717 EAST 5 STREET	541 EAST 11 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	22	15
Year Built	1910	1920	1900
Gross SqFt	10,585	9,345	10,000
Estimated Gross Income	\$275,210	\$270,790	\$193,700
Gross Income per SqFt	\$26.00	\$29.00	\$19.37
Full Market Value	\$644,000	\$1,300,000	\$841,000
Market Value per SqFt	\$61.00	\$139.00	\$84.00
Distance from Cooperative in miles		0.40	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0013	1-00405-0013	1-00391-0011
Address	514F EAST 13 STREET	510 EAST 12 STREET	608 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	20	24
Year Built	1900	1920	1910
Gross SqFt	8,055	9,290	11,496
Estimated Gross Income	\$173,182	\$240,141	\$243,000
Gross Income per SqFt	\$21.50	\$25.80	\$21.14
Full Market Value	\$405,000	\$1,040,000	\$1,060,000
Market Value per SqFt	\$50.00	\$112.00	\$92.00
Distance from Cooperative in miles		0.05	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0018	1-00405-0014	1-00407-0046
Address	524 EAST 13 STREET	512 EAST 12 STREET	529 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	12
Year Built	1925	1920	1900
Gross SqFt	10,405	9,730	10,081
Estimated Gross Income	\$322,555	\$305,056	\$311,642
Gross Income per SqFt	\$31.00	\$31.40	\$30.90
Full Market Value	\$1,550,000	\$1,460,000	\$1,490,000
Market Value per SqFt	\$149.00	\$150.00	\$148.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0040	1-00407-0027	1-00375-0042
Address	547 EAST 12 STREET	538 EAST 14 STREET	63 AVENUE D
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	21	18
Year Built	1900	1920	1900
Gross SqFt	12,030	12,396	11,688
Estimated Gross Income	\$260,449	\$372,198	\$263,626
Gross Income per SqFt	\$21.65	\$30.00	\$22.56
Full Market Value	\$610,000	\$1,780,000	\$1,140,000
Market Value per SqFt	\$51.00	\$144.00	\$98.00
Distance from Cooperative in miles		0.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0050	1-00398-0015	1-00398-0055
Address	527 EAST 12 STREET	170 EAST 3 STREET	166 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	48	54	25
Year Built	1901	1930	1920
Gross SqFt	23,172	20,642	25,625
Estimated Gross Income	\$567,714	\$587,198	\$543,250
Gross Income per SqFt	\$24.50	\$28.40	\$21.20
Full Market Value	\$1,330,000	\$2,810,000	\$2,360,000
Market Value per SqFt	\$57.00	\$136.00	\$92.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00406-0061	1-00405-0014	1-00407-0046
Address	507 EAST 12 STREET	512 EAST 12 STREET	529 EAST 13 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	20	12
Year Built	1900	1920	1900
Gross SqFt	9,950	9,730	10,081
Estimated Gross Income	\$308,450	\$305,056	\$311,642
Gross Income per SqFt	\$31.00	\$31.40	\$30.90
Full Market Value	\$1,480,000	\$1,460,000	\$1,490,000
Market Value per SqFt	\$149.00	\$150.00	\$148.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00414-0032	1-00417-0019	1-00412-0040
Address	128 ELDRIDGE STREET	201 ALLEN STREET	162 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	30	23
Year Built	1900	1900	1900
Gross SqFt	11,398	12,456	12,101
Estimated Gross Income	\$284,950	\$324,500	\$301,000
Gross Income per SqFt	\$25.00	\$26.10	\$24.87
Full Market Value	\$667,000	\$1,410,000	\$1,310,000
Market Value per SqFt	\$59.00	\$113.00	\$108.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-0020	1-00354-0020	1-00411-0045
Address	169 ALLEN STREET	155 NORFOLK STREET	144 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	49	52
Year Built	1920	1912	1900
Gross SqFt	20,680	22,500	34,904
Estimated Gross Income	\$537,680	\$684,830	\$825,340
Gross Income per SqFt	\$26.00	\$30.40	\$23.65
Full Market Value	\$1,260,000	\$3,280,000	\$3,580,000
Market Value per SqFt	\$61.00	\$146.00	\$103.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-0022	1-00411-0063	1-00349-0027
Address	167 ALLEN STREET	141 ESSEX STREET	63 CLINTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	15	16	24
Year Built	1900	1900	1920
Gross SqFt	9,000	9,150	9,155
Estimated Gross Income	\$256,500	\$267,000	\$335,000
Gross Income per SqFt	\$28.50	\$29.20	\$36.60
Full Market Value	\$601,000	\$1,280,000	\$1,680,000
Market Value per SqFt	\$67.00	\$140.00	\$184.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00416-0055	1-00412-0009	1-00350-0028
Address	85 STANTON STREET	188 ORCHARD STREET	23 CLINTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	19	18
Year Built	1900	1900	1920
Gross SqFt	8,928	8,943	8,675
Estimated Gross Income	\$321,408	\$340,518	\$298,125
Gross Income per SqFt	\$36.00	\$38.10	\$34.40
Full Market Value	\$1,610,000	\$1,710,000	\$1,430,000
Market Value per SqFt	\$180.00	\$191.00	\$165.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00419-0040	1-00344-0073	1-00421-0078
Address	110 FORSYTH STREET	202 RIVINGTON STREET	42 RIVINGTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	31	36	33
Year Built	1900	1920	1900
Gross SqFt	20,798	19,442	19,038
Estimated Gross Income	\$395,162	\$469,465	\$360,331
Gross Income per SqFt	\$19.00	\$24.15	\$18.93
Full Market Value	\$925,000	\$2,040,000	\$1,430,000
Market Value per SqFt	\$44.50	\$105.00	\$75.00
Distance from Cooperative in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00420-0046	1-00344-0044	1-00420-0043
Address	152 FORSYTH STREET	120 RIDGE STREET	146 FORSYTH STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	22	24
Year Built	1915	2001	1910
Gross SqFt	12,000	14,960	10,675
Estimated Gross Income	\$288,000	\$548,655	\$243,716
Gross Income per SqFt	\$24.00	\$36.70	\$22.83
Full Market Value	\$674,000	\$2,750,000	\$1,060,000
Market Value per SqFt	\$56.00	\$184.00	\$99.00
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00421-0043	1-00417-0019	1-00412-0040
Address	172 FORSYTH STREET	201 ALLEN STREET	162 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	30	23
Year Built	1900	1900	1900
Gross SqFt	12,166	12,456	12,101
Estimated Gross Income	\$304,150	\$324,500	\$301,000
Gross Income per SqFt	\$25.00	\$26.10	\$24.87
Full Market Value	\$712,000	\$1,410,000	\$1,310,000
Market Value per SqFt	\$59.00	\$113.00	\$108.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00421-0075	1-00355-0046	1-00286-0011
Address	46 RIVINGTON STREET	184 NORFOLK STREET	229 HENRY STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	38	24
Year Built	1920	1900	1900
Gross SqFt	18,120	22,614	10,620
Estimated Gross Income	\$453,000	\$559,141	\$277,033
Gross Income per SqFt	\$25.00	\$24.73	\$26.10
Full Market Value	\$1,060,000	\$2,430,000	\$1,200,000
Market Value per SqFt	\$58.00	\$107.00	\$113.00
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00422-0044	1-00350-0028	1-00412-0009
Address	208 FORSYTH STREET	23 CLINTON STREET	188 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	18	19
Year Built	1900	1920	1900
Gross SqFt	8,845	8,675	8,943
Estimated Gross Income	\$309,575	\$298,125	\$340,518
Gross Income per SqFt	\$35.00	\$34.40	\$38.10
Full Market Value	\$725,000	\$1,430,000	\$1,710,000
Market Value per SqFt	\$82.00	\$165.00	\$191.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00422-0060	1-00415-0078	1-00297-0030
Address	237 ELDRIDGE STREET	80 DELANCEY STREET	23 CANAL STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	42	30	24
Year Built	1900	1920	1900
Gross SqFt	23,260	25,071	23,397
Estimated Gross Income	\$604,760	\$896,000	\$660,000
Gross Income per SqFt	\$26.00	\$35.70	\$28.20
Full Market Value	\$2,630,000	\$4,290,000	\$3,160,000
Market Value per SqFt	\$113.00	\$171.00	\$135.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00430-0001	1-00445-0014	1-00453-0011
Address	40 1 AVENUE	88 EAST 4 STREET	304 EAST 12 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	164	87	89
Year Built	1964	1997	1940
Gross SqFt	147,730	114,700	101,800
Estimated Gross Income	\$2,363,680	\$3,250,943	\$1,858,859
Gross Income per SqFt	\$16.00	\$28.30	\$18.26
Full Market Value	\$5,530,000	\$15,600,000	\$7,360,000
Market Value per SqFt	\$37.40	\$136.00	\$72.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00431-0001	1-00904-9024	1-01876-0001
Address	60 1 AVENUE	401 2 AVENUE	900 WEST END AVENUE
Neighborhood	EAST VILLAGE	GRAMERCY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	203	169	128
Year Built	1964	1974	1927
Gross SqFt	194,800	200,299	172,176
Estimated Gross Income	\$3,506,400	\$3,813,245	\$3,051,851
Gross Income per SqFt	\$18.00	\$19.04	\$17.73
Full Market Value	\$8,210,000	\$16,600,000	\$12,100,000
Market Value per SqFt	\$42.10	\$83.00	\$70.00
Distance from Cooperative in miles		1.00	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00431-0025	1-00452-0002	1-00445-0014
Address	51 AVENUE A	162 2 AVENUE	88 EAST 4 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	104	162	87
Year Built	1929	1929	1997
Gross SqFt	121,406	121,503	114,700
Estimated Gross Income	\$3,399,368	\$4,019,962	\$3,250,943
Gross Income per SqFt	\$28.00	\$33.10	\$28.30
Full Market Value	\$16,300,000	\$19,300,000	\$15,600,000
Market Value per SqFt	\$134.00	\$159.00	\$136.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00431-0031	1-00452-0002	1-00445-0014
Address	43 AVENUE A	162 2 AVENUE	88 EAST 4 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	105	162	87
Year Built	1929	1929	1997
Gross SqFt	120,605	121,503	114,700
Estimated Gross Income	\$3,376,940	\$4,019,962	\$3,250,943
Gross Income per SqFt	\$28.00	\$33.10	\$28.30
Full Market Value	\$16,200,000	\$19,300,000	\$15,600,000
Market Value per SqFt	\$134.00	\$159.00	\$136.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00432-0001	1-00966-0001	1-00934-0001
Address	66 1 AVENUE	606 1 AVENUE	500 2 AVENUE
Neighborhood	EAST VILLAGE	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	877	707	900
Year Built	1962	1985	1975
Gross SqFt	780,062	835,279	829,024
Estimated Gross Income	\$14,041,116	\$29,112,548	\$28,328,264
Gross Income per SqFt	\$18.00	\$34.90	\$34.20
Full Market Value	\$32,900,000	\$139,000,000	\$123,000,000
Market Value per SqFt	\$42.20	\$166.00	\$148.00
Distance from Cooperative in miles		1.45	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00434-0044	1-00436-0016	1-00468-0044
Address	427 EAST 6 STREET	418 EAST 9 STREET	235 EAST 12 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	13	20
Year Built	1900	1900	1920
Gross SqFt	7,980	7,955	8,240
Estimated Gross Income	\$239,400	\$291,143	\$237,797
Gross Income per SqFt	\$30.00	\$36.60	\$28.90
Full Market Value	\$1,150,000	\$1,460,000	\$1,140,000
Market Value per SqFt	\$144.00	\$184.00	\$138.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00436-0057	1-00440-0018	1-00445-0018
Address	87 ST MARK'S PLACE	416 EAST 13 STREET	104 EAST 4 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	25	35	30
Year Built	1940	1900	1900
Gross SqFt	15,000	16,224	14,459
Estimated Gross Income	\$480,000	\$548,900	\$453,597
Gross Income per SqFt	\$32.00	\$33.80	\$31.40
Full Market Value	\$2,300,000	\$2,630,000	\$2,170,000
Market Value per SqFt	\$153.00	\$162.00	\$150.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-0031	1-00448-0034	1-00438-0028
Address	446 EAST 13 STREET	99 1 AVENUE	171 AVENUE A
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	22	19
Year Built	1900	1900	1900
Gross SqFt	10,400	10,488	10,571
Estimated Gross Income	\$270,400	\$320,096	\$362,000
Gross Income per SqFt	\$26.00	\$30.50	\$34.20
Full Market Value	\$633,000	\$1,530,000	\$1,730,000
Market Value per SqFt	\$61.00	\$146.00	\$164.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00440-0052	1-00446-0034	1-00435-0056
Address	415 EAST 12 STREET	71 1 AVENUE	95 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	18	20
Year Built	1900	1900	1900
Gross SqFt	9,794	9,635	9,950
Estimated Gross Income	\$254,644	\$287,266	\$255,264
Gross Income per SqFt	\$26.00	\$29.80	\$25.70
Full Market Value	\$596,000	\$1,380,000	\$1,110,000
Market Value per SqFt	\$61.00	\$143.00	\$112.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00442-0021	1-00468-0023	1-00445-0018
Address	49 EAST 1 STREET	226 EAST 13 STREET	104 EAST 4 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	14	28	30
Year Built	1920	1930	1900
Gross SqFt	14,897	13,176	14,459
Estimated Gross Income	\$502,773	\$476,076	\$453,597
Gross Income per SqFt	\$33.70	\$36.10	\$31.40
Full Market Value	\$2,410,000	\$2,390,000	\$2,170,000
Market Value per SqFt	\$162.00	\$181.00	\$150.00
Distance from Cooperative in miles		0.60	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0030	1-00445-0038	1-00445-0055
Address	29 1 AVENUE	91 EAST 3 STREET	59 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	37	82
Year Built	1910	1920	1910
Gross SqFt	22,625	19,785	28,314
Estimated Gross Income	\$690,062	\$666,001	\$790,428
Gross Income per SqFt	\$30.50	\$33.70	\$27.90
Full Market Value	\$3,310,000	\$3,190,000	\$3,790,000
Market Value per SqFt	\$146.00	\$161.00	\$134.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0041	1-00452-0044	1-00437-0009
Address	68 EAST 1 STREET	225 EAST 10 STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	39	25
Year Built	1920	1920	1990
Gross SqFt	13,950	14,265	12,264
Estimated Gross Income	\$530,100	\$620,897	\$454,637
Gross Income per SqFt	\$38.00	\$43.50	\$37.10
Full Market Value	\$2,660,000	\$3,110,000	\$2,280,000
Market Value per SqFt	\$191.00	\$218.00	\$186.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0050	1-00451-0054	1-00452-0047
Address	54 EAST 1 STREET	315 EAST 9 STREET	221 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	24	26
Year Built	1910	1900	1900
Gross SqFt	10,083	10,590	10,470
Estimated Gross Income	\$262,158	\$315,476	\$238,930
Gross Income per SqFt	\$26.00	\$29.80	\$22.82
Full Market Value	\$1,140,000	\$1,510,000	\$1,040,000
Market Value per SqFt	\$113.00	\$143.00	\$99.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0052	1-00437-0006	1-00437-0047
Address	50 EAST 1 STREET	158 1 AVENUE	411 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	11	12
Year Built	1910	1920	1890
Gross SqFt	8,536	8,304	7,535
Estimated Gross Income	\$280,834	\$298,812	\$224,346
Gross Income per SqFt	\$32.90	\$36.00	\$29.80
Full Market Value	\$1,350,000	\$1,500,000	\$1,070,000
Market Value per SqFt	\$158.00	\$181.00	\$142.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00443-0056	1-00467-0035	1-00451-0006
Address	38 EAST 1 STREET	175 2 AVENUE	156 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	64	36
Year Built	1920	1935	1920
Gross SqFt	41,236	49,227	39,395
Estimated Gross Income	\$1,484,496	\$2,269,038	\$1,533,151
Gross Income per SqFt	\$36.00	\$46.10	\$38.90
Full Market Value	\$7,440,000	\$11,400,000	\$7,690,000
Market Value per SqFt	\$180.00	\$232.00	\$195.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00444-0033	1-00434-0017	1-00465-0046
Address	88 EAST 3 STREET	106 EAST 7 STREET	48 STUYVESANT STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	12	14
Year Built	1900	1900	1900
Gross SqFt	8,845	8,870	8,827
Estimated Gross Income	\$241,468	\$242,445	\$240,622
Gross Income per SqFt	\$27.30	\$27.30	\$27.30
Full Market Value	\$1,160,000	\$1,160,000	\$1,150,000
Market Value per SqFt	\$131.00	\$131.00	\$130.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00445-0051	1-00452-0021	1-00445-0049
Address	71 EAST 3 STREET	326 EAST 11 STREET	75 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	17	24
Year Built	1900	1900	1900
Gross SqFt	11,046	10,980	11,046
Estimated Gross Income	\$367,831	\$370,888	\$362,349
Gross Income per SqFt	\$33.30	\$33.80	\$32.80
Full Market Value	\$1,760,000	\$1,780,000	\$1,740,000
Market Value per SqFt	\$159.00	\$162.00	\$158.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00446-0025	1-00445-0033	1-00437-0034
Address	334 EAST 5 STREET	57 1 AVENUE	437 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	16	17
Year Built	1900	1900	1920
Gross SqFt	7,001	7,740	7,240
Estimated Gross Income	\$242,934	\$282,375	\$238,563
Gross Income per SqFt	\$34.70	\$36.50	\$33.00
Full Market Value	\$1,160,000	\$1,420,000	\$1,140,000
Market Value per SqFt	\$166.00	\$183.00	\$157.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00447-0024	1-00438-0043	1-00438-0044
Address	336 EAST 6 STREET	269 EAST 10 STREET	267 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	21	20	20
Year Built	1929	1900	1920
Gross SqFt	8,370	8,205	8,100
Estimated Gross Income	\$287,091	\$300,599	\$275,000
Gross Income per SqFt	\$34.30	\$36.60	\$34.00
Full Market Value	\$1,380,000	\$1,510,000	\$1,320,000
Market Value per SqFt	\$165.00	\$184.00	\$163.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00449-0002	1-00449-0004	1-00449-0001
Address	120 2 AVENUE	124 2 AVENUE	118 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	24	27
Year Built	1920	1920	1930
Gross SqFt	16,251	16,329	16,060
Estimated Gross Income	\$545,221	\$555,444	\$532,674
Gross Income per SqFt	\$33.50	\$34.00	\$33.20
Full Market Value	\$2,610,000	\$2,660,000	\$2,550,000
Market Value per SqFt	\$161.00	\$163.00	\$159.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00449-0015	1-00450-0015	1-00437-0009
Address	52 ST MARK'S PLACE	320 EAST 9 STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	19	23	25
Year Built	1920	1988	1990
Gross SqFt	9,585	12,196	12,264
Estimated Gross Income	\$325,890	\$466,810	\$454,637
Gross Income per SqFt	\$34.00	\$38.30	\$37.10
Full Market Value	\$1,560,000	\$2,340,000	\$2,280,000
Market Value per SqFt	\$163.00	\$192.00	\$186.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00451-0021	1-00448-0034	1-00452-0050
Address	220 EAST 10 STREET	99 1 AVENUE	215 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	22	25
Year Built	1900	1900	1900
Gross SqFt	10,512	10,488	10,728
Estimated Gross Income	\$325,872	\$320,096	\$387,108
Gross Income per SqFt	\$31.00	\$30.50	\$36.10
Full Market Value	\$763,000	\$1,530,000	\$1,940,000
Market Value per SqFt	\$73.00	\$146.00	\$181.00
Distance from Cooperative in miles		0.15	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0006	1-00468-0001	1-00452-0002
Address	170 2 AVENUE	87 3 AVENUE	162 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	77	121	162
Year Built	1928	1930	1929
Gross SqFt	97,896	92,304	121,503
Estimated Gross Income	\$3,524,256	\$4,292,514	\$4,019,962
Gross Income per SqFt	\$36.00	\$46.50	\$33.10
Full Market Value	\$17,700,000	\$21,500,000	\$19,300,000
Market Value per SqFt	\$181.00	\$233.00	\$159.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0019	1-00449-0050	1-00451-0054
Address	322 EAST 11 STREET	63 EAST 7 STREET	315 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	26	24
Year Built	1900	1900	1900
Gross SqFt	10,794	11,016	10,590
Estimated Gross Income	\$340,011	\$365,683	\$315,476
Gross Income per SqFt	\$31.50	\$33.20	\$29.80
Full Market Value	\$1,630,000	\$1,750,000	\$1,510,000
Market Value per SqFt	\$151.00	\$159.00	\$143.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0042	1-00445-0029	1-00438-0014
Address	231 EAST 10 STREET	126 EAST 4 STREET	412 EAST 11 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	14
Year Built	1900	1910	1900
Gross SqFt	9,365	9,195	9,035
Estimated Gross Income	\$255,196	\$277,944	\$245,915
Gross Income per SqFt	\$27.20	\$30.20	\$27.20
Full Market Value	\$597,000	\$1,330,000	\$1,180,000
Market Value per SqFt	\$64.00	\$145.00	\$131.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00452-0054	1-00465-0055	1-00436-0044
Address	205 EAST 10 STREET	145 2 AVENUE	107 ST MARK'S PLACE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	27	48
Year Built	1920	1920	1920
Gross SqFt	25,818	25,340	25,610
Estimated Gross Income	\$832,630	\$1,103,234	\$772,174
Gross Income per SqFt	\$32.20	\$43.50	\$30.20
Full Market Value	\$3,990,000	\$5,530,000	\$3,700,000
Market Value per SqFt	\$155.00	\$218.00	\$144.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00453-0008	1-00436-0036	1-00437-0021
Address	188 2 AVENUE	121 ST MARK'S PLACE	280 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	33	37
Year Built	1920	1907	1900
Gross SqFt	19,299	19,500	19,464
Estimated Gross Income	\$652,306	\$796,770	\$526,543
Gross Income per SqFt	\$33.80	\$40.90	\$27.10
Full Market Value	\$3,120,000	\$4,000,000	\$2,520,000
Market Value per SqFt	\$162.00	\$205.00	\$129.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00454-0060	1-00469-0047	1-00460-0029
Address	321 EAST 12 STREET	231 EAST 13 STREET	236 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	36	26	32
Year Built	1920	1920	1932
Gross SqFt	21,178	18,828	25,002
Estimated Gross Income	\$714,757	\$703,561	\$773,543
Gross Income per SqFt	\$33.70	\$37.40	\$30.90
Full Market Value	\$3,420,000	\$3,530,000	\$3,710,000
Market Value per SqFt	\$161.00	\$187.00	\$148.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00454-0063	1-00445-0026	1-00454-0050
Address	313 EAST 12 STREET	120 EAST 4 STREET	339 EAST 12 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	48	37
Year Built	1900	1900	1900
Gross SqFt	21,178	17,443	21,574
Estimated Gross Income	\$698,874	\$607,620	\$690,883
Gross Income per SqFt	\$33.00	\$34.80	\$32.00
Full Market Value	\$3,350,000	\$2,910,000	\$3,310,000
Market Value per SqFt	\$158.00	\$167.00	\$153.00
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00454-0066	1-00452-0021	1-00445-0049
Address	309 EAST 12 STREET	326 EAST 11 STREET	75 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	17	24
Year Built	1920	1900	1900
Gross SqFt	11,054	10,980	11,046
Estimated Gross Income	\$368,098	\$370,888	\$362,349
Gross Income per SqFt	\$33.30	\$33.80	\$32.80
Full Market Value	\$1,760,000	\$1,780,000	\$1,740,000
Market Value per SqFt	\$159.00	\$162.00	\$158.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00458-0032	1-00463-0024	1-00463-0046
Address	32 EAST 2 STREET	30 ST MARK'S PLACE	21 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	25	18
Year Built	1900	1900	1900
Gross SqFt	14,376	14,141	14,400
Estimated Gross Income	\$413,310	\$408,796	\$412,054
Gross Income per SqFt	\$28.80	\$28.90	\$28.60
Full Market Value	\$968,000	\$1,960,000	\$1,970,000
Market Value per SqFt	\$67.00	\$139.00	\$137.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00459-0046	1-00435-0030	1-00435-0056
Address	7 EAST 3 STREET	125 AVENUE A	95 EAST 7 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	12	20
Year Built	1920	1920	1900
Gross SqFt	10,000	10,038	9,950
Estimated Gross Income	\$310,000	\$379,063	\$255,264
Gross Income per SqFt	\$31.00	\$37.80	\$25.70
Full Market Value	\$726,000	\$1,900,000	\$1,110,000
Market Value per SqFt	\$73.00	\$189.00	\$112.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00461-0024	1-00465-0055	1-00447-0051
Address	232 EAST 6 STREET	145 2 AVENUE	313 EAST 5 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	27	47
Year Built	1920	1920	1940
Gross SqFt	22,266	25,340	20,600
Estimated Gross Income	\$757,044	\$1,103,234	\$699,302
Gross Income per SqFt	\$34.00	\$43.50	\$33.90
Full Market Value	\$3,630,000	\$5,530,000	\$3,350,000
Market Value per SqFt	\$163.00	\$218.00	\$163.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00464-8048	1-00436-0044	
Address	19 ST MARK'S PLACE	107 ST MARK'S PLACE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	30	48	
Year Built	1920	1920	
Gross SqFt	25,068	25,610	
Estimated Gross Income	\$952,584	\$772,174	
Gross Income per SqFt	\$38.00	\$30.20	
Full Market Value	\$4,780,000	\$3,700,000	
Market Value per SqFt	\$191.00	\$144.00	
Distance from Cooperative in miles		0.25	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00464-9048	1-00452-0044	1-00886-0041
Address	19 ST MARK'S PLACE	225 EAST 10 STREET	155 EAST 30 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	11	39	24
Year Built	1920	1920	1925
Gross SqFt	12,300	14,265	13,000
Estimated Gross Income	\$541,200	\$620,897	\$612,530
Gross Income per SqFt	\$44.00	\$43.50	\$47.10
Full Market Value	\$2,700,000	\$3,110,000	\$3,070,000
Market Value per SqFt	\$220.00	\$218.00	\$236.00
Distance from Cooperative in miles		0.15	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0021	1-00440-0018	1-00445-0018
Address	224 EAST 11 STREET	416 EAST 13 STREET	104 EAST 4 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	26	35	30
Year Built	1910	1900	1900
Gross SqFt	16,916	16,224	14,459
Estimated Gross Income	\$551,461	\$548,900	\$453,597
Gross Income per SqFt	\$32.60	\$33.80	\$31.40
Full Market Value	\$2,640,000	\$2,630,000	\$2,170,000
Market Value per SqFt	\$156.00	\$162.00	\$150.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0047	1-00452-0044	1-00437-0009
Address	121 EAST 10 STREET	225 EAST 10 STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	39	25
Year Built	1950	1920	1990
Gross SqFt	13,000	14,265	12,264
Estimated Gross Income	\$481,000	\$620,897	\$454,637
Gross Income per SqFt	\$37.00	\$43.50	\$37.10
Full Market Value	\$2,410,000	\$3,110,000	\$2,280,000
Market Value per SqFt	\$185.00	\$218.00	\$186.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0048	1-00469-0047	1-00457-0020
Address	115 EAST 10 STREET	231 EAST 13 STREET	21 EAST 2 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	56	26	42
Year Built	1870	1920	1900
Gross SqFt	27,111	18,828	27,600
Estimated Gross Income	\$821,463	\$703,561	\$642,424
Gross Income per SqFt	\$30.30	\$37.40	\$23.28
Full Market Value	\$3,930,000	\$3,530,000	\$2,790,000
Market Value per SqFt	\$145.00	\$187.00	\$101.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00466-0056	1-00452-0044	1-00450-0015
Address	103 EAST 10 STREET	225 EAST 10 STREET	320 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	22	39	23
Year Built	1920	1920	1988
Gross SqFt	15,600	14,265	12,196
Estimated Gross Income	\$577,200	\$620,897	\$466,810
Gross Income per SqFt	\$37.00	\$43.50	\$38.30
Full Market Value	\$2,890,000	\$3,110,000	\$2,340,000
Market Value per SqFt	\$185.00	\$218.00	\$192.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00467-0022	1-00469-0030	
Address	226 EAST 12 STREET	223 2 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	84	76	
Year Built	1928	1925	
Gross SqFt	56,845	63,158	
Estimated Gross Income	\$1,989,575	\$2,264,442	
Gross Income per SqFt	\$35.00	\$35.90	
Full Market Value	\$9,530,000	\$10,800,000	
Market Value per SqFt	\$168.00	\$171.00	
Distance from Cooperative in miles		0.10	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-0015	1-00452-0044	1-00437-0009
Address	212 EAST 13 STREET	225 EAST 10 STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	39	25
Year Built	1930	1920	1990
Gross SqFt	14,022	14,265	12,264
Estimated Gross Income	\$518,814	\$620,897	\$454,637
Gross Income per SqFt	\$37.00	\$43.50	\$37.10
Full Market Value	\$2,600,000	\$3,110,000	\$2,280,000
Market Value per SqFt	\$185.00	\$218.00	\$186.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-0024	1-00465-0032	1-00468-0023
Address	228 EAST 13 STREET	17 STUYVESANT STREET	226 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	28	20	28
Year Built	1900	1920	1930
Gross SqFt	13,110	12,500	13,176
Estimated Gross Income	\$442,462	\$464,307	\$476,076
Gross Income per SqFt	\$33.70	\$37.10	\$36.10
Full Market Value	\$2,120,000	\$2,330,000	\$2,390,000
Market Value per SqFt	\$162.00	\$186.00	\$181.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00468-0048	1-00447-0014	1-00447-0012
Address	227 EAST 12 STREET	316 EAST 6 STREET	312 EAST 6 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	22
Year Built	1920	1900	1900
Gross SqFt	6,024	6,800	6,750
Estimated Gross Income	\$203,310	\$236,802	\$229,061
Gross Income per SqFt	\$33.80	\$34.80	\$33.90
Full Market Value	\$974,000	\$1,130,000	\$1,100,000
Market Value per SqFt	\$162.00	\$166.00	\$163.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00469-0025	1-00447-0051	1-00445-0038
Address	234 EAST 14 STREET	313 EAST 5 STREET	91 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	47	37
Year Built	1920	1940	1920
Gross SqFt	19,408	20,600	19,785
Estimated Gross Income	\$655,020	\$699,302	\$666,001
Gross Income per SqFt	\$33.80	\$33.90	\$33.70
Full Market Value	\$3,140,000	\$3,350,000	\$3,190,000
Market Value per SqFt	\$162.00	\$163.00	\$161.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00473-0051	1-01321-0034	1-00773-0027
Address	134 GRAND STREET	230 EAST 48 STREET	225 WEST 23 STREET
Neighborhood	SOHO	MIDTOWN EAST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	68	138
Year Built	1900	1928	1930
Gross SqFt	69,928	68,564	66,524
Estimated Gross Income	\$1,783,164	\$2,041,592	\$1,795,000
Gross Income per SqFt	\$25.50	\$29.80	\$27.00
Full Market Value	\$7,740,000	\$9,780,000	\$7,790,000
Market Value per SqFt	\$111.00	\$143.00	\$117.00
Distance from Cooperative in miles		2.70	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00474-0029	1-01305-0023	1-01319-0029
Address	487 BROADWAY	135 EAST 50 STREET	847 2 AVENUE
Neighborhood	SOHO	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	107	92
Year Built	1900	1924	1939
Gross SqFt	70,759	70,836	70,592
Estimated Gross Income	\$2,476,565	\$2,806,614	\$2,119,582
Gross Income per SqFt	\$35.00	\$39.60	\$30.00
Full Market Value	\$11,900,000	\$14,100,000	\$10,200,000
Market Value per SqFt	\$168.00	\$199.00	\$144.00
Distance from Cooperative in miles		2.85	2.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-0007	1-00503-0015	1-00476-0042
Address	349 WEST BROADWAY	125 SULLIVAN STREET	23 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	32	30
Year Built	1900	1900	1900
Gross SqFt	13,758	13,380	15,186
Estimated Gross Income	\$550,320	\$452,563	\$709,393
Gross Income per SqFt	\$40.00	\$33.80	\$46.70
Full Market Value	\$2,760,000	\$2,170,000	\$3,560,000
Market Value per SqFt	\$201.00	\$162.00	\$234.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-0028	1-00572-0026	1-00494-0015
Address	66 GRAND STREET	24 WEST 9 STREET	40 PRINCE STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	19	50	41
Year Built	1900	1923	1900
Gross SqFt	46,741	46,137	45,990
Estimated Gross Income	\$1,776,158	\$1,822,797	\$1,808,321
Gross Income per SqFt	\$38.00	\$39.50	\$39.30
Full Market Value	\$8,910,000	\$9,140,000	\$9,070,000
Market Value per SqFt	\$191.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00475-0046	1-01549-0024	1-01519-0040
Address	469 BROOME STREET	1653 1 AVENUE	172 EAST 91 STREET
Neighborhood	SOHO	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	46	44
Year Built	1900	1910	1900
Gross SqFt	34,944	36,237	35,200
Estimated Gross Income	\$1,153,152	\$1,316,765	\$1,155,522
Gross Income per SqFt	\$33.00	\$36.30	\$32.80
Full Market Value	\$5,520,000	\$6,600,000	\$5,540,000
Market Value per SqFt	\$158.00	\$182.00	\$157.00
Distance from Cooperative in miles		4.65	4.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00476-0015	1-00503-0021	1-00503-0045
Address	110 6 AVENUE	115 THOMPSON STREET	195 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	34	30	26
Year Built	1900	1900	1900
Gross SqFt	18,056	20,034	17,494
Estimated Gross Income	\$692,447	\$952,749	\$509,469
Gross Income per SqFt	\$38.30	\$47.60	\$29.10
Full Market Value	\$3,470,000	\$4,780,000	\$2,440,000
Market Value per SqFt	\$192.00	\$239.00	\$139.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-0001	1-00771-0001	1-01471-0021
Address	41 CROSBY STREET	216 8 AVENUE	1435 YORK AVENUE
Neighborhood	SOHO	CHELSEA	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	39	45
Year Built	1900	1910	1960
Gross SqFt	31,365	32,325	32,375
Estimated Gross Income	\$1,097,775	\$1,190,000	\$1,133,181
Gross Income per SqFt	\$35.00	\$36.80	\$35.00
Full Market Value	\$5,260,000	\$5,970,000	\$5,430,000
Market Value per SqFt	\$168.00	\$185.00	\$168.00
Distance from Cooperative in miles		1.50	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-0003	1-00771-0001	1-01471-0021
Address	45 CROSBY STREET	216 8 AVENUE	1435 YORK AVENUE
Neighborhood	SOHO	CHELSEA	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	39	45
Year Built	1920	1910	1960
Gross SqFt	32,028	32,325	32,375
Estimated Gross Income	\$1,120,980	\$1,190,000	\$1,133,181
Gross Income per SqFt	\$35.00	\$36.80	\$35.00
Full Market Value	\$5,370,000	\$5,970,000	\$5,430,000
Market Value per SqFt	\$168.00	\$185.00	\$168.00
Distance from Cooperative in miles		1.50	4.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00482-0022	1-00501-0006	1-00488-0037
Address	226 LAFAYETTE STREET	423 WEST BROADWAY	508 BROOME STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	13	28	14
Year Built	1920	1910	1900
Gross SqFt	22,104	20,670	21,598
Estimated Gross Income	\$817,848	\$966,506	\$777,850
Gross Income per SqFt	\$37.00	\$46.80	\$36.00
Full Market Value	\$4,100,000	\$4,850,000	\$3,900,000
Market Value per SqFt	\$185.00	\$235.00	\$181.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00483-0013	1-01305-0023	1-00850-0064
Address	514 BROADWAY	135 EAST 50 STREET	12 EAST 22 STREET
Neighborhood	SOHO	MIDTOWN CBD	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	53	107	87
Year Built	1900	1924	1911
Gross SqFt	76,550	70,836	78,646
Estimated Gross Income	\$2,908,900	\$2,806,614	\$2,990,639
Gross Income per SqFt	\$38.00	\$39.60	\$38.00
Full Market Value	\$14,600,000	\$14,100,000	\$15,000,000
Market Value per SqFt	\$191.00	\$199.00	\$191.00
Distance from Cooperative in miles		2.75	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00484-0001	1-00997-0019	1-00572-0038
Address	84 MERCER STREET	123 WEST 44 STREET	20 5 AVENUE
Neighborhood	SOHO	MIDTOWN WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	26	121	113
Year Built	1880	1900	1940
Gross SqFt	125,590	115,355	132,420
Estimated Gross Income	\$4,960,805	\$5,027,226	\$4,686,000
Gross Income per SqFt	\$39.50	\$43.60	\$35.40
Full Market Value	\$24,900,000	\$25,200,000	\$22,400,000
Market Value per SqFt	\$198.00	\$218.00	\$169.00
Distance from Cooperative in miles		2.50	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00484-0026	1-00858-0014	1-01143-0049
Address	491 BROADWAY	80 MADISON AVENUE	140 142 WEST 72 STREET
Neighborhood	SOHO	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	61	75
Year Built	1920	1923	1920
Gross SqFt	57,486	60,110	59,848
Estimated Gross Income	\$2,299,440	\$2,471,692	\$2,309,332
Gross Income per SqFt	\$40.00	\$41.10	\$38.60
Full Market Value	\$11,500,000	\$12,400,000	\$11,600,000
Market Value per SqFt	\$200.00	\$206.00	\$194.00
Distance from Cooperative in miles		1.65	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0014	1-00488-0037	1-00230-0033
Address	122 SPRING STREET	508 BROOME STREET	25 MERCER STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	11	14	17
Year Built	1910	1900	1920
Gross SqFt	19,302	21,598	23,975
Estimated Gross Income	\$482,550	\$777,850	\$707,000
Gross Income per SqFt	\$25.00	\$36.00	\$29.50
Full Market Value	\$2,100,000	\$3,900,000	\$3,390,000
Market Value per SqFt	\$109.00	\$181.00	\$141.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0021	1-00754-0031	1-00551-0016
Address	106 SPRING STREET	313 WEST 30 STREET	27 WASHINGTON SQUARE NORT
Neighborhood	SOHO	FASHION	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	47	28
Year Built	1900	1987	1900
Gross SqFt	32,088	31,512	32,409
Estimated Gross Income	\$754,068	\$752,660	\$751,000
Gross Income per SqFt	\$23.50	\$23.88	\$23.17
Full Market Value	\$3,270,000	\$3,270,000	\$3,260,000
Market Value per SqFt	\$102.00	\$104.00	\$101.00
Distance from Cooperative in miles		1.90	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0022	1-00555-0014	1-00570-0017
Address	91 MERCER STREET	65 PARK AVENUE SOUTH	24 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	37	25
Year Built	1900	1900	1910
Gross SqFt	27,500	26,455	27,760
Estimated Gross Income	\$990,000	\$990,623	\$958,274
Gross Income per SqFt	\$36.00	\$37.40	\$34.50
Full Market Value	\$4,960,000	\$4,970,000	\$4,590,000
Market Value per SqFt	\$180.00	\$188.00	\$165.00
Distance from Cooperative in miles		0.75	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00485-0025	1-00588-0009	1-00230-0033
Address	85 MERCER STREET	26 GROVE STREET	25 MERCER STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	19	42	17
Year Built	1920	1926	1920
Gross SqFt	24,900	22,392	23,975
Estimated Gross Income	\$634,950	\$546,000	\$707,000
Gross Income per SqFt	\$25.50	\$24.38	\$29.50
Full Market Value	\$2,760,000	\$2,370,000	\$3,390,000
Market Value per SqFt	\$111.00	\$106.00	\$141.00
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00486-0009	1-01549-0024	1-01519-0040
Address	80 WOOSTER STREET	1653 1 AVENUE	172 EAST 91 STREET
Neighborhood	SOHO	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	46	44
Year Built	1900	1910	1900
Gross SqFt	33,250	36,237	35,200
Estimated Gross Income	\$1,097,250	\$1,316,765	\$1,155,522
Gross Income per SqFt	\$33.00	\$36.30	\$32.80
Full Market Value	\$5,260,000	\$6,600,000	\$5,540,000
Market Value per SqFt	\$158.00	\$182.00	\$157.00
Distance from Cooperative in miles		4.55	4.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00487-0001	1-00591-0040	1-00617-0021
Address	484 BROOME STREET	317 BLEECKER STREET	221 WEST 12 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	13	56	53
Year Built	1918	1900	1930
Gross SqFt	43,500	41,748	43,280
Estimated Gross Income	\$1,579,050	\$1,538,526	\$1,547,000
Gross Income per SqFt	\$36.30	\$36.90	\$35.70
Full Market Value	\$7,920,000	\$7,720,000	\$7,410,000
Market Value per SqFt	\$182.00	\$185.00	\$171.00
Distance from Cooperative in miles		0.65	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00489-0008	1-00516-0042	1-00489-0020
Address	71 SULLIVAN STREET	159 PRINCE STREET	192 SPRING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	18	22
Year Built	1900	1900	1900
Gross SqFt	11,628	9,634	12,164
Estimated Gross Income	\$476,748	\$465,131	\$423,168
Gross Income per SqFt	\$41.00	\$48.30	\$34.80
Full Market Value	\$2,390,000	\$2,330,000	\$2,030,000
Market Value per SqFt	\$206.00	\$242.00	\$167.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00489-0037	1-00519-0027	1-00488-0006
Address	57 THOMPSON STREET	24 KING STREET	64 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	40	24	30
Year Built	1920	1920	1900
Gross SqFt	15,138	11,892	16,749
Estimated Gross Income	\$491,985	\$404,065	\$519,924
Gross Income per SqFt	\$32.50	\$34.00	\$31.00
Full Market Value	\$2,360,000	\$1,940,000	\$2,490,000
Market Value per SqFt	\$156.00	\$163.00	\$149.00
Distance from Cooperative in miles		0.20	0.04

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00494-0032	1-00494-0010	1-00470-0042
Address	215 MOTT STREET	242 MULBERRY STREET	126 ELIZABETH STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	24
Year Built	1900	1905	1900
Gross SqFt	7,632	12,222	11,364
Estimated Gross Income	\$145,008	\$339,511	\$232,000
Gross Income per SqFt	\$19.00	\$27.80	\$20.42
Full Market Value	\$340,000	\$1,630,000	\$1,010,000
Market Value per SqFt	\$44.50	\$133.00	\$89.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00494-0033	1-00479-0039	1-00508-0014
Address	213 MOTT STREET	366 BROOME STREET	274 MOTT STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	22	30
Year Built	1900	1905	1925
Gross SqFt	7,779	14,875	16,488
Estimated Gross Income	\$175,027	\$476,303	\$370,683
Gross Income per SqFt	\$22.50	\$32.00	\$22.48
Full Market Value	\$410,000	\$2,280,000	\$1,610,000
Market Value per SqFt	\$53.00	\$153.00	\$98.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00495-0002	1-01531-0028	1-01008-0026
Address	237 LAFAYETTE STREET	244 EAST 86 STREET	105 WEST 55 STREET
Neighborhood	LITTLE ITALY	UPPER EAST SIDE (79-96)	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	21	40	55
Year Built	1911	1920	1917
Gross SqFt	54,431	54,763	54,838
Estimated Gross Income	\$1,850,654	\$2,235,319	\$1,767,341
Gross Income per SqFt	\$34.00	\$40.80	\$32.20
Full Market Value	\$8,860,000	\$11,200,000	\$8,470,000
Market Value per SqFt	\$163.00	\$205.00	\$154.00
Distance from Cooperative in miles		4.40	2.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00497-0007	1-00173-0019	1-01228-0036
Address	542 BROADWAY	78 LEONARD STREET	434 AMSTERDAM AVENUE
Neighborhood	SOHO	CIVIC CENTER	UPPER WEST SIDE (79-96)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	11	11	40
Year Built	1900	1910	1920
Gross SqFt	20,700	20,200	19,976
Estimated Gross Income	\$579,600	\$708,000	\$567,669
Gross Income per SqFt	\$28.00	\$35.00	\$28.40
Full Market Value	\$2,780,000	\$3,390,000	\$2,720,000
Market Value per SqFt	\$134.00	\$168.00	\$136.00
Distance from Cooperative in miles		0.60	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0005	1-01008-0026	1-01023-0006
Address	565 BROADWAY	105 WEST 55 STREET	245 WEST 51 STREET
Neighborhood	SOHO	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	55	82
Year Built	1900	1917	1912
Gross SqFt	51,180	54,838	48,368
Estimated Gross Income	\$1,612,170	\$1,767,341	\$1,490,621
Gross Income per SqFt	\$31.50	\$32.20	\$30.80
Full Market Value	\$7,720,000	\$8,470,000	\$7,140,000
Market Value per SqFt	\$151.00	\$154.00	\$148.00
Distance from Cooperative in miles		2.90	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0015	1-00503-0021	1-00502-0002
Address	547 BROADWAY	115 THOMPSON STREET	90 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C8-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	30	29
Year Built	1920	1900	1900
Gross SqFt	26,058	20,034	20,196
Estimated Gross Income	\$1,094,436	\$952,749	\$763,850
Gross Income per SqFt	\$42.00	\$47.60	\$37.80
Full Market Value	\$5,490,000	\$4,780,000	\$3,830,000
Market Value per SqFt	\$211.00	\$239.00	\$190.00
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0017	1-00858-0014	1-01143-0049
Address	543 BROADWAY	80 MADISON AVENUE	140 142 WEST 72 STREET
Neighborhood	SOHO	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	19	61	75
Year Built	1903	1923	1920
Gross SqFt	60,000	60,110	59,848
Estimated Gross Income	\$2,400,000	\$2,471,692	\$2,309,332
Gross Income per SqFt	\$40.00	\$41.10	\$38.60
Full Market Value	\$12,000,000	\$12,400,000	\$11,600,000
Market Value per SqFt	\$200.00	\$206.00	\$194.00
Distance from Cooperative in miles		1.55	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00498-0018	1-01549-0024	1-00775-0009
Address	541 BROADWAY	1653 1 AVENUE	245 WEST 25 STREET
Neighborhood	SOHO	UPPER EAST SIDE (79-96)	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	13	46	68
Year Built	1909	1910	1938
Gross SqFt	35,735	36,237	36,500
Estimated Gross Income	\$1,286,460	\$1,316,765	\$1,226,104
Gross Income per SqFt	\$36.00	\$36.30	\$33.60
Full Market Value	\$6,450,000	\$6,600,000	\$5,870,000
Market Value per SqFt	\$180.00	\$182.00	\$161.00
Distance from Cooperative in miles		4.45	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-0005	1-00555-0014	1-00570-0017
Address	108 WOOSTER STREET	65 PARK AVENUE SOUTH	24 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	37	25
Year Built	1900	1900	1910
Gross SqFt	27,150	26,455	27,760
Estimated Gross Income	\$977,400	\$990,623	\$958,274
Gross Income per SqFt	\$36.00	\$37.40	\$34.50
Full Market Value	\$4,900,000	\$4,970,000	\$4,590,000
Market Value per SqFt	\$180.00	\$188.00	\$165.00
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00500-0007	1-00555-0014	1-00570-0017
Address	112 WOOSTER STREET	65 PARK AVENUE SOUTH	24 EAST 13 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	37	25
Year Built	1900	1900	1910
Gross SqFt	27,150	26,455	27,760
Estimated Gross Income	\$977,400	\$990,623	\$958,274
Gross Income per SqFt	\$36.00	\$37.40	\$34.50
Full Market Value	\$4,900,000	\$4,970,000	\$4,590,000
Market Value per SqFt	\$180.00	\$188.00	\$165.00
Distance from Cooperative in miles		0.70	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00501-0028	1-00754-0031	1-00551-0016
Address	101 WOOSTER STREET	313 WEST 30 STREET	27 WASHINGTON SQUARE NORT
Neighborhood	SOHO	FASHION	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	47	28
Year Built	1900	1987	1900
Gross SqFt	30,500	31,512	32,409
Estimated Gross Income	\$716,750	\$752,660	\$751,000
Gross Income per SqFt	\$23.50	\$23.88	\$23.17
Full Market Value	\$3,110,000	\$3,270,000	\$3,260,000
Market Value per SqFt	\$102.00	\$104.00	\$101.00
Distance from Cooperative in miles		1.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00502-0012	1-00516-0043	1-00491-0001
Address	110 THOMPSON STREET	161 PRINCE STREET	558 BROOME STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	24	25
Year Built	1900	1900	1925
Gross SqFt	12,750	12,450	14,737
Estimated Gross Income	\$510,000	\$527,850	\$553,637
Gross Income per SqFt	\$40.00	\$42.40	\$37.60
Full Market Value	\$2,560,000	\$2,650,000	\$2,780,000
Market Value per SqFt	\$201.00	\$213.00	\$189.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00502-0038	1-01549-0024	1-01519-0040
Address	165 SPRING STREET	1653 1 AVENUE	172 EAST 91 STREET
Neighborhood	SOHO	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	46	44
Year Built	1910	1910	1900
Gross SqFt	37,050	36,237	35,200
Estimated Gross Income	\$1,222,650	\$1,316,765	\$1,155,522
Gross Income per SqFt	\$33.00	\$36.30	\$32.80
Full Market Value	\$5,860,000	\$6,600,000	\$5,540,000
Market Value per SqFt	\$158.00	\$182.00	\$157.00
Distance from Cooperative in miles		4.50	4.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00503-0027	1-00503-0026	1-00517-0041
Address	105 THOMPSON STREET	107 THOMPSON STREET	179 PRINCE STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	24	23
Year Built	1920	1900	1900
Gross SqFt	11,070	11,070	10,395
Estimated Gross Income	\$470,475	\$474,864	\$438,804
Gross Income per SqFt	\$42.50	\$42.90	\$42.20
Full Market Value	\$2,360,000	\$2,380,000	\$2,200,000
Market Value per SqFt	\$213.00	\$215.00	\$212.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00503-0028	1-00503-0006	1-00518-0010
Address	101 THOMPSON STREET	107 SULLIVAN STREET	56 MAC DOUGAL STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	41	34
Year Built	1900	1900	1900
Gross SqFt	21,360	22,517	20,901
Estimated Gross Income	\$852,264	\$898,660	\$832,283
Gross Income per SqFt	\$39.90	\$39.90	\$39.80
Full Market Value	\$4,270,000	\$4,510,000	\$4,170,000
Market Value per SqFt	\$200.00	\$200.00	\$200.00
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00504-0014	1-01553-0016	1-01509-0064
Address	194 6 AVENUE	327 EAST 90 STREET	108 EAST 81 STREET
Neighborhood	SOHO	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	21	59	20
Year Built	1925	1930	1922
Gross SqFt	32,738	33,300	32,383
Estimated Gross Income	\$1,023,062	\$1,053,672	\$996,313
Gross Income per SqFt	\$31.20	\$31.60	\$30.80
Full Market Value	\$4,900,000	\$5,050,000	\$4,770,000
Market Value per SqFt	\$150.00	\$152.00	\$147.00
Distance from Cooperative in miles		4.70	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00504-0039	1-00516-0043	1-00491-0001
Address	203 SPRING STREET	161 PRINCE STREET	558 BROOME STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	24	25
Year Built	1900	1900	1925
Gross SqFt	12,662	12,450	14,737
Estimated Gross Income	\$506,480	\$527,850	\$553,637
Gross Income per SqFt	\$40.00	\$42.40	\$37.60
Full Market Value	\$2,540,000	\$2,650,000	\$2,780,000
Market Value per SqFt	\$201.00	\$213.00	\$189.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00506-0027	1-00559-0009	1-00521-0045
Address	2 CHARLTON STREET	92 PARK AVENUE SOUTH	303 ELIZABETH STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	181	220	195
Year Built	1966	1964	1991
Gross SqFt	172,836	184,645	187,368
Estimated Gross Income	\$7,259,112	\$8,330,000	\$7,268,496
Gross Income per SqFt	\$42.00	\$45.10	\$38.80
Full Market Value	\$36,400,000	\$41,800,000	\$36,500,000
Market Value per SqFt	\$211.00	\$226.00	\$195.00
Distance from Cooperative in miles		0.95	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00507-0018	1-00493-0009	1-00481-0008
Address	262 ELIZABETH STREET	228 MOTT STREET	17 CLEVELAND PLACE
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	13	14	18
Year Built	1920	1900	1910
Gross SqFt	7,545	8,010	9,821
Estimated Gross Income	\$228,613	\$436,000	\$260,096
Gross Income per SqFt	\$30.30	\$54.00	\$26.50
Full Market Value	\$1,100,000	\$2,190,000	\$1,130,000
Market Value per SqFt	\$146.00	\$273.00	\$115.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00507-0021	1-00494-0030	1-00480-0002
Address	268 ELIZABETH STREET	219 MOTT STREET	180 MULBERRY STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	18	19
Year Built	1920	1900	1910
Gross SqFt	7,825	9,625	9,392
Estimated Gross Income	\$264,093	\$329,602	\$318,247
Gross Income per SqFt	\$33.70	\$34.20	\$33.90
Full Market Value	\$1,270,000	\$1,580,000	\$1,520,000
Market Value per SqFt	\$162.00	\$164.00	\$162.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00510-0006	1-01305-0023	1-01319-0029
Address	115 CROSBY STREET	135 EAST 50 STREET	847 2 AVENUE
Neighborhood	LITTLE ITALY	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	53	107	92
Year Built	1900	1924	1939
Gross SqFt	73,332	70,836	70,592
Estimated Gross Income	\$2,566,620	\$2,806,614	\$2,119,582
Gross Income per SqFt	\$35.00	\$39.60	\$30.00
Full Market Value	\$12,300,000	\$14,100,000	\$10,200,000
Market Value per SqFt	\$168.00	\$199.00	\$144.00
Distance from Cooperative in miles		2.55	2.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00510-0037	1-01346-0010	1-01510-0033
Address	129 CROSBY STREET	319 EAST 53 STREET	1430 3 AVENUE
Neighborhood	LITTLE ITALY	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	31	23
Year Built	1910	1926	1925
Gross SqFt	25,244	25,040	24,793
Estimated Gross Income	\$858,296	\$855,954	\$817,470
Gross Income per SqFt	\$34.00	\$34.20	\$33.00
Full Market Value	\$4,110,000	\$4,100,000	\$3,920,000
Market Value per SqFt	\$163.00	\$164.00	\$158.00
Distance from Cooperative in miles		2.70	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00513-0003	1-01143-0049	1-00773-0027
Address	132 GREENE STREET	140 142 WEST 72 STREET	225 WEST 23 STREET
Neighborhood	SOHO	UPPER WEST SIDE (59-79)	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	52	75	138
Year Built	1885	1920	1930
Gross SqFt	61,999	59,848	66,524
Estimated Gross Income	\$2,045,967	\$2,309,332	\$1,795,000
Gross Income per SqFt	\$33.00	\$38.60	\$27.00
Full Market Value	\$9,800,000	\$11,600,000	\$7,790,000
Market Value per SqFt	\$158.00	\$194.00	\$117.00
Distance from Cooperative in miles		3.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00514-0010	1-00097-0018	1-00591-0040
Address	152 WOOSTER STREET	217 FRONT STREET	317 BLEECKER STREET
Neighborhood	SOHO	SOUTHBRIDGE	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	32	56
Year Built	1909	2004	1900
Gross SqFt	40,500	40,000	41,748
Estimated Gross Income	\$1,559,250	\$1,601,000	\$1,538,526
Gross Income per SqFt	\$38.50	\$40.00	\$36.90
Full Market Value	\$7,820,000	\$8,030,000	\$7,720,000
Market Value per SqFt	\$193.00	\$201.00	\$185.00
Distance from Cooperative in miles		1.30	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00514-0037	1-00570-0008	1-01320-0018
Address	113 PRINCE STREET	6 EAST 13 STREET	235 EAST 46 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	26	54	63
Year Built	1895	1900	1938
Gross SqFt	49,170	49,408	49,914
Estimated Gross Income	\$1,819,290	\$1,935,888	\$1,782,449
Gross Income per SqFt	\$37.00	\$39.20	\$35.70
Full Market Value	\$9,120,000	\$9,710,000	\$8,540,000
Market Value per SqFt	\$185.00	\$197.00	\$171.00
Distance from Cooperative in miles		0.70	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0001	1-00501-0006	1-00230-0033
Address	451 WEST BROADWAY	423 WEST BROADWAY	25 MERCER STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	13	28	17
Year Built	1880	1910	1920
Gross SqFt	26,200	20,670	23,975
Estimated Gross Income	\$1,048,000	\$966,506	\$707,000
Gross Income per SqFt	\$40.00	\$46.80	\$29.50
Full Market Value	\$5,260,000	\$4,850,000	\$3,390,000
Market Value per SqFt	\$201.00	\$235.00	\$141.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0004	1-00591-0040	
Address	459 WEST BROADWAY	317 BLEECKER STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	13	56	
Year Built	1920	1900	
Gross SqFt	40,180	41,748	
Estimated Gross Income	\$1,325,940	\$1,538,526	
Gross Income per SqFt	\$33.00	\$36.90	
Full Market Value	\$6,350,000	\$7,720,000	
Market Value per SqFt	\$158.00	\$185.00	
Distance from Cooperative in miles		0.55	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0008	1-01229-0006	1-01165-0056
Address	465 WEST BROADWAY	265 WEST 81 STREET	244 WEST 74 STREET
Neighborhood	SOHO	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	26	36	39
Year Built	1900	1900	1922
Gross SqFt	40,130	41,137	40,050
Estimated Gross Income	\$1,043,380	\$1,160,460	\$951,619
Gross Income per SqFt	\$26.00	\$28.20	\$23.76
Full Market Value	\$4,530,000	\$5,560,000	\$4,130,000
Market Value per SqFt	\$113.00	\$135.00	\$103.00
Distance from Cooperative in miles		4.20	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0031	1-01531-0028	1-01008-0026
Address	141 WOOSTER STREET	244 EAST 86 STREET	105 WEST 55 STREET
Neighborhood	SOHO	UPPER EAST SIDE (79-96)	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	33	40	55
Year Built	1910	1920	1917
Gross SqFt	54,600	54,763	54,838
Estimated Gross Income	\$1,992,900	\$2,235,319	\$1,767,341
Gross Income per SqFt	\$36.50	\$40.80	\$32.20
Full Market Value	\$9,990,000	\$11,200,000	\$8,470,000
Market Value per SqFt	\$183.00	\$205.00	\$154.00
Distance from Cooperative in miles		4.30	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00515-0037	1-01143-0020	1-00771-0068
Address	127 PRINCE STREET	133 WEST 71 STREET	258 WEST 22 STREET
Neighborhood	SOHO	UPPER WEST SIDE (59-79)	CHELSEA
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	15	36	39
Year Built	1900	1928	1920
Gross SqFt	32,921	30,712	30,375
Estimated Gross Income	\$839,485	\$812,305	\$744,000
Gross Income per SqFt	\$25.50	\$26.40	\$24.49
Full Market Value	\$3,650,000	\$3,530,000	\$3,230,000
Market Value per SqFt	\$111.00	\$115.00	\$106.00
Distance from Cooperative in miles		3.65	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00516-0001	1-00504-0026	1-00518-0010
Address	163 PRINCE STREET	120 SULLIVAN STREET	56 MAC DOUGAL STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	28	34
Year Built	1920	1919	1900
Gross SqFt	20,885	20,732	20,901
Estimated Gross Income	\$845,842	\$866,062	\$832,283
Gross Income per SqFt	\$40.50	\$41.80	\$39.80
Full Market Value	\$4,240,000	\$4,340,000	\$4,170,000
Market Value per SqFt	\$203.00	\$209.00	\$200.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00516-0007	1-00850-0064	1-00786-0042
Address	140 THOMPSON STREET	12 EAST 22 STREET	488 7 AVENUE
Neighborhood	SOHO	FLATIRON	FASHION
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	33	87	108
Year Built	1903	1911	1902
Gross SqFt	86,018	78,646	88,872
Estimated Gross Income	\$3,096,648	\$2,990,639	\$3,037,391
Gross Income per SqFt	\$36.00	\$38.00	\$34.20
Full Market Value	\$15,500,000	\$15,000,000	\$14,500,000
Market Value per SqFt	\$180.00	\$191.00	\$163.00
Distance from Cooperative in miles		1.10	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00516-0026	1-00592-0040	1-01531-0028
Address	474 WEST BROADWAY	80 GROVE STREET	244 EAST 86 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	20	76	40
Year Built	1900	1929	1920
Gross SqFt	51,925	47,808	54,763
Estimated Gross Income	\$2,180,850	\$2,257,000	\$2,235,319
Gross Income per SqFt	\$42.00	\$47.20	\$40.80
Full Market Value	\$10,900,000	\$11,300,000	\$11,200,000
Market Value per SqFt	\$210.00	\$236.00	\$205.00
Distance from Cooperative in miles		0.45	4.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0005	1-00519-0026	1-00519-0028
Address	141 SULLIVAN STREET	26 KING STREET	22 KING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	24
Year Built	1900	1920	1920
Gross SqFt	9,392	11,826	11,826
Estimated Gross Income	\$321,206	\$404,065	\$404,065
Gross Income per SqFt	\$34.20	\$34.20	\$34.20
Full Market Value	\$1,540,000	\$1,940,000	\$1,940,000
Market Value per SqFt	\$164.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0006	1-00519-0026	1-00519-0028
Address	143 SULLIVAN STREET	26 KING STREET	22 KING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	24
Year Built	1900	1920	1920
Gross SqFt	9,398	11,826	11,826
Estimated Gross Income	\$321,411	\$404,065	\$404,065
Gross Income per SqFt	\$34.20	\$34.20	\$34.20
Full Market Value	\$1,540,000	\$1,940,000	\$1,940,000
Market Value per SqFt	\$164.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0007	1-00519-0026	1-00519-0028
Address	145 SULLIVAN STREET	26 KING STREET	22 KING STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	24
Year Built	1910	1920	1920
Gross SqFt	9,398	11,826	11,826
Estimated Gross Income	\$321,411	\$404,065	\$404,065
Gross Income per SqFt	\$34.20	\$34.20	\$34.20
Full Market Value	\$1,540,000	\$1,940,000	\$1,940,000
Market Value per SqFt	\$164.00	\$164.00	\$164.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0008	1-00503-0004	1-00517-0030
Address	147 SULLIVAN STREET	103 SULLIVAN STREET	139 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	20	17
Year Built	1920	1900	1900
Gross SqFt	9,433	9,450	9,451
Estimated Gross Income	\$382,036	\$465,749	\$301,209
Gross Income per SqFt	\$40.50	\$49.30	\$31.90
Full Market Value	\$1,920,000	\$2,340,000	\$1,440,000
Market Value per SqFt	\$204.00	\$248.00	\$152.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00517-0009	1-00503-0021	1-00502-0002
Address	149 SULLIVAN STREET	115 THOMPSON STREET	90 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	30	29
Year Built	1900	1900	1900
Gross SqFt	22,513	20,034	20,196
Estimated Gross Income	\$956,802	\$952,749	\$763,850
Gross Income per SqFt	\$42.50	\$47.60	\$37.80
Full Market Value	\$4,800,000	\$4,780,000	\$3,830,000
Market Value per SqFt	\$213.00	\$239.00	\$190.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-0014	1-00516-0043	1-00491-0001
Address	64 MAC DOUGAL STREET	161 PRINCE STREET	558 BROOME STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	24	25
Year Built	1920	1900	1925
Gross SqFt	13,786	12,450	14,737
Estimated Gross Income	\$551,440	\$527,850	\$553,637
Gross Income per SqFt	\$40.00	\$42.40	\$37.60
Full Market Value	\$2,770,000	\$2,650,000	\$2,780,000
Market Value per SqFt	\$201.00	\$213.00	\$189.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00518-0032	1-00503-0021	1-00502-0002
Address	150 SULLIVAN STREET	115 THOMPSON STREET	90 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	41	30	29
Year Built	1900	1900	1900
Gross SqFt	20,190	20,034	20,196
Estimated Gross Income	\$862,113	\$952,749	\$763,850
Gross Income per SqFt	\$42.70	\$47.60	\$37.80
Full Market Value	\$4,320,000	\$4,780,000	\$3,830,000
Market Value per SqFt	\$214.00	\$239.00	\$190.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0014	1-00798-0066	1-00562-0044
Address	46 KING STREET	142 WEST 23 STREET	25 EAST 10 STREET
Neighborhood	SOHO	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	58	70	62
Year Built	1959	1989	1929
Gross SqFt	43,346	48,680	45,496
Estimated Gross Income	\$1,690,494	\$2,059,714	\$1,596,000
Gross Income per SqFt	\$39.00	\$42.30	\$35.10
Full Market Value	\$8,480,000	\$10,300,000	\$7,640,000
Market Value per SqFt	\$196.00	\$212.00	\$168.00
Distance from Cooperative in miles		1.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0036	1-00771-0001	1-01471-0021
Address	2 KING STREET	216 8 AVENUE	1435 YORK AVENUE
Neighborhood	SOHO	CHELSEA	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	41	39	45
Year Built	1963	1910	1960
Gross SqFt	33,100	32,325	32,375
Estimated Gross Income	\$1,191,600	\$1,190,000	\$1,133,181
Gross Income per SqFt	\$36.00	\$36.80	\$35.00
Full Market Value	\$5,980,000	\$5,970,000	\$5,430,000
Market Value per SqFt	\$181.00	\$185.00	\$168.00
Distance from Cooperative in miles		1.15	3.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0044	1-00771-0001	1-01564-0031
Address	208 6 AVENUE	216 8 AVENUE	440 EAST 85 STREET
Neighborhood	SOHO	CHELSEA	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	49	39	60
Year Built	1930	1910	1925
Gross SqFt	33,204	32,325	32,208
Estimated Gross Income	\$1,162,140	\$1,190,000	\$1,218,263
Gross Income per SqFt	\$35.00	\$36.80	\$37.80
Full Market Value	\$5,570,000	\$5,970,000	\$6,110,000
Market Value per SqFt	\$168.00	\$185.00	\$190.00
Distance from Cooperative in miles		1.15	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00519-0051	1-00488-0037	1-00230-0033
Address	11 CHARLTON STREET	508 BROOME STREET	25 MERCER STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	20	14	17
Year Built	1910	1900	1920
Gross SqFt	14,700	21,598	23,975
Estimated Gross Income	\$448,350	\$777,850	\$707,000
Gross Income per SqFt	\$30.50	\$36.00	\$29.50
Full Market Value	\$2,150,000	\$3,900,000	\$3,390,000
Market Value per SqFt	\$146.00	\$181.00	\$141.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-0029	1-00572-0026	1-01023-0006
Address	185 WEST HOUSTON STREET	24 WEST 9 STREET	245 WEST 51 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	63	50	82
Year Built	1962	1923	1912
Gross SqFt	47,100	46,137	48,368
Estimated Gross Income	\$1,695,600	\$1,822,797	\$1,490,621
Gross Income per SqFt	\$36.00	\$39.50	\$30.80
Full Market Value	\$8,500,000	\$9,140,000	\$7,140,000
Market Value per SqFt	\$180.00	\$198.00	\$148.00
Distance from Cooperative in miles		0.50	2.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-0056	1-00592-0062	1-01548-0010
Address	47 KING STREET	140 WAVERLY PLACE	317 EAST 85 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	23	21
Year Built	1900	1930	1981
Gross SqFt	9,924	12,144	12,023
Estimated Gross Income	\$327,492	\$426,000	\$456,453
Gross Income per SqFt	\$33.00	\$35.10	\$38.00
Full Market Value	\$1,570,000	\$2,040,000	\$2,290,000
Market Value per SqFt	\$158.00	\$168.00	\$190.00
Distance from Cooperative in miles		0.35	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00520-0085	1-00503-0008	1-00489-0026
Address	5 KING STREET	111 SULLIVAN STREET	79 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	22	15	17
Year Built	1925	1900	1900
Gross SqFt	7,283	9,000	7,051
Estimated Gross Income	\$276,754	\$396,561	\$252,094
Gross Income per SqFt	\$38.00	\$44.10	\$35.80
Full Market Value	\$1,390,000	\$1,990,000	\$1,210,000
Market Value per SqFt	\$191.00	\$221.00	\$172.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-0030	1-00525-0037	1-00521-0026
Address	308 MOTT STREET	174 THOMPSON STREET	302 MOTT STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	24	48
Year Built	1900	1900	1905
Gross SqFt	17,626	11,241	20,227
Estimated Gross Income	\$700,633	\$522,020	\$667,917
Gross Income per SqFt	\$39.70	\$46.40	\$33.00
Full Market Value	\$3,510,000	\$2,620,000	\$3,200,000
Market Value per SqFt	\$199.00	\$233.00	\$158.00
Distance from Cooperative in miles		0.35	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-0034	1-00525-0039	1-00559-0043
Address	316 MOTT STREET	178 THOMPSON STREET	139 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	21	26	20
Year Built	1900	1900	1900
Gross SqFt	10,985	10,524	10,947
Estimated Gross Income	\$428,415	\$511,695	\$322,000
Gross Income per SqFt	\$39.00	\$48.60	\$29.40
Full Market Value	\$2,150,000	\$2,570,000	\$1,540,000
Market Value per SqFt	\$196.00	\$244.00	\$141.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00521-0071	1-00558-0044	1-00576-0076
Address	10 BLEECKER STREET	115 EAST 12 STREET	71 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	25	69	46
Year Built	1900	1900	1922
Gross SqFt	40,607	41,750	37,824
Estimated Gross Income	\$1,055,782	\$1,840,256	\$970,000
Gross Income per SqFt	\$26.00	\$44.10	\$25.60
Full Market Value	\$4,580,000	\$9,230,000	\$4,210,000
Market Value per SqFt	\$113.00	\$221.00	\$111.00
Distance from Cooperative in miles		0.55	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00522-0004	1-00564-0011	1-00576-0076
Address	620 BROADWAY	52 EAST 13 STREET	71 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	12	27	46
Year Built	1900	1930	1922
Gross SqFt	32,440	34,708	37,824
Estimated Gross Income	\$823,976	\$919,595	\$970,000
Gross Income per SqFt	\$25.40	\$26.50	\$25.60
Full Market Value	\$3,580,000	\$3,990,000	\$4,210,000
Market Value per SqFt	\$110.00	\$115.00	\$111.00
Distance from Cooperative in miles		0.60	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00522-0014	1-00572-0026	1-00562-0044
Address	640 BROADWAY	24 WEST 9 STREET	25 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	31	50	62
Year Built	1900	1923	1929
Gross SqFt	46,080	46,137	45,496
Estimated Gross Income	\$1,290,240	\$1,822,797	\$1,596,000
Gross Income per SqFt	\$28.00	\$39.50	\$35.10
Full Market Value	\$6,180,000	\$9,140,000	\$7,640,000
Market Value per SqFt	\$134.00	\$198.00	\$168.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00523-0032	1-01509-0006	1-01472-0034
Address	200 MERCER STREET	107 EAST 80 STREET	440 EAST 78 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	28	33	47
Year Built	1940	1925	1936
Gross SqFt	52,000	52,272	44,856
Estimated Gross Income	\$1,729,000	\$1,992,954	\$1,271,765
Gross Income per SqFt	\$33.30	\$38.10	\$28.40
Full Market Value	\$8,280,000	\$9,990,000	\$6,090,000
Market Value per SqFt	\$159.00	\$191.00	\$136.00
Distance from Cooperative in miles		3.95	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00523-0038	1-00850-0064	1-00786-0042
Address	50 WEST 17 STREET	12 EAST 22 STREET	488 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	FASHION
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	115	87	108
Year Built	1961	1911	1902
Gross SqFt	82,483	78,646	88,872
Estimated Gross Income	\$2,969,388	\$2,990,639	\$3,037,391
Gross Income per SqFt	\$36.00	\$38.00	\$34.20
Full Market Value	\$14,900,000	\$15,000,000	\$14,500,000
Market Value per SqFt	\$181.00	\$191.00	\$163.00
Distance from Cooperative in miles		1.00	1.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00524-0001	1-01338-0035	1-01342-0012
Address	501 LA GUARDIA PLACE	330 EAST 46 STREET	333 EAST 49 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	174	206	204
Year Built	1966	1961	1965
Gross SqFt	212,832	133,828	177,380
Estimated Gross Income	\$6,384,960	\$5,043,967	\$5,519,806
Gross Income per SqFt	\$30.00	\$37.70	\$31.10
Full Market Value	\$14,900,000	\$25,300,000	\$26,400,000
Market Value per SqFt	\$70.00	\$189.00	\$149.00
Distance from Cooperative in miles		2.25	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00525-0040	1-00552-0010	1-01567-0031
Address	180 THOMPSON STREET	82 WEST WASHINGTON PLACE	440 EAST 88 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	64	35	35
Year Built	1920	1900	1929
Gross SqFt	27,000	27,108	27,847
Estimated Gross Income	\$783,000	\$713,000	\$878,722
Gross Income per SqFt	\$29.00	\$26.30	\$31.60
Full Market Value	\$3,750,000	\$3,100,000	\$4,210,000
Market Value per SqFt	\$139.00	\$114.00	\$151.00
Distance from Cooperative in miles		0.25	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00526-0022	1-00526-0024	1-00543-0020
Address	194 BLEECKER STREET	190 BLEECKER STREET	118 WEST 3 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	27	17
Year Built	1900	1900	1900
Gross SqFt	11,210	11,777	9,974
Estimated Gross Income	\$466,896	\$557,429	\$358,798
Gross Income per SqFt	\$41.60	\$47.30	\$36.00
Full Market Value	\$2,340,000	\$2,800,000	\$1,800,000
Market Value per SqFt	\$209.00	\$238.00	\$180.00
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00526-0023	1-00526-0024	1-00543-0020
Address	192 BLEECKER STREET	190 BLEECKER STREET	118 WEST 3 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	27	17
Year Built	1900	1900	1900
Gross SqFt	11,343	11,777	9,974
Estimated Gross Income	\$472,435	\$557,429	\$358,798
Gross Income per SqFt	\$41.60	\$47.30	\$36.00
Full Market Value	\$2,370,000	\$2,800,000	\$1,800,000
Market Value per SqFt	\$209.00	\$238.00	\$180.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00527-0010	1-01229-0039	1-00592-0062
Address	32 BEDFORD STREET	208 WEST 82 STREET	140 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	UPPER WEST SIDE (79-96)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	20	20	23
Year Built	1910	1910	1930
Gross SqFt	10,000	10,370	12,144
Estimated Gross Income	\$410,000	\$489,599	\$426,000
Gross Income per SqFt	\$41.00	\$47.20	\$35.10
Full Market Value	\$2,060,000	\$2,460,000	\$2,040,000
Market Value per SqFt	\$206.00	\$237.00	\$168.00
Distance from Cooperative in miles		4.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00527-0084	1-00622-0012	1-00631-0027
Address	13 DOWNING STREET	296 WEST 11 STREET	273 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	16	16
Year Built	1920	1910	1910
Gross SqFt	8,656	9,000	7,668
Estimated Gross Income	\$305,124	\$341,000	\$250,561
Gross Income per SqFt	\$35.30	\$37.90	\$32.70
Full Market Value	\$1,460,000	\$1,710,000	\$1,200,000
Market Value per SqFt	\$169.00	\$190.00	\$156.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00527-0094	1-00588-0001	1-00528-0065
Address	26 BEDFORD STREET	84 BEDFORD STREET	72 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	16	22	16
Year Built	1900	1900	1910
Gross SqFt	7,000	7,609	6,954
Estimated Gross Income	\$252,000	\$316,000	\$242,357
Gross Income per SqFt	\$36.00	\$41.50	\$34.90
Full Market Value	\$1,260,000	\$1,580,000	\$1,160,000
Market Value per SqFt	\$180.00	\$208.00	\$167.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0001	1-01490-0122	1-01338-0035
Address	182 WEST HOUSTON STREET	555 EAST 78 STREET	330 EAST 46 STREET
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	115	87	206
Year Built	1952	1940	1961
Gross SqFt	71,490	75,854	133,828
Estimated Gross Income	\$2,573,640	\$2,771,467	\$5,043,967
Gross Income per SqFt	\$36.00	\$36.50	\$37.70
Full Market Value	\$12,900,000	\$13,900,000	\$25,300,000
Market Value per SqFt	\$180.00	\$183.00	\$189.00
Distance from Cooperative in miles		4.05	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0008	1-00558-0044	1-00862-0009
Address	204 WEST HOUSTON STREET	115 EAST 12 STREET	9 EAST 32 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	32	69	77
Year Built	1900	1900	1930
Gross SqFt	41,477	41,750	39,740
Estimated Gross Income	\$1,576,126	\$1,840,256	\$1,531,000
Gross Income per SqFt	\$38.00	\$44.10	\$38.50
Full Market Value	\$7,900,000	\$9,230,000	\$7,680,000
Market Value per SqFt	\$190.00	\$221.00	\$193.00
Distance from Cooperative in miles		0.85	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0033	1-00641-0044	1-00626-0032
Address	44 DOWNING STREET	82 JANE STREET	40 HORATIO STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	29	40
Year Built	1900	1900	1910
Gross SqFt	14,227	14,680	15,785
Estimated Gross Income	\$398,356	\$482,000	\$437,558
Gross Income per SqFt	\$28.00	\$32.80	\$27.70
Full Market Value	\$933,000	\$2,310,000	\$2,100,000
Market Value per SqFt	\$66.00	\$157.00	\$133.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0035	1-00611-0076	1-00620-0068
Address	40 DOWNING STREET	153 WEST 10 STREET	236 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	27	32
Year Built	1900	1910	1900
Gross SqFt	36,850	22,044	21,895
Estimated Gross Income	\$958,100	\$623,823	\$563,000
Gross Income per SqFt	\$26.00	\$28.30	\$25.70
Full Market Value	\$2,240,000	\$2,990,000	\$2,440,000
Market Value per SqFt	\$61.00	\$136.00	\$111.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0036	1-00622-0012	1-00631-0027
Address	38 DOWNING STREET	296 WEST 11 STREET	273 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	16	16
Year Built	1900	1910	1910
Gross SqFt	8,375	9,000	7,668
Estimated Gross Income	\$276,375	\$341,000	\$250,561
Gross Income per SqFt	\$33.00	\$37.90	\$32.70
Full Market Value	\$647,000	\$1,710,000	\$1,200,000
Market Value per SqFt	\$77.00	\$190.00	\$156.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0037	1-00631-0017	
Address	29 BEDFORD STREET	716 GREENWICH STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	14	18	
Year Built	1910	1910	
Gross SqFt	8,735	8,051	
Estimated Gross Income	\$296,990	\$268,624	
Gross Income per SqFt	\$34.00	\$33.40	
Full Market Value	\$1,420,000	\$1,290,000	
Market Value per SqFt	\$163.00	\$160.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00528-0086	1-00618-0046	1-00615-0064
Address	55 1/2 DOWNING STREET	213 WEST 13 STREET	24 JANE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	24	32
Year Built	1900	1910	1910
Gross SqFt	12,750	13,000	13,341
Estimated Gross Income	\$408,000	\$437,000	\$426,000
Gross Income per SqFt	\$32.00	\$33.60	\$31.90
Full Market Value	\$955,000	\$2,090,000	\$2,040,000
Market Value per SqFt	\$75.00	\$161.00	\$153.00
Distance from Cooperative in miles		0.65	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0001	1-00833-0075	1-00791-0078
Address	644 BROADWAY	1265 BROADWAY	91 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	16	71	69
Year Built	1900	1904	1920
Gross SqFt	55,065	61,612	62,400
Estimated Gross Income	\$1,700,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$30.90	\$31.10	\$31.30
Full Market Value	\$8,140,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$148.00	\$149.00	\$150.00
Distance from Cooperative in miles		1.50	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0005	1-00833-0075	1-00791-0078
Address	652 BROADWAY	1265 BROADWAY	91 7 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	71	69
Year Built	1908	1904	1920
Gross SqFt	45,240	61,612	62,400
Estimated Gross Income	\$1,360,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$30.10	\$31.10	\$31.30
Full Market Value	\$6,510,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$144.00	\$149.00	\$150.00
Distance from Cooperative in miles		1.50	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0027	1-00634-0047	
Address	35 BOND STREET	337 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	
Total Units	15	63	
Year Built	1910	1965	
Gross SqFt	43,020	53,500	
Estimated Gross Income	\$1,725,000	\$2,150,058	
Gross Income per SqFt	\$40.10	\$40.20	
Full Market Value	\$8,650,000	\$10,800,000	
Market Value per SqFt	\$201.00	\$202.00	
Distance from Cooperative in miles		0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0055	1-00791-0078	1-00590-0016
Address	27 BLEECKER STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	16	69	38
Year Built	1910	1920	1940
Gross SqFt	29,600	62,400	28,656
Estimated Gross Income	\$980,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$33.10	\$31.30	\$32.70
Full Market Value	\$4,690,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$158.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.85	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00529-0057	1-00348-0040	1-00590-0016
Address	33 BLEECKER STREET	90 CLINTON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	13	39	38
Year Built	1900	1900	1940
Gross SqFt	25,132	38,498	28,656
Estimated Gross Income	\$780,000	\$1,255,601	\$936,000
Gross Income per SqFt	\$31.00	\$32.60	\$32.70
Full Market Value	\$3,740,000	\$6,010,000	\$4,480,000
Market Value per SqFt	\$149.00	\$156.00	\$156.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00530-0007	1-00542-0049	1-00570-0017
Address	682 BROADWAY	103 MAC DOUGAL STREET	24 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	17	37	25
Year Built	1903	1900	1910
Gross SqFt	37,380	19,824	27,760
Estimated Gross Income	\$1,285,000	\$685,000	\$958,274
Gross Income per SqFt	\$34.40	\$34.60	\$34.50
Full Market Value	\$6,160,000	\$3,280,000	\$4,590,000
Market Value per SqFt	\$165.00	\$165.00	\$165.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-0001	1-00911-0001	1-00875-0003
Address	684 BROADWAY	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	58	46
Year Built	1905	1920	1911
Gross SqFt	59,248	45,947	51,122
Estimated Gross Income	\$1,825,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.80	\$29.80	\$30.90
Full Market Value	\$8,740,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$148.00	\$143.00	\$148.00
Distance from Cooperative in miles		1.30	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-0027	1-01519-0040	1-00444-0034
Address	28 EAST 4 STREET	172 EAST 91 STREET	43 1 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (79-96)	EAST VILLAGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	44	85
Year Built	1902	1900	1910
Gross SqFt	31,756	35,200	33,275
Estimated Gross Income	\$1,120,000	\$1,155,522	\$1,104,330
Gross Income per SqFt	\$35.30	\$32.80	\$33.20
Full Market Value	\$5,360,000	\$5,540,000	\$5,290,000
Market Value per SqFt	\$169.00	\$157.00	\$159.00
Distance from Cooperative in miles		4.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00531-0045	1-00791-0078	1-00590-0016
Address	48 GREAT JONES STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	69	38
Year Built	1920	1920	1940
Gross SqFt	36,389	62,400	28,656
Estimated Gross Income	\$1,200,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$33.00	\$31.30	\$32.70
Full Market Value	\$5,750,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$158.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00532-0020	1-00878-0004	1-01418-0045
Address	77 BLEECKER STREET	295 PARK AVENUE SOUTH	1081 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	251	190	116
Year Built	1930	1900	1968
Gross SqFt	196,920	145,299	174,273
Estimated Gross Income	\$7,550,000	\$5,747,773	\$6,855,800
Gross Income per SqFt	\$38.30	\$39.60	\$39.30
Full Market Value	\$37,900,000	\$28,800,000	\$34,400,000
Market Value per SqFt	\$192.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.95	3.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00537-0001	1-00587-0046	1-00738-0008
Address	208 THOMPSON STREET	53 BARROW STREET	351 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	86	51	71
Year Built	1909	1910	1885
Gross SqFt	44,249	28,635	28,023
Estimated Gross Income	\$1,750,000	\$1,102,065	\$1,057,000
Gross Income per SqFt	\$39.50	\$38.50	\$37.70
Full Market Value	\$8,780,000	\$5,530,000	\$5,300,000
Market Value per SqFt	\$198.00	\$193.00	\$189.00
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00537-0026	1-00542-0049	1-00570-0017
Address	534 LA GUARDIA PLACE	103 MAC DOUGAL STREET	24 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	16	37	25
Year Built	1912	1900	1910
Gross SqFt	41,384	19,824	27,760
Estimated Gross Income	\$1,450,000	\$685,000	\$958,274
Gross Income per SqFt	\$35.00	\$34.60	\$34.50
Full Market Value	\$6,950,000	\$3,280,000	\$4,590,000
Market Value per SqFt	\$168.00	\$165.00	\$165.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00537-0033	1-00642-0012	1-00611-0054
Address	520 LA GUARDIA PLACE	110 HORATIO STREET	6 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	33	27
Year Built	1900	1900	1910
Gross SqFt	22,390	26,250	15,168
Estimated Gross Income	\$1,010,000	\$1,182,988	\$682,000
Gross Income per SqFt	\$45.10	\$45.10	\$45.00
Full Market Value	\$5,070,000	\$5,930,000	\$3,420,000
Market Value per SqFt	\$226.00	\$226.00	\$225.00
Distance from Cooperative in miles		0.85	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00539-0008	1-00540-0010	1-01435-0033
Address	223 SULLIVAN STREET	122 MAC DOUGAL STREET	336 EAST 61 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	21	15
Year Built	1900	1900	1910
Gross SqFt	9,580	9,570	9,531
Estimated Gross Income	\$380,000	\$389,611	\$373,416
Gross Income per SqFt	\$39.70	\$40.70	\$39.20
Full Market Value	\$1,910,000	\$1,950,000	\$1,870,000
Market Value per SqFt	\$199.00	\$204.00	\$196.00
Distance from Cooperative in miles		0.05	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00539-0031	1-00643-0027	1-00609-0053
Address	211 THOMPSON STREET	99 HORATIO STREET	115 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	97	53	59
Year Built	1930	1925	1910
Gross SqFt	55,800	44,900	34,027
Estimated Gross Income	\$2,410,000	\$1,927,758	\$1,472,422
Gross Income per SqFt	\$43.20	\$42.90	\$43.30
Full Market Value	\$12,100,000	\$9,670,000	\$7,380,000
Market Value per SqFt	\$217.00	\$215.00	\$217.00
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-0011	1-00385-0014	1-00640-0021
Address	25 MINETTA LANE	218 EAST 3 STREET	756 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	ALPHABET CITY	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	61	67
Year Built	1940	2002	2003
Gross SqFt	45,720	48,553	76,549
Estimated Gross Income	\$1,790,000	\$2,122,652	\$3,050,629
Gross Income per SqFt	\$39.20	\$43.70	\$39.90
Full Market Value	\$8,980,000	\$10,600,000	\$15,300,000
Market Value per SqFt	\$196.00	\$218.00	\$200.00
Distance from Cooperative in miles		1.15	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00542-0025	1-00792-0008	1-00925-0060
Address	290 6 AVENUE	151 WEST 16 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	KIPS BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	65	76	70
Year Built	1941	1962	1948
Gross SqFt	54,924	43,770	56,310
Estimated Gross Income	\$1,870,000	\$1,562,000	\$1,846,482
Gross Income per SqFt	\$34.00	\$35.70	\$32.80
Full Market Value	\$8,960,000	\$7,480,000	\$8,840,000
Market Value per SqFt	\$163.00	\$171.00	\$157.00
Distance from Cooperative in miles		0.70	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00543-0052	1-00615-0081	1-00872-0052
Address	141 MAC DOUGAL STREET	103 GREENWICH AVENUE	132 EAST 17 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	18	24
Year Built	1900	1900	1910
Gross SqFt	13,070	9,887	10,458
Estimated Gross Income	\$520,000	\$399,000	\$428,991
Gross Income per SqFt	\$39.80	\$40.40	\$41.00
Full Market Value	\$2,610,000	\$2,000,000	\$2,150,000
Market Value per SqFt	\$200.00	\$202.00	\$206.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-0007	1-00348-0020	1-00590-0016
Address	710 BROADWAY	161 RIVINGTON STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	C7-WALK-UP	D7-ELEVATOR
Total Units	11	18	38
Year Built	1900	1920	1940
Gross SqFt	29,351	8,875	28,656
Estimated Gross Income	\$910,000	\$285,000	\$936,000
Gross Income per SqFt	\$31.00	\$32.10	\$32.70
Full Market Value	\$4,360,000	\$1,370,000	\$4,480,000
Market Value per SqFt	\$149.00	\$154.00	\$156.00
Distance from Cooperative in miles		0.80	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-0008	1-00911-0001	1-00875-0003
Address	712 BROADWAY	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	58	46
Year Built	1895	1920	1911
Gross SqFt	64,326	45,947	51,122
Estimated Gross Income	\$1,980,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.80	\$29.80	\$30.90
Full Market Value	\$9,480,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$147.00	\$143.00	\$148.00
Distance from Cooperative in miles		1.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00545-0011	1-00911-0001	1-00875-0003
Address	718 BROADWAY	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	58	46
Year Built	1908	1920	1911
Gross SqFt	75,165	45,947	51,122
Estimated Gross Income	\$2,300,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.60	\$29.80	\$30.90
Full Market Value	\$11,000,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$146.00	\$143.00	\$148.00
Distance from Cooperative in miles		1.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-0024	1-00999-0054	1-00858-0014
Address	303 MERCER STREET	150 WEST 47 STREET	80 MADISON AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MIDTOWN WEST	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	105	61
Year Built	1900	1979	1923
Gross SqFt	86,332	66,182	60,110
Estimated Gross Income	\$3,500,000	\$2,619,610	\$2,471,692
Gross Income per SqFt	\$40.50	\$39.60	\$41.10
Full Market Value	\$17,600,000	\$13,100,000	\$12,400,000
Market Value per SqFt	\$204.00	\$198.00	\$206.00
Distance from Cooperative in miles		1.95	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-0028	1-00585-0001	1-00866-0035
Address	50 EAST 8 STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	128	137	160
Year Built	1952	1900	1950
Gross SqFt	100,591	97,290	153,398
Estimated Gross Income	\$3,250,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.30	\$32.00	\$31.70
Full Market Value	\$15,600,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$155.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.60	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00548-0045	1-00818-0019	1-00575-0077
Address	15 WAVERLY PLACE	27 WEST 16 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	127	63	88
Year Built	1930	1907	1924
Gross SqFt	102,024	41,300	63,943
Estimated Gross Income	\$3,890,000	\$1,794,534	\$2,226,000
Gross Income per SqFt	\$38.10	\$43.50	\$34.80
Full Market Value	\$19,500,000	\$9,000,000	\$10,700,000
Market Value per SqFt	\$191.00	\$218.00	\$167.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00550-0022	1-00753-0056	
Address	15 AVENUE	324 WEST 30 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	200	224	
Year Built	1927	1928	
Gross SqFt	238,923	147,888	
Estimated Gross Income	\$10,000,000	\$7,125,000	
Gross Income per SqFt	\$41.90	\$48.20	
Full Market Value	\$50,200,000	\$16,700,000	
Market Value per SqFt	\$210.00	\$113.00	
Distance from Cooperative in miles		1.25	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00550-0023	1-00349-0019	1-00446-0037
Address	4 EAST 8 STREET	165 STANTON STREET	129 EAST 4 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	20	24
Year Built	1930	1920	1900
Gross SqFt	11,472	11,620	12,000
Estimated Gross Income	\$344,000	\$356,235	\$360,504
Gross Income per SqFt	\$30.00	\$30.70	\$30.00
Full Market Value	\$1,650,000	\$1,710,000	\$1,730,000
Market Value per SqFt	\$144.00	\$147.00	\$144.00
Distance from Cooperative in miles		0.95	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00551-0001	1-01581-0049	1-01573-0022
Address	2 5 AVENUE	1596 YORK AVENUE	1775 YORK AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	350	237	274
Year Built	1952	1968	1994
Gross SqFt	469,263	241,983	347,118
Estimated Gross Income	\$15,000,000	\$7,795,687	\$11,090,567
Gross Income per SqFt	\$32.00	\$32.20	\$32.00
Full Market Value	\$71,900,000	\$37,300,000	\$53,100,000
Market Value per SqFt	\$153.00	\$154.00	\$153.00
Distance from Cooperative in miles		3.90	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-0062	1-00590-0022	1-00925-0060
Address	32 WASHINGTON SQUARE WEST	12 JONES STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	59	70
Year Built	1925	1920	1948
Gross SqFt	60,583	56,700	56,310
Estimated Gross Income	\$1,880,000	\$1,765,933	\$1,846,482
Gross Income per SqFt	\$31.00	\$31.10	\$32.80
Full Market Value	\$9,010,000	\$8,460,000	\$8,840,000
Market Value per SqFt	\$149.00	\$149.00	\$157.00
Distance from Cooperative in miles		0.15	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00552-0068	1-00909-0046	1-00872-0050
Address	79 WEST WASHINGTON PLACE	216 EAST 29 STREET	140 EAST 17 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	54	44
Year Built	1916	1960	1930
Gross SqFt	22,170	24,600	29,796
Estimated Gross Income	\$465,000	\$567,000	\$657,474
Gross Income per SqFt	\$20.97	\$23.05	\$22.07
Full Market Value	\$2,020,000	\$2,460,000	\$2,850,000
Market Value per SqFt	\$91.00	\$100.00	\$96.00
Distance from Cooperative in miles		1.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00555-0001	1-00934-0001	1-00966-0001
Address	772 BROADWAY	500 2 AVENUE	606 1 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	372	900	707
Year Built	1960	1975	1985
Gross SqFt	651,391	829,024	835,279
Estimated Gross Income	\$21,600,000	\$28,328,264	\$29,112,548
Gross Income per SqFt	\$33.20	\$34.20	\$34.90
Full Market Value	\$103,000,000	\$123,000,000	\$139,000,000
Market Value per SqFt	\$158.00	\$148.00	\$166.00
Distance from Cooperative in miles		0.95	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00555-0011	1-00791-0078	1-00590-0016
Address	59 PARK AVENUE SOUTH	91 7 AVENUE	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	69	38
Year Built	1900	1920	1940
Gross SqFt	36,016	62,400	28,656
Estimated Gross Income	\$1,175,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$32.60	\$31.30	\$32.70
Full Market Value	\$5,630,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$156.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.70	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00555-0028	1-01416-0002	1-00907-0025
Address	30 3 AVENUE	1033 3 AVENUE	240 EAST 27 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (59-79)	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	269	133	332
Year Built	1965	1967	1977
Gross SqFt	261,940	241,274	348,386
Estimated Gross Income	\$8,382,000	\$7,643,396	\$10,970,995
Gross Income per SqFt	\$32.00	\$31.70	\$31.50
Full Market Value	\$40,100,000	\$36,600,000	\$52,600,000
Market Value per SqFt	\$153.00	\$152.00	\$151.00
Distance from Cooperative in miles		2.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00556-0044	1-00878-0004	1-01418-0045
Address	111 4 AVENUE	295 PARK AVENUE SOUTH	1081 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	177	190	116
Year Built	1921	1900	1968
Gross SqFt	156,650	145,299	174,273
Estimated Gross Income	\$6,100,000	\$5,747,773	\$6,855,800
Gross Income per SqFt	\$38.90	\$39.60	\$39.30
Full Market Value	\$30,600,000	\$28,800,000	\$34,400,000
Market Value per SqFt	\$195.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.55	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00556-0052	1-00517-0043	1-00518-0010
Address	126 EAST 12 STREET	183 PRINCE STREET	56 MAC DOUGAL STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	25	34
Year Built	1900	1900	1900
Gross SqFt	23,316	20,274	20,901
Estimated Gross Income	\$930,000	\$798,250	\$832,283
Gross Income per SqFt	\$39.90	\$39.40	\$39.80
Full Market Value	\$4,660,000	\$4,000,000	\$4,170,000
Market Value per SqFt	\$200.00	\$197.00	\$200.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0001	1-00592-0082	1-00629-0044
Address	41 UNIVERSITY PLACE	129 WEST WASHINGTON PLACE	305 WEST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	52	77
Year Built	1923	1924	1964
Gross SqFt	38,915	38,214	56,508
Estimated Gross Income	\$1,400,000	\$1,347,000	\$2,138,000
Gross Income per SqFt	\$36.00	\$35.20	\$37.80
Full Market Value	\$7,020,000	\$6,450,000	\$10,700,000
Market Value per SqFt	\$180.00	\$169.00	\$189.00
Distance from Cooperative in miles		0.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0009	1-00767-0043	1-00764-0007
Address	30 EAST 10 STREET	128 7 AVENUE	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	24	65	47
Year Built	1909	1959	1930
Gross SqFt	43,010	46,812	39,628
Estimated Gross Income	\$1,460,000	\$1,596,000	\$1,410,691
Gross Income per SqFt	\$33.90	\$34.10	\$35.60
Full Market Value	\$6,990,000	\$7,640,000	\$6,760,000
Market Value per SqFt	\$163.00	\$163.00	\$171.00
Distance from Cooperative in miles		0.75	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0012	1-00767-0043	1-00617-0021
Address	34 EAST 10 STREET	128 7 AVENUE	221 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	20	65	53
Year Built	1903	1959	1930
Gross SqFt	38,372	46,812	43,280
Estimated Gross Income	\$1,310,000	\$1,596,000	\$1,547,000
Gross Income per SqFt	\$34.10	\$34.10	\$35.70
Full Market Value	\$6,270,000	\$7,640,000	\$7,410,000
Market Value per SqFt	\$163.00	\$163.00	\$171.00
Distance from Cooperative in miles		0.75	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0014	1-01342-0012	1-00631-0001
Address	38 EAST 10 STREET	333 EAST 49 STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MIDTOWN EAST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	114	204	144
Year Built	1929	1965	1930
Gross SqFt	160,896	177,380	137,589
Estimated Gross Income	\$4,995,000	\$5,519,806	\$4,514,830
Gross Income per SqFt	\$31.00	\$31.10	\$32.80
Full Market Value	\$23,900,000	\$26,400,000	\$21,600,000
Market Value per SqFt	\$149.00	\$149.00	\$157.00
Distance from Cooperative in miles		2.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0037	1-00572-0038	1-00548-0001
Address	47 EAST 9 STREET	20 5 AVENUE	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	173	113	272
Year Built	1964	1940	1930
Gross SqFt	139,566	132,420	218,985
Estimated Gross Income	\$4,850,000	\$4,686,000	\$7,364,000
Gross Income per SqFt	\$34.80	\$35.40	\$33.60
Full Market Value	\$23,200,000	\$22,400,000	\$35,300,000
Market Value per SqFt	\$166.00	\$169.00	\$161.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00561-0045	1-00916-0041	1-00631-0001
Address	35 EAST 9 STREET	236 EAST 36 STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	68	145	144
Year Built	1925	1963	1930
Gross SqFt	98,609	95,057	137,589
Estimated Gross Income	\$3,160,000	\$3,078,082	\$4,514,830
Gross Income per SqFt	\$32.00	\$32.40	\$32.80
Full Market Value	\$15,100,000	\$14,700,000	\$21,600,000
Market Value per SqFt	\$153.00	\$155.00	\$157.00
Distance from Cooperative in miles		1.30	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0001	1-00878-0004	1-01418-0045
Address	63 UNIVERSITY PLACE	295 PARK AVENUE SOUTH	1081 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	215	190	116
Year Built	1923	1900	1968
Gross SqFt	182,200	145,299	174,273
Estimated Gross Income	\$7,100,000	\$5,747,773	\$6,855,800
Gross Income per SqFt	\$39.00	\$39.60	\$39.30
Full Market Value	\$35,600,000	\$28,800,000	\$34,400,000
Market Value per SqFt	\$195.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.60	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0011	1-00846-0001	1-00908-0006
Address	54 EAST 11 STREET	97 5 AVENUE	203 EAST 27 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	29	55
Year Built	1902	1900	1920
Gross SqFt	24,880	22,503	25,777
Estimated Gross Income	\$850,000	\$786,611	\$883,632
Gross Income per SqFt	\$34.20	\$35.00	\$34.30
Full Market Value	\$4,070,000	\$3,770,000	\$4,230,000
Market Value per SqFt	\$164.00	\$168.00	\$164.00
Distance from Cooperative in miles		0.35	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0036	1-00909-0043	1-00506-0016
Address	43 EAST 10 STREET	220 EAST 29 STREET	30 CHARLTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	SOHO
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	51	82	86
Year Built	1900	1910	1920
Gross SqFt	40,061	41,094	44,256
Estimated Gross Income	\$1,322,000	\$1,378,200	\$1,431,367
Gross Income per SqFt	\$33.00	\$33.50	\$32.30
Full Market Value	\$6,330,000	\$6,600,000	\$6,860,000
Market Value per SqFt	\$158.00	\$161.00	\$155.00
Distance from Cooperative in miles		0.90	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00562-0040	1-00615-0036	1-00572-0049
Address	35 EAST 10 STREET	87 GREENWICH AVENUE	11 WEST 8 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	64	81	36
Year Built	1900	1930	1920
Gross SqFt	38,981	64,840	30,858
Estimated Gross Income	\$1,250,000	\$2,053,048	\$1,036,000
Gross Income per SqFt	\$32.10	\$31.70	\$33.60
Full Market Value	\$5,990,000	\$9,830,000	\$4,960,000
Market Value per SqFt	\$154.00	\$152.00	\$161.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00563-0037	1-00878-0004	1-01418-0045
Address	801 BROADWAY	295 PARK AVENUE SOUTH	1081 3 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	UPPER EAST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	152	190	116
Year Built	1930	1900	1968
Gross SqFt	115,000	145,299	174,273
Estimated Gross Income	\$4,390,000	\$5,747,773	\$6,855,800
Gross Income per SqFt	\$38.20	\$39.60	\$39.30
Full Market Value	\$22,000,000	\$28,800,000	\$34,400,000
Market Value per SqFt	\$191.00	\$198.00	\$197.00
Distance from Cooperative in miles		0.55	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00563-0048	1-00632-0031	1-00635-0042
Address	55 EAST 11 STREET	133 CHARLES STREET	123 BANK STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	12	50	49
Year Built	1908	1896	1930
Gross SqFt	30,378	34,504	37,064
Estimated Gross Income	\$1,035,000	\$1,230,637	\$1,368,746
Gross Income per SqFt	\$34.10	\$35.70	\$36.90
Full Market Value	\$4,960,000	\$5,890,000	\$6,860,000
Market Value per SqFt	\$163.00	\$171.00	\$185.00
Distance from Cooperative in miles		0.80	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0001	1-00562-0044	1-00591-0040
Address	31 EAST 12 STREET	25 EAST 10 STREET	317 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	86	62	56
Year Built	1929	1929	1900
Gross SqFt	65,926	45,496	41,748
Estimated Gross Income	\$2,300,000	\$1,596,000	\$1,538,526
Gross Income per SqFt	\$34.90	\$35.10	\$36.90
Full Market Value	\$11,000,000	\$7,640,000	\$7,720,000
Market Value per SqFt	\$167.00	\$168.00	\$185.00
Distance from Cooperative in miles		0.10	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0020	1-00791-0078	1-00590-0016
Address	49 EAST 12 STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	43	69	38
Year Built	1910	1920	1940
Gross SqFt	33,923	62,400	28,656
Estimated Gross Income	\$1,100,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$32.40	\$31.30	\$32.70
Full Market Value	\$5,270,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$155.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0026	1-00916-0041	1-01162-0046
Address	39 EAST 12 STREET	236 EAST 36 STREET	228 WEST 71 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	95	145	170
Year Built	1900	1963	1917
Gross SqFt	79,974	95,057	106,920
Estimated Gross Income	\$2,560,000	\$3,078,082	\$3,545,324
Gross Income per SqFt	\$32.00	\$32.40	\$33.20
Full Market Value	\$12,300,000	\$14,700,000	\$17,000,000
Market Value per SqFt	\$154.00	\$155.00	\$159.00
Distance from Cooperative in miles		1.15	3.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0031	1-00916-0041	1-01321-0034
Address	35 EAST 12 STREET	236 EAST 36 STREET	230 EAST 48 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	145	68
Year Built	1900	1963	1928
Gross SqFt	64,377	95,057	68,564
Estimated Gross Income	\$1,996,000	\$3,078,082	\$2,041,592
Gross Income per SqFt	\$31.00	\$32.40	\$29.80
Full Market Value	\$9,560,000	\$14,700,000	\$9,780,000
Market Value per SqFt	\$149.00	\$155.00	\$143.00
Distance from Cooperative in miles		1.15	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0036	1-00911-0001	1-00875-0003
Address	832 BROADWAY	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	58	46
Year Built	1896	1920	1911
Gross SqFt	74,859	45,947	51,122
Estimated Gross Income	\$2,300,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.70	\$29.80	\$30.90
Full Market Value	\$11,000,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$147.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.90	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0041	1-00572-0038	1-00632-0031
Address	840 BROADWAY	20 5 AVENUE	133 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	12	113	50
Year Built	1901	1940	1896
Gross SqFt	40,572	132,420	34,504
Estimated Gross Income	\$1,420,000	\$4,686,000	\$1,230,637
Gross Income per SqFt	\$35.00	\$35.40	\$35.70
Full Market Value	\$6,800,000	\$22,400,000	\$5,890,000
Market Value per SqFt	\$168.00	\$169.00	\$171.00
Distance from Cooperative in miles		0.40	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00564-0054	1-00572-0038	1-00934-0015
Address	120 4 AVENUE	20 5 AVENUE	332 EAST 28 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	182	113	224
Year Built	1963	1940	1979
Gross SqFt	135,315	132,420	165,739
Estimated Gross Income	\$4,750,000	\$4,686,000	\$5,888,713
Gross Income per SqFt	\$35.10	\$35.40	\$35.50
Full Market Value	\$22,800,000	\$22,400,000	\$28,200,000
Market Value per SqFt	\$168.00	\$169.00	\$170.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00566-0001	1-01084-0025	1-00170-0020
Address	9 5 AVENUE	511 WEST 55 STREET	95 WORTH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CLINTON	CIVIC CENTER
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	273	375	338
Year Built	1955	2002	2001
Gross SqFt	392,071	390,953	364,721
Estimated Gross Income	\$15,200,000	\$15,062,046	\$13,821,661
Gross Income per SqFt	\$38.80	\$38.50	\$37.90
Full Market Value	\$76,200,000	\$75,500,000	\$69,300,000
Market Value per SqFt	\$194.00	\$193.00	\$190.00
Distance from Cooperative in miles		2.50	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00566-0018	1-00170-0020	1-00151-0001
Address	20 UNIVERSITY PLACE	95 WORTH STREET	101 DUANE STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CIVIC CENTER	CIVIC CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	330	338	441
Year Built	1964	2001	1988
Gross SqFt	419,400	364,721	434,418
Estimated Gross Income	\$15,600,000	\$13,821,661	\$16,359,947
Gross Income per SqFt	\$37.20	\$37.90	\$37.70
Full Market Value	\$78,200,000	\$69,300,000	\$82,000,000
Market Value per SqFt	\$186.00	\$190.00	\$189.00
Distance from Cooperative in miles		1.20	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00567-0007	1-00916-0041	1-00925-0060
Address	33 5 AVENUE	236 EAST 36 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	63	145	70
Year Built	1924	1963	1948
Gross SqFt	65,028	95,057	56,310
Estimated Gross Income	\$2,080,000	\$3,078,082	\$1,846,482
Gross Income per SqFt	\$32.00	\$32.40	\$32.80
Full Market Value	\$9,960,000	\$14,700,000	\$8,840,000
Market Value per SqFt	\$153.00	\$155.00	\$157.00
Distance from Cooperative in miles		1.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00567-0019	1-00844-0017	1-00860-0022
Address	40 UNIVERSITY PLACE	31 UNION SQUARE	119 MADISON AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	83	88	112
Year Built	1926	1902	1938
Gross SqFt	101,840	118,067	111,457
Estimated Gross Income	\$3,160,000	\$3,621,901	\$3,547,032
Gross Income per SqFt	\$31.00	\$30.70	\$31.80
Full Market Value	\$15,100,000	\$17,300,000	\$17,000,000
Market Value per SqFt	\$148.00	\$147.00	\$153.00
Distance from Cooperative in miles		0.35	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0004	1-00592-0082	1-00792-0008
Address	39 5 AVENUE	129 WEST WASHINGTON PLACE	151 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	60	52	76
Year Built	1922	1924	1962
Gross SqFt	62,409	38,214	43,770
Estimated Gross Income	\$2,250,000	\$1,347,000	\$1,562,000
Gross Income per SqFt	\$36.10	\$35.20	\$35.70
Full Market Value	\$11,300,000	\$6,450,000	\$7,480,000
Market Value per SqFt	\$181.00	\$169.00	\$171.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0006	1-00572-0038	1-00850-0064
Address	41 5 AVENUE	20 5 AVENUE	12 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	92	113	87
Year Built	1924	1940	1911
Gross SqFt	95,117	132,420	78,646
Estimated Gross Income	\$3,500,000	\$4,686,000	\$2,990,639
Gross Income per SqFt	\$36.80	\$35.40	\$38.00
Full Market Value	\$17,600,000	\$22,400,000	\$15,000,000
Market Value per SqFt	\$185.00	\$169.00	\$191.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0011	1-00722-0048	1-00348-0067
Address	16 EAST 11 STREET	412 WEST 25 STREET	87 ATTORNEY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	17	35	24
Year Built	1900	1910	2000
Gross SqFt	18,616	19,500	17,168
Estimated Gross Income	\$652,000	\$688,000	\$615,805
Gross Income per SqFt	\$35.00	\$35.30	\$35.90
Full Market Value	\$3,120,000	\$3,300,000	\$2,950,000
Market Value per SqFt	\$168.00	\$169.00	\$172.00
Distance from Cooperative in miles		1.05	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0024	1-00720-0045	1-00570-0008
Address	60 UNIVERSITY PLACE	401 WEST 22 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	62	59	54
Year Built	1926	1999	1900
Gross SqFt	56,252	58,394	49,408
Estimated Gross Income	\$2,245,000	\$2,350,797	\$1,935,888
Gross Income per SqFt	\$39.90	\$40.30	\$39.20
Full Market Value	\$11,300,000	\$11,800,000	\$9,710,000
Market Value per SqFt	\$201.00	\$202.00	\$197.00
Distance from Cooperative in miles		1.00	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00568-0026	1-00590-0016	1-00897-0008
Address	15 EAST 10 STREET	22 JONES STREET	207 EAST 15 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	40	38	61
Year Built	1910	1940	1930
Gross SqFt	36,366	28,656	29,088
Estimated Gross Income	\$1,165,000	\$936,000	\$954,719
Gross Income per SqFt	\$32.00	\$32.70	\$32.80
Full Market Value	\$5,580,000	\$4,480,000	\$4,570,000
Market Value per SqFt	\$153.00	\$156.00	\$157.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-0001	1-00590-0022	1-00925-0060
Address	43 5 AVENUE	12 JONES STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	42	59	70
Year Built	1905	1920	1948
Gross SqFt	64,218	56,700	56,310
Estimated Gross Income	\$1,990,000	\$1,765,933	\$1,846,482
Gross Income per SqFt	\$31.00	\$31.10	\$32.80
Full Market Value	\$9,530,000	\$8,460,000	\$8,840,000
Market Value per SqFt	\$148.00	\$149.00	\$157.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-0003	1-00590-0022	1-00925-0060
Address	45 5 AVENUE	12 JONES STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	59	70
Year Built	1925	1920	1948
Gross SqFt	45,248	56,700	56,310
Estimated Gross Income	\$1,410,000	\$1,765,933	\$1,846,482
Gross Income per SqFt	\$31.20	\$31.10	\$32.80
Full Market Value	\$6,750,000	\$8,460,000	\$8,840,000
Market Value per SqFt	\$149.00	\$149.00	\$157.00
Distance from Cooperative in miles		0.45	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00569-0005	1-00866-0035	1-00631-0001
Address	49 5 AVENUE	40 PARK AVENUE	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	89	160	144
Year Built	1929	1950	1930
Gross SqFt	121,128	153,398	137,589
Estimated Gross Income	\$3,780,000	\$4,858,000	\$4,514,830
Gross Income per SqFt	\$31.20	\$31.70	\$32.80
Full Market Value	\$18,100,000	\$23,300,000	\$21,600,000
Market Value per SqFt	\$149.00	\$152.00	\$157.00
Distance from Cooperative in miles		1.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00572-0017	1-00792-0008	1-00925-0060
Address	38 WEST 9 STREET	151 WEST 16 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	KIPS BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	54	76	70
Year Built	1900	1962	1948
Gross SqFt	73,098	43,770	56,310
Estimated Gross Income	\$2,485,000	\$1,562,000	\$1,846,482
Gross Income per SqFt	\$34.00	\$35.70	\$32.80
Full Market Value	\$11,900,000	\$7,480,000	\$8,840,000
Market Value per SqFt	\$163.00	\$171.00	\$157.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0039	1-01418-0011	1-01338-0035
Address	28 5 AVENUE	225 EAST 63 STREET	330 EAST 46 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	153	152	206
Year Built	1923	1962	1961
Gross SqFt	168,806	105,282	133,828
Estimated Gross Income	\$6,590,000	\$4,031,505	\$5,043,967
Gross Income per SqFt	\$39.00	\$38.30	\$37.70
Full Market Value	\$33,000,000	\$20,200,000	\$25,300,000
Market Value per SqFt	\$195.00	\$192.00	\$189.00
Distance from Cooperative in miles		2.70	1.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0043	1-00140-0005	1-00775-0046
Address	24 5 AVENUE	147 CHAMBERS STREET	220 WEST 26 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	TRIBECA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	426	124	129
Year Built	1926	1997	2000
Gross SqFt	269,119	130,568	136,477
Estimated Gross Income	\$9,850,000	\$4,762,369	\$5,029,431
Gross Income per SqFt	\$36.60	\$36.50	\$36.90
Full Market Value	\$49,400,000	\$23,900,000	\$25,200,000
Market Value per SqFt	\$184.00	\$183.00	\$185.00
Distance from Cooperative in miles		1.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0054	1-00615-0081	1-00872-0052
Address	23 WEST 9 STREET	103 GREENWICH AVENUE	132 EAST 17 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	18	24
Year Built	1870	1900	1910
Gross SqFt	12,632	9,887	10,458
Estimated Gross Income	\$500,000	\$399,000	\$428,991
Gross Income per SqFt	\$39.60	\$40.40	\$41.00
Full Market Value	\$2,510,000	\$2,000,000	\$2,150,000
Market Value per SqFt	\$199.00	\$202.00	\$206.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0062	1-00927-0009	1-00935-0053
Address	35 WEST 9 STREET	311 EAST 21 STREET	312 EAST 30 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	76	67
Year Built	1926	1967	1986
Gross SqFt	41,412	44,919	47,820
Estimated Gross Income	\$1,325,000	\$1,465,613	\$1,487,900
Gross Income per SqFt	\$32.00	\$32.60	\$31.10
Full Market Value	\$6,350,000	\$7,020,000	\$7,130,000
Market Value per SqFt	\$153.00	\$156.00	\$149.00
Distance from Cooperative in miles		0.90	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00573-0075	1-00916-0041	1-00925-0060
Address	61 WEST 9 STREET	236 EAST 36 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	61	145	70
Year Built	1926	1963	1948
Gross SqFt	56,527	95,057	56,310
Estimated Gross Income	\$1,810,000	\$3,078,082	\$1,846,482
Gross Income per SqFt	\$32.00	\$32.40	\$32.80
Full Market Value	\$8,670,000	\$14,700,000	\$8,840,000
Market Value per SqFt	\$153.00	\$155.00	\$157.00
Distance from Cooperative in miles		1.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00574-0011	1-00615-0081	1-00872-0052
Address	64 WEST 11 STREET	103 GREENWICH AVENUE	132 EAST 17 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	18	24
Year Built	1900	1900	1910
Gross SqFt	14,196	9,887	10,458
Estimated Gross Income	\$560,000	\$399,000	\$428,991
Gross Income per SqFt	\$39.40	\$40.40	\$41.00
Full Market Value	\$2,810,000	\$2,000,000	\$2,150,000
Market Value per SqFt	\$198.00	\$202.00	\$206.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00574-0039	1-00882-0021	1-00631-0001
Address	40 5 AVENUE	88 LEXINGTON AVENUE	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	76	180	144
Year Built	1929	1927	1930
Gross SqFt	141,877	152,310	137,589
Estimated Gross Income	\$4,450,000	\$4,622,038	\$4,514,830
Gross Income per SqFt	\$31.40	\$30.30	\$32.80
Full Market Value	\$21,300,000	\$22,100,000	\$21,600,000
Market Value per SqFt	\$150.00	\$145.00	\$157.00
Distance from Cooperative in miles		0.85	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00574-0067	1-00764-0042	1-00865-0024
Address	45 WEST 10 STREET	72 7 AVENUE	35 EAST 35 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	113	135
Year Built	1957	1931	1955
Gross SqFt	77,829	109,669	132,955
Estimated Gross Income	\$2,180,000	\$3,006,000	\$3,745,393
Gross Income per SqFt	\$28.00	\$27.40	\$28.20
Full Market Value	\$10,400,000	\$14,400,000	\$17,900,000
Market Value per SqFt	\$134.00	\$131.00	\$135.00
Distance from Cooperative in miles		0.40	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00575-0057	1-00877-0060	1-00911-0008
Address	13 WEST 11 STREET	134 EAST 22 STREET	207 EAST 30 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	48	96	79
Year Built	1923	1977	1985
Gross SqFt	51,113	57,538	47,903
Estimated Gross Income	\$1,840,000	\$2,113,291	\$1,688,778
Gross Income per SqFt	\$36.00	\$36.70	\$35.30
Full Market Value	\$9,230,000	\$10,600,000	\$8,090,000
Market Value per SqFt	\$181.00	\$184.00	\$169.00
Distance from Cooperative in miles		0.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00575-0072	1-00592-0075	1-01490-0023
Address	45 WEST 11 STREET	115 WEST WASHINGTON PLACE	535 EAST 78 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	34	52	47
Year Built	1846	1900	1911
Gross SqFt	27,308	28,560	44,364
Estimated Gross Income	\$1,070,000	\$1,181,000	\$1,745,663
Gross Income per SqFt	\$39.20	\$41.40	\$39.30
Full Market Value	\$5,370,000	\$5,920,000	\$8,750,000
Market Value per SqFt	\$197.00	\$207.00	\$197.00
Distance from Cooperative in miles		0.30	3.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0001	1-00140-0005	1-00775-0046
Address	486 6 AVENUE	147 CHAMBERS STREET	220 WEST 26 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	TRIBECA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	113	124	129
Year Built	1960	1997	2000
Gross SqFt	131,126	130,568	136,477
Estimated Gross Income	\$4,790,000	\$4,762,369	\$5,029,431
Gross Income per SqFt	\$36.50	\$36.50	\$36.90
Full Market Value	\$24,000,000	\$23,900,000	\$25,200,000
Market Value per SqFt	\$183.00	\$183.00	\$185.00
Distance from Cooperative in miles		1.55	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0016	1-00634-0047	1-00570-0008
Address	42 WEST 13 STREET	337 WEST 11 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	40	63	54
Year Built	1960	1965	1900
Gross SqFt	31,540	53,500	49,408
Estimated Gross Income	\$1,275,000	\$2,150,058	\$1,935,888
Gross Income per SqFt	\$40.40	\$40.20	\$39.20
Full Market Value	\$6,390,000	\$10,800,000	\$9,710,000
Market Value per SqFt	\$203.00	\$202.00	\$197.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0022	1-00910-0046	1-00790-0028
Address	30 WEST 13 STREET	226 EAST 30 STREET	103 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	126	58
Year Built	1900	1989	1950
Gross SqFt	60,692	109,417	55,233
Estimated Gross Income	\$1,830,000	\$3,308,389	\$1,659,000
Gross Income per SqFt	\$30.20	\$30.20	\$30.00
Full Market Value	\$8,770,000	\$15,800,000	\$7,950,000
Market Value per SqFt	\$145.00	\$144.00	\$144.00
Distance from Cooperative in miles		1.00	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0025	1-00572-0038	1-00934-0015
Address	37 WEST 12 STREET	20 5 AVENUE	332 EAST 28 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	106	113	224
Year Built	1961	1940	1979
Gross SqFt	235,875	132,420	165,739
Estimated Gross Income	\$8,250,000	\$4,686,000	\$5,888,713
Gross Income per SqFt	\$35.00	\$35.40	\$35.50
Full Market Value	\$39,500,000	\$22,400,000	\$28,200,000
Market Value per SqFt	\$167.00	\$169.00	\$170.00
Distance from Cooperative in miles		0.20	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0049	1-01010-0046	1-00888-0031
Address	13 WEST 12 STREET	134 WEST 58 STREET	153 EAST 32 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	MIDTOWN WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	82	121	71
Year Built	1959	1930	1920
Gross SqFt	71,215	61,791	62,188
Estimated Gross Income	\$2,880,000	\$2,475,801	\$2,367,139
Gross Income per SqFt	\$40.40	\$40.10	\$38.10
Full Market Value	\$14,400,000	\$12,400,000	\$11,900,000
Market Value per SqFt	\$202.00	\$201.00	\$191.00
Distance from Cooperative in miles		2.20	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0056	1-00927-0009	1-00935-0053
Address	31 WEST 12 STREET	311 EAST 21 STREET	312 EAST 30 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	23	76	67
Year Built	1900	1967	1986
Gross SqFt	44,586	44,919	47,820
Estimated Gross Income	\$1,430,000	\$1,465,613	\$1,487,900
Gross Income per SqFt	\$32.10	\$32.60	\$31.10
Full Market Value	\$6,850,000	\$7,020,000	\$7,130,000
Market Value per SqFt	\$154.00	\$156.00	\$149.00
Distance from Cooperative in miles		0.80	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00576-0066	1-00592-0082	1-00792-0008
Address	49 WEST 12 STREET	129 WEST WASHINGTON PLACE	151 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	80	52	76
Year Built	1952	1924	1962
Gross SqFt	67,421	38,214	43,770
Estimated Gross Income	\$2,360,000	\$1,347,000	\$1,562,000
Gross Income per SqFt	\$35.00	\$35.20	\$35.70
Full Market Value	\$11,300,000	\$6,450,000	\$7,480,000
Market Value per SqFt	\$168.00	\$169.00	\$171.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0024	1-01348-0036	1-01158-0033
Address	22 WEST 14 STREET	330 EAST 56 STREET	212 AMSTERDAM AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	MIDTOWN EAST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	186	77	233
Year Built	1960	1900	1926
Gross SqFt	151,500	186,000	160,049
Estimated Gross Income	\$5,540,000	\$6,813,989	\$5,732,379
Gross Income per SqFt	\$36.60	\$36.60	\$35.80
Full Market Value	\$27,800,000	\$34,200,000	\$27,500,000
Market Value per SqFt	\$183.00	\$184.00	\$172.00
Distance from Cooperative in miles		2.15	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0030	1-00844-0017	1-00944-0001
Address	18 WEST 14 STREET	31 UNION SQUARE	710 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	86	88	157
Year Built	1962	1902	1930
Gross SqFt	100,315	118,067	122,247
Estimated Gross Income	\$3,175,000	\$3,621,901	\$3,717,143
Gross Income per SqFt	\$31.70	\$30.70	\$30.40
Full Market Value	\$15,200,000	\$17,300,000	\$17,800,000
Market Value per SqFt	\$152.00	\$147.00	\$146.00
Distance from Cooperative in miles		0.20	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0042	1-00575-0077	1-00469-0030
Address	74 5 AVENUE	55 WEST 11 STREET	223 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	88	76
Year Built	1910	1924	1925
Gross SqFt	93,396	63,943	63,158
Estimated Gross Income	\$3,275,000	\$2,226,000	\$2,264,442
Gross Income per SqFt	\$35.10	\$34.80	\$35.90
Full Market Value	\$15,700,000	\$10,700,000	\$10,800,000
Market Value per SqFt	\$168.00	\$167.00	\$171.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00577-0066	1-00488-0037	1-00632-0031
Address	43 WEST 13 STREET	508 BROOME STREET	133 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	16	14	50
Year Built	1906	1900	1896
Gross SqFt	46,350	21,598	34,504
Estimated Gross Income	\$1,530,000	\$777,850	\$1,230,637
Gross Income per SqFt	\$33.00	\$36.00	\$35.70
Full Market Value	\$7,330,000	\$3,900,000	\$5,890,000
Market Value per SqFt	\$158.00	\$181.00	\$171.00
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00583-0029	1-00925-0060	1-01320-0018
Address	59 BEDFORD STREET	304 EAST 20 STREET	235 EAST 46 STREET
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	25	70	63
Year Built	1920	1948	1938
Gross SqFt	47,846	56,310	49,914
Estimated Gross Income	\$1,580,000	\$1,846,482	\$1,782,449
Gross Income per SqFt	\$33.00	\$32.80	\$35.70
Full Market Value	\$7,570,000	\$8,840,000	\$8,540,000
Market Value per SqFt	\$158.00	\$157.00	\$171.00
Distance from Cooperative in miles		1.30	2.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0018	1-00850-0019	1-00402-0019
Address	79 BARROW STREET	21 EAST 21 STREET	150 EAST 7 STREET
Neighborhood	GREENWICH VILLAGE-WEST	FLATIRON	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	19	26	39
Year Built	1920	1900	1925
Gross SqFt	13,484	14,840	17,750
Estimated Gross Income	\$405,000	\$454,529	\$540,911
Gross Income per SqFt	\$30.00	\$30.60	\$30.50
Full Market Value	\$1,940,000	\$2,180,000	\$2,590,000
Market Value per SqFt	\$144.00	\$147.00	\$146.00
Distance from Cooperative in miles		1.05	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0043	1-00850-0019	1-00402-0019
Address	47 MORTON STREET	21 EAST 21 STREET	150 EAST 7 STREET
Neighborhood	GREENWICH VILLAGE-WEST	FLATIRON	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	29	26	39
Year Built	1926	1900	1925
Gross SqFt	13,664	14,840	17,750
Estimated Gross Income	\$410,000	\$454,529	\$540,911
Gross Income per SqFt	\$30.00	\$30.60	\$30.50
Full Market Value	\$1,960,000	\$2,180,000	\$2,590,000
Market Value per SqFt	\$143.00	\$147.00	\$146.00
Distance from Cooperative in miles		1.05	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0045	1-00615-0057	1-00610-0045
Address	51 MORTON STREET	325 WEST 4 STREET	146 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	21	20	20
Year Built	1900	1910	1910
Gross SqFt	10,105	9,797	9,540
Estimated Gross Income	\$295,000	\$287,000	\$281,296
Gross Income per SqFt	\$29.20	\$29.30	\$29.50
Full Market Value	\$1,410,000	\$1,370,000	\$1,350,000
Market Value per SqFt	\$140.00	\$140.00	\$142.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0046	1-00377-0030	1-00879-0070
Address	53 MORTON STREET	394 EAST 8 STREET	124 EAST 24 STREET
Neighborhood	GREENWICH VILLAGE-WEST	ALPHABET CITY	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	73	38	60
Year Built	1900	2000	1939
Gross SqFt	40,180	28,906	40,266
Estimated Gross Income	\$1,125,000	\$829,592	\$1,208,968
Gross Income per SqFt	\$28.00	\$28.70	\$30.00
Full Market Value	\$5,390,000	\$3,970,000	\$5,790,000
Market Value per SqFt	\$134.00	\$137.00	\$144.00
Distance from Cooperative in miles		1.55	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0059	1-00615-0064	1-00924-0048
Address	71 BARROW STREET	24 JANE STREET	332 EAST 19 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	KIPS BAY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	32	24
Year Built	1910	1910	1920
Gross SqFt	13,056	13,341	13,992
Estimated Gross Income	\$380,000	\$426,000	\$396,321
Gross Income per SqFt	\$29.10	\$31.90	\$28.30
Full Market Value	\$1,820,000	\$2,040,000	\$1,900,000
Market Value per SqFt	\$139.00	\$153.00	\$136.00
Distance from Cooperative in miles		0.45	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00584-0061	1-00897-0008	1-00567-0005
Address	79 BEDFORD STREET	207 EAST 15 STREET	29 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	61	17
Year Built	1954	1930	1920
Gross SqFt	24,635	29,088	16,247
Estimated Gross Income	\$800,000	\$954,719	\$515,000
Gross Income per SqFt	\$32.50	\$32.80	\$31.70
Full Market Value	\$3,830,000	\$4,570,000	\$2,470,000
Market Value per SqFt	\$155.00	\$157.00	\$152.00
Distance from Cooperative in miles		1.05	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00585-0012	1-00874-0021	1-00620-0001
Address	482 HUDSON STREET	70 IRVING PLACE	520 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	35	35	27
Year Built	1940	1949	1950
Gross SqFt	24,192	21,840	23,778
Estimated Gross Income	\$726,000	\$651,916	\$727,000
Gross Income per SqFt	\$30.00	\$29.80	\$30.60
Full Market Value	\$3,480,000	\$3,120,000	\$3,480,000
Market Value per SqFt	\$144.00	\$143.00	\$146.00
Distance from Cooperative in miles		1.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00586-0011	1-00454-0023	1-00528-0091
Address	22 LEROY STREET	326 EAST 13 STREET	65 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	24	22	23
Year Built	1910	1900	1910
Gross SqFt	14,166	10,310	11,460
Estimated Gross Income	\$496,000	\$372,586	\$422,152
Gross Income per SqFt	\$35.00	\$36.10	\$36.80
Full Market Value	\$2,380,000	\$1,870,000	\$2,120,000
Market Value per SqFt	\$168.00	\$181.00	\$185.00
Distance from Cooperative in miles		1.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00586-0081	1-00505-0016	1-00590-0085
Address	25 LEROY STREET	26 VANDAM STREET	25 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	18	20
Year Built	1910	1900	1890
Gross SqFt	9,415	9,385	9,375
Estimated Gross Income	\$330,000	\$329,728	\$333,780
Gross Income per SqFt	\$35.10	\$35.10	\$35.60
Full Market Value	\$1,580,000	\$1,580,000	\$1,600,000
Market Value per SqFt	\$168.00	\$168.00	\$171.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00588-0007	1-00874-0021	1-00620-0001
Address	22 GROVE STREET	70 IRVING PLACE	520 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	36	35	27
Year Built	1930	1949	1950
Gross SqFt	20,370	21,840	23,778
Estimated Gross Income	\$615,000	\$651,916	\$727,000
Gross Income per SqFt	\$30.20	\$29.80	\$30.60
Full Market Value	\$2,950,000	\$3,120,000	\$3,480,000
Market Value per SqFt	\$145.00	\$143.00	\$146.00
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00588-0043	1-00634-0016	1-00582-0020
Address	104 BEDFORD STREET	110 BANK STREET	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	61	37
Year Built	1890	1957	1941
Gross SqFt	14,328	42,258	22,242
Estimated Gross Income	\$390,000	\$1,119,158	\$623,000
Gross Income per SqFt	\$27.20	\$26.50	\$28.00
Full Market Value	\$1,870,000	\$4,860,000	\$2,980,000
Market Value per SqFt	\$131.00	\$115.00	\$134.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00588-0048	1-00525-0035	1-00417-0018
Address	114 CHRISTOPHER STREET	170 THOMPSON STREET	159 EAST HOUSTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	43	40
Year Built	1908	1900	1920
Gross SqFt	23,039	23,238	24,251
Estimated Gross Income	\$910,000	\$961,822	\$961,100
Gross Income per SqFt	\$39.50	\$41.40	\$39.60
Full Market Value	\$4,560,000	\$4,820,000	\$4,820,000
Market Value per SqFt	\$198.00	\$207.00	\$199.00
Distance from Cooperative in miles		0.45	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00589-0014	1-00525-0027	1-00583-0040
Address	26 CORNELIA STREET	112 WEST HOUSTON STREET	51 LEROY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	60	20	40
Year Built	1920	1900	1900
Gross SqFt	26,110	10,816	16,595
Estimated Gross Income	\$760,000	\$308,948	\$489,000
Gross Income per SqFt	\$29.10	\$28.60	\$29.50
Full Market Value	\$3,640,000	\$1,480,000	\$2,340,000
Market Value per SqFt	\$139.00	\$137.00	\$141.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-0011	1-00463-0026	1-00435-0037
Address	277 BLEECKER STREET	34 ST MARK'S PLACE	111 AVENUE A
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	23	20
Year Built	1930	1900	1900
Gross SqFt	11,578	11,713	11,455
Estimated Gross Income	\$417,000	\$418,381	\$406,376
Gross Income per SqFt	\$36.00	\$35.70	\$35.50
Full Market Value	\$2,090,000	\$2,000,000	\$1,950,000
Market Value per SqFt	\$181.00	\$171.00	\$170.00
Distance from Cooperative in miles		0.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-0045	1-00463-0036	1-00435-0037
Address	29 CORNELIA STREET	41 EAST 7 STREET	111 AVENUE A
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	25	20
Year Built	1910	1900	1900
Gross SqFt	17,217	15,108	11,455
Estimated Gross Income	\$620,000	\$749,000	\$406,376
Gross Income per SqFt	\$36.00	\$49.60	\$35.50
Full Market Value	\$3,110,000	\$3,760,000	\$1,950,000
Market Value per SqFt	\$181.00	\$249.00	\$170.00
Distance from Cooperative in miles		0.70	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00590-0079	1-00914-0011	1-00624-0031
Address	13 JONES STREET	221 EAST 33 STREET	15 8 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	48	45	42
Year Built	1930	1900	1930
Gross SqFt	36,760	35,508	35,136
Estimated Gross Income	\$920,000	\$925,438	\$860,000
Gross Income per SqFt	\$25.00	\$26.10	\$24.48
Full Market Value	\$3,990,000	\$4,020,000	\$3,730,000
Market Value per SqFt	\$109.00	\$113.00	\$106.00
Distance from Cooperative in miles		1.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00591-0026	1-00865-0024	1-00844-0017
Address	194 WEST 4 STREET	35 EAST 35 STREET	31 UNION SQUARE
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	162	135	88
Year Built	1961	1955	1902
Gross SqFt	168,332	132,955	118,067
Estimated Gross Income	\$4,715,000	\$3,745,393	\$3,621,901
Gross Income per SqFt	\$28.00	\$28.20	\$30.70
Full Market Value	\$22,600,000	\$17,900,000	\$17,300,000
Market Value per SqFt	\$134.00	\$135.00	\$147.00
Distance from Cooperative in miles		1.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00592-0066	1-00585-0001	1-00866-0035
Address	375 6 AVENUE	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	81	137	160
Year Built	1929	1900	1950
Gross SqFt	93,291	97,290	153,398
Estimated Gross Income	\$2,985,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$14,300,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.25	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00593-0003	1-00552-0034	1-00918-0061
Address	141 WAVERLY PLACE	145 WEST 4 STREET	569 3 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	11	17
Year Built	1900	1900	1920
Gross SqFt	6,300	6,230	6,506
Estimated Gross Income	\$220,000	\$215,000	\$230,751
Gross Income per SqFt	\$34.90	\$34.50	\$35.50
Full Market Value	\$1,050,000	\$1,030,000	\$1,110,000
Market Value per SqFt	\$167.00	\$165.00	\$171.00
Distance from Cooperative in miles		0.15	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0006	1-00504-0031	1-00754-0021
Address	288 WEST STREET	112 SULLIVAN STREET	327 WEST 30 STREET
Neighborhood	SOHO	SOHO	FASHION
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	60	62
Year Built	1920	1920	1963
Gross SqFt	37,904	38,880	40,016
Estimated Gross Income	\$986,000	\$1,049,470	\$984,782
Gross Income per SqFt	\$26.00	\$27.00	\$24.61
Full Market Value	\$4,280,000	\$5,030,000	\$4,280,000
Market Value per SqFt	\$113.00	\$129.00	\$107.00
Distance from Cooperative in miles		0.40	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0011	1-00612-0051	1-00773-0027
Address	530 CANAL STREET	159 1/2 7 AVENUE SOUTH	225 WEST 23 STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	26	138
Year Built	1900	1940	1930
Gross SqFt	28,158	17,826	66,524
Estimated Gross Income	\$730,000	\$613,000	\$1,795,000
Gross Income per SqFt	\$25.90	\$34.40	\$27.00
Full Market Value	\$3,170,000	\$2,940,000	\$7,790,000
Market Value per SqFt	\$113.00	\$165.00	\$117.00
Distance from Cooperative in miles		0.90	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0016	1-00588-0051	1-00551-0016
Address	466 WASHINGTON STREET	106 CHRISTOPHER STREET	27 WASHINGTON SQUARE NORT
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	34	28
Year Built	1926	1929	1900
Gross SqFt	55,352	20,490	32,409
Estimated Gross Income	\$1,385,000	\$500,796	\$751,000
Gross Income per SqFt	\$25.00	\$24.44	\$23.17
Full Market Value	\$6,010,000	\$2,170,000	\$3,260,000
Market Value per SqFt	\$109.00	\$106.00	\$101.00
Distance from Cooperative in miles		0.65	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00595-0041	1-00455-0048	1-00399-0058
Address	474 GREENWICH STREET	335 EAST 13 STREET	157 EAST 3 STREET
Neighborhood	SOHO	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	15	18
Year Built	1900	1910	1910
Gross SqFt	25,159	10,730	10,827
Estimated Gross Income	\$650,000	\$275,538	\$297,717
Gross Income per SqFt	\$25.80	\$25.70	\$27.50
Full Market Value	\$2,820,000	\$1,200,000	\$1,430,000
Market Value per SqFt	\$112.00	\$112.00	\$132.00
Distance from Cooperative in miles		1.40	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00597-0045	1-00587-0030	
Address	547 GREENWICH STREET	51 7 AVENUE	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	11	35	
Year Built	1920	1926	
Gross SqFt	20,068	21,679	
Estimated Gross Income	\$585,000	\$629,218	
Gross Income per SqFt	\$29.20	\$29.00	
Full Market Value	\$2,800,000	\$3,010,000	
Market Value per SqFt	\$140.00	\$139.00	
Distance from Cooperative in miles		0.40	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00602-0030	1-00372-0060	1-00590-0022
Address	603 WASHINGTON STREET	274 EAST 2 STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	ALPHABET CITY	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	34	103	59
Year Built	1880	1997	1920
Gross SqFt	70,342	80,500	56,700
Estimated Gross Income	\$2,250,000	\$2,692,536	\$1,765,933
Gross Income per SqFt	\$32.00	\$33.40	\$31.10
Full Market Value	\$10,800,000	\$12,900,000	\$8,460,000
Market Value per SqFt	\$154.00	\$160.00	\$149.00
Distance from Cooperative in miles		1.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00603-0001	1-01459-0030	
Address	371 WEST STREET	410 EAST 65 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	184	235	
Year Built	1960	1920	
Gross SqFt	215,890	124,902	
Estimated Gross Income	\$4,550,000	\$2,776,809	
Gross Income per SqFt	\$21.08	\$22.23	
Full Market Value	\$10,700,000	\$12,100,000	
Market Value per SqFt	\$49.60	\$97.00	
Distance from Cooperative in miles		3.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00603-0037	1-00585-0001	1-00866-0035
Address	644 GREENWICH STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	39	137	160
Year Built	1920	1900	1950
Gross SqFt	81,040	97,290	153,398
Estimated Gross Income	\$2,595,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$12,400,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.15	1.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00606-0047	1-00888-0055	1-00775-0009
Address	126 WEST 11 STREET	142 EAST 33 STREET	245 WEST 25 STREET
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	49	68
Year Built	1930	1927	1938
Gross SqFt	29,624	26,280	36,500
Estimated Gross Income	\$950,000	\$876,393	\$1,226,104
Gross Income per SqFt	\$32.10	\$33.30	\$33.60
Full Market Value	\$4,550,000	\$4,200,000	\$5,870,000
Market Value per SqFt	\$154.00	\$160.00	\$161.00
Distance from Cooperative in miles		1.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00607-0038	1-00786-0042	1-00767-0043
Address	475 6 AVENUE	488 7 AVENUE	128 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	FASHION	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	85	108	65
Year Built	1959	1902	1959
Gross SqFt	62,772	88,872	46,812
Estimated Gross Income	\$2,100,000	\$3,037,391	\$1,596,000
Gross Income per SqFt	\$33.50	\$34.20	\$34.10
Full Market Value	\$10,100,000	\$14,500,000	\$7,640,000
Market Value per SqFt	\$161.00	\$163.00	\$163.00
Distance from Cooperative in miles		1.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00607-0051	1-00610-0045	1-00615-0057
Address	111 WEST 11 STREET	146 WEST 10 STREET	325 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1900	1910	1910
Gross SqFt	12,962	9,540	9,797
Estimated Gross Income	\$380,000	\$281,296	\$287,000
Gross Income per SqFt	\$29.30	\$29.50	\$29.30
Full Market Value	\$1,820,000	\$1,350,000	\$1,370,000
Market Value per SqFt	\$140.00	\$142.00	\$140.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0021	1-00894-0073	1-00765-0019
Address	136 WEST 13 STREET	126 EAST 39 STREET	231 WEST 15 STREET
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	12	23	16
Year Built	1880	1930	1901
Gross SqFt	5,732	7,200	7,008
Estimated Gross Income	\$172,000	\$224,239	\$199,000
Gross Income per SqFt	\$30.00	\$31.10	\$28.40
Full Market Value	\$824,000	\$1,070,000	\$953,000
Market Value per SqFt	\$144.00	\$149.00	\$136.00
Distance from Cooperative in miles		1.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0039	1-01406-0001	1-00866-0035
Address	101 WEST 12 STREET	737 PARK AVENUE	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	425	120	160
Year Built	1961	1940	1950
Gross SqFt	364,679	215,600	153,398
Estimated Gross Income	\$11,000,000	\$6,199,050	\$4,858,000
Gross Income per SqFt	\$30.20	\$28.80	\$31.70
Full Market Value	\$52,700,000	\$29,700,000	\$23,300,000
Market Value per SqFt	\$145.00	\$138.00	\$152.00
Distance from Cooperative in miles		2.95	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0053	1-00897-0008	1-00567-0005
Address	125 WEST 12 STREET	207 EAST 15 STREET	29 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	34	61	17
Year Built	1918	1930	1920
Gross SqFt	31,128	29,088	16,247
Estimated Gross Income	\$1,000,000	\$954,719	\$515,000
Gross Income per SqFt	\$32.10	\$32.80	\$31.70
Full Market Value	\$4,790,000	\$4,570,000	\$2,470,000
Market Value per SqFt	\$154.00	\$157.00	\$152.00
Distance from Cooperative in miles		0.70	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0060	1-00764-0042	1-00865-0024
Address	137 WEST 12 STREET	72 7 AVENUE	35 EAST 35 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	105	113	135
Year Built	1900	1931	1955
Gross SqFt	52,200	109,669	132,955
Estimated Gross Income	\$1,470,000	\$3,006,000	\$3,745,393
Gross Income per SqFt	\$28.20	\$27.40	\$28.20
Full Market Value	\$7,040,000	\$14,400,000	\$17,900,000
Market Value per SqFt	\$135.00	\$131.00	\$135.00
Distance from Cooperative in miles		0.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00608-0074	1-00897-0008	1-00567-0005
Address	169 WEST 12 STREET	207 EAST 15 STREET	29 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	61	17
Year Built	1922	1930	1920
Gross SqFt	31,750	29,088	16,247
Estimated Gross Income	\$1,016,000	\$954,719	\$515,000
Gross Income per SqFt	\$32.00	\$32.80	\$31.70
Full Market Value	\$4,870,000	\$4,570,000	\$2,470,000
Market Value per SqFt	\$153.00	\$157.00	\$152.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-0001	1-00866-0035	1-00844-0017
Address	41 7 AVENUE	40 PARK AVENUE	31 UNION SQUARE
Neighborhood	GREENWICH VILLAGE-WEST	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	139	160	88
Year Built	1961	1950	1902
Gross SqFt	137,882	153,398	118,067
Estimated Gross Income	\$4,150,000	\$4,858,000	\$3,621,901
Gross Income per SqFt	\$30.10	\$31.70	\$30.70
Full Market Value	\$19,900,000	\$23,300,000	\$17,300,000
Market Value per SqFt	\$144.00	\$152.00	\$147.00
Distance from Cooperative in miles		1.20	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-0047	1-00585-0001	1-00866-0035
Address	509 6 AVENUE	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	102	137	160
Year Built	1961	1900	1950
Gross SqFt	94,144	97,290	153,398
Estimated Gross Income	\$3,015,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$14,400,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.55	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00609-0065	1-01560-0014	1-00766-0055
Address	141 WEST 13 STREET	433 EAST 80 STREET	218 WEST 17 STREET
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	32	113
Year Built	1910	1925	1915
Gross SqFt	28,200	23,346	24,225
Estimated Gross Income	\$820,000	\$649,570	\$728,000
Gross Income per SqFt	\$29.10	\$27.80	\$30.10
Full Market Value	\$3,930,000	\$3,110,000	\$3,490,000
Market Value per SqFt	\$139.00	\$133.00	\$144.00
Distance from Cooperative in miles		3.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00610-0048	1-00543-0020	1-00452-0026
Address	140 WEST 10 STREET	118 WEST 3 STREET	338 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	40	17	21
Year Built	1900	1900	1900
Gross SqFt	19,725	9,974	9,125
Estimated Gross Income	\$710,000	\$358,798	\$290,000
Gross Income per SqFt	\$36.00	\$36.00	\$31.80
Full Market Value	\$3,560,000	\$1,800,000	\$1,390,000
Market Value per SqFt	\$180.00	\$180.00	\$152.00
Distance from Cooperative in miles		0.25	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00611-0065	1-01300-0050	1-01337-0006
Address	23 GREENWICH AVENUE	140 EAST 46 STREET	307 EAST 44 STREET
Neighborhood	GREENWICH VILLAGE-WEST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	156	202	318
Year Built	1961	1924	1929
Gross SqFt	142,941	131,175	186,255
Estimated Gross Income	\$4,660,000	\$4,220,205	\$5,919,537
Gross Income per SqFt	\$32.60	\$32.20	\$31.80
Full Market Value	\$22,300,000	\$20,200,000	\$28,400,000
Market Value per SqFt	\$156.00	\$154.00	\$152.00
Distance from Cooperative in miles		1.90	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00612-0066	1-00590-0086	1-00505-0016
Address	5 CHARLES STREET	27 JONES STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	23	20	18
Year Built	1900	1890	1900
Gross SqFt	10,956	9,375	9,385
Estimated Gross Income	\$385,000	\$333,781	\$329,728
Gross Income per SqFt	\$35.10	\$35.60	\$35.10
Full Market Value	\$1,840,000	\$1,600,000	\$1,580,000
Market Value per SqFt	\$168.00	\$171.00	\$168.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00613-0040	1-00463-0026	1-00435-0037
Address	41 PERRY STREET	34 ST MARK'S PLACE	111 AVENUE A
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	23	20
Year Built	1910	1900	1900
Gross SqFt	10,500	11,713	11,455
Estimated Gross Income	\$378,000	\$418,381	\$406,376
Gross Income per SqFt	\$36.00	\$35.70	\$35.50
Full Market Value	\$1,900,000	\$2,000,000	\$1,950,000
Market Value per SqFt	\$181.00	\$171.00	\$170.00
Distance from Cooperative in miles		0.85	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00613-0042	1-00463-0026	1-00435-0037
Address	45 PERRY STREET	34 ST MARK'S PLACE	111 AVENUE A
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	23	20
Year Built	1910	1900	1900
Gross SqFt	11,405	11,713	11,455
Estimated Gross Income	\$410,000	\$418,381	\$406,376
Gross Income per SqFt	\$35.90	\$35.70	\$35.50
Full Market Value	\$2,060,000	\$2,000,000	\$1,950,000
Market Value per SqFt	\$181.00	\$171.00	\$170.00
Distance from Cooperative in miles		0.85	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00614-0032	1-00452-0026	1-00479-0021
Address	227 WEST 11 STREET	338 EAST 11 STREET	14 SPRING STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	21	28
Year Built	1915	1900	1900
Gross SqFt	15,798	9,125	10,890
Estimated Gross Income	\$585,000	\$290,000	\$400,880
Gross Income per SqFt	\$37.00	\$31.80	\$36.80
Full Market Value	\$2,930,000	\$1,390,000	\$2,010,000
Market Value per SqFt	\$185.00	\$152.00	\$185.00
Distance from Cooperative in miles		1.05	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00614-0037	1-00590-0086	1-00505-0016
Address	237 WEST 11 STREET	27 JONES STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1915	1890	1900
Gross SqFt	13,968	9,375	9,385
Estimated Gross Income	\$490,000	\$333,781	\$329,728
Gross Income per SqFt	\$35.10	\$35.60	\$35.10
Full Market Value	\$2,350,000	\$1,600,000	\$1,580,000
Market Value per SqFt	\$168.00	\$171.00	\$168.00
Distance from Cooperative in miles		0.30	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00615-0067	1-00902-0017	1-00489-0026
Address	20 JANE STREET	223 EAST 21 STREET	79 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	12	17
Year Built	1946	1920	1900
Gross SqFt	7,470	6,962	7,051
Estimated Gross Income	\$265,000	\$247,258	\$252,094
Gross Income per SqFt	\$35.50	\$35.50	\$35.80
Full Market Value	\$1,270,000	\$1,180,000	\$1,210,000
Market Value per SqFt	\$170.00	\$169.00	\$172.00
Distance from Cooperative in miles		1.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00615-0076	1-00462-0030	1-00450-0018
Address	111 GREENWICH AVENUE	103 2 AVENUE	328 EAST 9 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	25
Year Built	1910	1900	1900
Gross SqFt	12,363	12,140	13,282
Estimated Gross Income	\$470,000	\$495,310	\$515,016
Gross Income per SqFt	\$38.00	\$40.80	\$38.80
Full Market Value	\$2,360,000	\$2,480,000	\$2,580,000
Market Value per SqFt	\$191.00	\$204.00	\$194.00
Distance from Cooperative in miles		1.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00615-0086	1-00764-0042	1-00865-0024
Address	245 WEST 12 STREET	72 7 AVENUE	35 EAST 35 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	24	113	135
Year Built	1920	1931	1955
Gross SqFt	58,565	109,669	132,955
Estimated Gross Income	\$1,650,000	\$3,006,000	\$3,745,393
Gross Income per SqFt	\$28.20	\$27.40	\$28.20
Full Market Value	\$7,900,000	\$14,400,000	\$17,900,000
Market Value per SqFt	\$135.00	\$131.00	\$135.00
Distance from Cooperative in miles		0.15	1.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00616-0001	1-00585-0001	1-00866-0035
Address	42 8 AVENUE	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	129	137	160
Year Built	1962	1900	1950
Gross SqFt	91,500	97,290	153,398
Estimated Gross Income	\$2,928,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$14,000,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.45	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00616-0011	1-00585-0001	1-00866-0035
Address	54 8 AVENUE	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	163	137	160
Year Built	1960	1900	1950
Gross SqFt	127,072	97,290	153,398
Estimated Gross Income	\$4,100,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.30	\$32.00	\$31.70
Full Market Value	\$19,600,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$154.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.45	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00618-0060	1-00614-0027	
Address	241 WEST 13 STREET	217 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	31	36	
Year Built	1904	1916	
Gross SqFt	18,468	22,050	
Estimated Gross Income	\$540,000	\$653,000	
Gross Income per SqFt	\$29.20	\$29.60	
Full Market Value	\$2,590,000	\$3,130,000	
Market Value per SqFt	\$140.00	\$142.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00619-0038	1-00552-0034	1-00918-0061
Address	105 CHRISTOPHER STREET	145 WEST 4 STREET	569 3 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	11	17
Year Built	1900	1900	1920
Gross SqFt	6,450	6,230	6,506
Estimated Gross Income	\$232,000	\$215,000	\$230,751
Gross Income per SqFt	\$36.00	\$34.50	\$35.50
Full Market Value	\$1,160,000	\$1,030,000	\$1,110,000
Market Value per SqFt	\$180.00	\$165.00	\$171.00
Distance from Cooperative in miles		0.30	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0019	1-00786-0042	1-00767-0043
Address	350 BLEECKER STREET	488 7 AVENUE	128 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	FASHION	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	133	108	65
Year Built	1962	1902	1959
Gross SqFt	92,998	88,872	46,812
Estimated Gross Income	\$3,165,000	\$3,037,391	\$1,596,000
Gross Income per SqFt	\$34.00	\$34.20	\$34.10
Full Market Value	\$15,200,000	\$14,500,000	\$7,640,000
Market Value per SqFt	\$163.00	\$163.00	\$163.00
Distance from Cooperative in miles		1.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0053	1-00908-0022	1-00505-0016
Address	88 CHARLES STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1900	1920	1900
Gross SqFt	9,700	9,685	9,385
Estimated Gross Income	\$350,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.10	\$35.00	\$35.10
Full Market Value	\$1,760,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$181.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.30	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0054	1-00622-0005	1-01325-0036
Address	84 CHARLES STREET	560 HUDSON STREET	234 EAST 52 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	24	32	28
Year Built	1900	1900	1913
Gross SqFt	13,685	14,352	14,256
Estimated Gross Income	\$470,000	\$501,700	\$471,610
Gross Income per SqFt	\$34.30	\$35.00	\$33.10
Full Market Value	\$2,250,000	\$2,400,000	\$2,260,000
Market Value per SqFt	\$164.00	\$167.00	\$159.00
Distance from Cooperative in miles		0.10	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0056	1-00641-0044	1-01325-0036
Address	82 CHARLES STREET	82 JANE STREET	234 EAST 52 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	30	29	28
Year Built	1900	1900	1913
Gross SqFt	19,210	14,680	14,256
Estimated Gross Income	\$650,000	\$482,000	\$471,610
Gross Income per SqFt	\$33.80	\$32.80	\$33.10
Full Market Value	\$3,110,000	\$2,310,000	\$2,260,000
Market Value per SqFt	\$162.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.30	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0058	1-00505-0016	1-00908-0022
Address	78 CHARLES STREET	26 VANDAM STREET	235 EAST 27 STREET
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	GRAMERCY
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	18	20
Year Built	1900	1900	1920
Gross SqFt	9,900	9,385	9,685
Estimated Gross Income	\$360,000	\$329,728	\$339,034
Gross Income per SqFt	\$36.40	\$35.10	\$35.00
Full Market Value	\$1,810,000	\$1,580,000	\$1,620,000
Market Value per SqFt	\$183.00	\$168.00	\$167.00
Distance from Cooperative in miles		0.60	1.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0066	1-00505-0016	1-00908-0022
Address	244 WEST 4 STREET	26 VANDAM STREET	235 EAST 27 STREET
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	GRAMERCY
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	15	18	20
Year Built	1920	1900	1920
Gross SqFt	7,100	9,385	9,685
Estimated Gross Income	\$255,000	\$329,728	\$339,034
Gross Income per SqFt	\$35.90	\$35.10	\$35.00
Full Market Value	\$1,220,000	\$1,580,000	\$1,620,000
Market Value per SqFt	\$172.00	\$168.00	\$167.00
Distance from Cooperative in miles		0.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0067	1-00908-0022	1-00505-0016
Address	242 WEST 4 STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	11	20	18
Year Built	1900	1920	1900
Gross SqFt	6,730	9,685	9,385
Estimated Gross Income	\$245,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.40	\$35.00	\$35.10
Full Market Value	\$1,230,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$183.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00620-0082	1-01325-0036	1-00641-0044
Address	211 WEST 10 STREET	234 EAST 52 STREET	82 JANE STREET
Neighborhood	GREENWICH VILLAGE-WEST	MIDTOWN EAST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	24	28	29
Year Built	1920	1913	1900
Gross SqFt	18,126	14,256	14,680
Estimated Gross Income	\$620,000	\$471,610	\$482,000
Gross Income per SqFt	\$34.20	\$33.10	\$32.80
Full Market Value	\$2,970,000	\$2,260,000	\$2,310,000
Market Value per SqFt	\$164.00	\$159.00	\$157.00
Distance from Cooperative in miles		2.35	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00621-0013	1-00586-0040	1-00753-0024
Address	96 PERRY STREET	45 CARMINE STREET	321 WEST 29 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	34	24
Year Built	1930	1958	1900
Gross SqFt	16,986	15,575	14,900
Estimated Gross Income	\$550,000	\$507,190	\$469,420
Gross Income per SqFt	\$32.40	\$32.60	\$31.50
Full Market Value	\$2,630,000	\$2,430,000	\$2,250,000
Market Value per SqFt	\$155.00	\$156.00	\$151.00
Distance from Cooperative in miles		0.35	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00621-0035	1-00908-0022	1-00505-0016
Address	371 BLEECKER STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1910	1920	1900
Gross SqFt	9,270	9,685	9,385
Estimated Gross Income	\$335,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.10	\$35.00	\$35.10
Full Market Value	\$1,680,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$181.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0014	1-00488-0014	1-00400-0060
Address	290 WEST 11 STREET	80 THOMPSON STREET	195 EAST 4 STREET
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	ALPHABET CITY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	19	20	17
Year Built	1910	1903	1913
Gross SqFt	8,617	8,755	8,975
Estimated Gross Income	\$315,000	\$317,580	\$324,555
Gross Income per SqFt	\$36.60	\$36.30	\$36.20
Full Market Value	\$1,580,000	\$1,520,000	\$1,630,000
Market Value per SqFt	\$183.00	\$174.00	\$182.00
Distance from Cooperative in miles		0.80	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0017	1-00401-0051	
Address	398 BLEECKER STREET	525 EAST 5 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	18	12	
Year Built	1910	1900	
Gross SqFt	5,984	6,750	
Estimated Gross Income	\$215,000	\$231,478	
Gross Income per SqFt	\$35.90	\$34.30	
Full Market Value	\$1,030,000	\$1,110,000	
Market Value per SqFt	\$172.00	\$164.00	
Distance from Cooperative in miles		1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0041	1-00618-0042	1-00631-0001
Address	268 WEST 11 STREET	205 WEST 13 STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	48	55	144
Year Built	1915	1962	1930
Gross SqFt	29,725	26,700	137,589
Estimated Gross Income	\$1,012,000	\$933,931	\$4,514,830
Gross Income per SqFt	\$34.00	\$35.00	\$32.80
Full Market Value	\$4,850,000	\$4,470,000	\$21,600,000
Market Value per SqFt	\$163.00	\$167.00	\$157.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0065	1-00463-0026	1-00435-0037
Address	77 PERRY STREET	34 ST MARK'S PLACE	111 AVENUE A
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	26	23	20
Year Built	1900	1900	1900
Gross SqFt	12,271	11,713	11,455
Estimated Gross Income	\$442,000	\$418,381	\$406,376
Gross Income per SqFt	\$36.00	\$35.70	\$35.50
Full Market Value	\$2,220,000	\$2,000,000	\$1,950,000
Market Value per SqFt	\$181.00	\$171.00	\$170.00
Distance from Cooperative in miles		0.95	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00622-0066	1-00908-0022	1-00505-0016
Address	79 PERRY STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	11	20	18
Year Built	1910	1920	1900
Gross SqFt	8,555	9,685	9,385
Estimated Gross Income	\$310,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.20	\$35.00	\$35.10
Full Market Value	\$1,550,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$181.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00623-0055	1-00908-0022	1-00505-0016
Address	281 WEST 11 STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1910	1920	1900
Gross SqFt	11,592	9,685	9,385
Estimated Gross Income	\$420,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.20	\$35.00	\$35.10
Full Market Value	\$2,110,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$182.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-0001	1-00786-0042	1-00767-0043
Address	771 GREENWICH STREET	488 7 AVENUE	128 7 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	FASHION	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	114	108	65
Year Built	1968	1902	1959
Gross SqFt	90,450	88,872	46,812
Estimated Gross Income	\$3,065,000	\$3,037,391	\$1,596,000
Gross Income per SqFt	\$33.90	\$34.20	\$34.10
Full Market Value	\$14,700,000	\$14,500,000	\$7,640,000
Market Value per SqFt	\$163.00	\$163.00	\$163.00
Distance from Cooperative in miles		1.35	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-0008	1-00766-0055	
Address	791 GREENWICH STREET	218 WEST 17 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	C6-WALK-UP	C5-WALK-UP	
Total Units	37	113	
Year Built	1915	1915	
Gross SqFt	24,116	24,225	
Estimated Gross Income	\$720,000	\$728,000	
Gross Income per SqFt	\$29.90	\$30.10	
Full Market Value	\$3,450,000	\$3,490,000	
Market Value per SqFt	\$143.00	\$144.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00624-0052	1-00505-0016	
Address	306 WEST 4 STREET	26 VANDAM STREET	
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	16	18	
Year Built	1910	1900	
Gross SqFt	9,885	9,385	
Estimated Gross Income	\$360,000	\$329,728	
Gross Income per SqFt	\$36.40	\$35.10	
Full Market Value	\$1,810,000	\$1,580,000	
Market Value per SqFt	\$183.00	\$168.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00625-0021	1-00641-0044	1-01325-0036
Address	799 GREENWICH STREET	82 JANE STREET	234 EAST 52 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	29	28
Year Built	1900	1900	1913
Gross SqFt	16,026	14,680	14,256
Estimated Gross Income	\$545,000	\$482,000	\$471,610
Gross Income per SqFt	\$34.00	\$32.80	\$33.10
Full Market Value	\$2,610,000	\$2,310,000	\$2,260,000
Market Value per SqFt	\$163.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.05	2.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00625-0026	1-00563-0043	1-00873-0028
Address	622 HUDSON STREET	63 EAST 11 STREET	135 EAST 17 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	42	45
Year Built	1940	1970	1963
Gross SqFt	15,084	23,353	22,512
Estimated Gross Income	\$515,000	\$843,587	\$755,500
Gross Income per SqFt	\$34.10	\$36.10	\$33.60
Full Market Value	\$2,470,000	\$4,230,000	\$3,620,000
Market Value per SqFt	\$164.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.75	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0004	1-00467-0020	1-00443-0054
Address	815 GREENWICH STREET	222 EAST 12 STREET	46 EAST 1 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	23	24
Year Built	1947	1910	1910
Gross SqFt	10,000	5,226	8,556
Estimated Gross Income	\$360,000	\$145,000	\$302,749
Gross Income per SqFt	\$36.00	\$27.70	\$35.40
Full Market Value	\$1,810,000	\$695,000	\$1,450,000
Market Value per SqFt	\$181.00	\$133.00	\$169.00
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0012	1-00548-0001	1-00934-0015
Address	631 HUDSON STREET	1 UNIVERSITY PLACE	332 EAST 28 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	261	272	224
Year Built	1963	1930	1979
Gross SqFt	262,297	218,985	165,739
Estimated Gross Income	\$8,920,000	\$7,364,000	\$5,888,713
Gross Income per SqFt	\$34.00	\$33.60	\$35.50
Full Market Value	\$42,700,000	\$35,300,000	\$28,200,000
Market Value per SqFt	\$163.00	\$161.00	\$170.00
Distance from Cooperative in miles		0.80	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0050	1-00590-0086	1-00505-0016
Address	41 JANE STREET	27 JONES STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	18	20	18
Year Built	1915	1890	1900
Gross SqFt	9,190	9,375	9,385
Estimated Gross Income	\$330,000	\$333,781	\$329,728
Gross Income per SqFt	\$35.90	\$35.60	\$35.10
Full Market Value	\$1,580,000	\$1,600,000	\$1,580,000
Market Value per SqFt	\$172.00	\$171.00	\$168.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00626-0054	1-00902-0017	1-00489-0026
Address	51 JANE STREET	223 EAST 21 STREET	79 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	12	17
Year Built	1915	1920	1900
Gross SqFt	7,650	6,962	7,051
Estimated Gross Income	\$277,000	\$247,258	\$252,094
Gross Income per SqFt	\$36.20	\$35.50	\$35.80
Full Market Value	\$1,390,000	\$1,180,000	\$1,210,000
Market Value per SqFt	\$182.00	\$169.00	\$172.00
Distance from Cooperative in miles		1.15	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00628-0017	1-00767-0043	1-00764-0007
Address	652 HUDSON STREET	128 7 AVENUE	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	17	65	47
Year Built	1900	1959	1930
Gross SqFt	50,962	46,812	39,628
Estimated Gross Income	\$1,735,000	\$1,596,000	\$1,410,691
Gross Income per SqFt	\$34.00	\$34.10	\$35.60
Full Market Value	\$8,310,000	\$7,640,000	\$6,760,000
Market Value per SqFt	\$163.00	\$163.00	\$171.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-0040	1-00462-0030	1-00450-0018
Address	69 8 AVENUE	103 2 AVENUE	328 EAST 9 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	17	25
Year Built	1910	1900	1900
Gross SqFt	10,055	12,140	13,282
Estimated Gross Income	\$382,000	\$495,310	\$515,016
Gross Income per SqFt	\$38.00	\$40.80	\$38.80
Full Market Value	\$1,920,000	\$2,480,000	\$2,580,000
Market Value per SqFt	\$191.00	\$204.00	\$194.00
Distance from Cooperative in miles		1.10	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00629-0041	1-00462-0030	1-00450-0018
Address	67 8 AVENUE	103 2 AVENUE	328 EAST 9 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	17	25
Year Built	1910	1900	1900
Gross SqFt	10,105	12,140	13,282
Estimated Gross Income	\$384,000	\$495,310	\$515,016
Gross Income per SqFt	\$38.00	\$40.80	\$38.80
Full Market Value	\$1,930,000	\$2,480,000	\$2,580,000
Market Value per SqFt	\$191.00	\$204.00	\$194.00
Distance from Cooperative in miles		1.10	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00630-0043	1-00882-0033	1-01064-0025
Address	511 HUDSON STREET	143 EAST 26 STREET	411 WEST 54 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	30	35	72
Year Built	1911	1907	1910
Gross SqFt	40,320	20,040	30,200
Estimated Gross Income	\$1,500,000	\$660,793	\$1,024,256
Gross Income per SqFt	\$37.20	\$33.00	\$33.90
Full Market Value	\$7,520,000	\$3,170,000	\$4,910,000
Market Value per SqFt	\$187.00	\$158.00	\$163.00
Distance from Cooperative in miles		1.40	2.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0017	1-00631-0001	1-00916-0041
Address	726 GREENWICH STREET	669 WASHINGTON STREET	236 EAST 36 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	158	144	145
Year Built	1930	1930	1963
Gross SqFt	141,000	137,589	95,057
Estimated Gross Income	\$4,800,000	\$4,514,830	\$3,078,082
Gross Income per SqFt	\$34.00	\$32.80	\$32.40
Full Market Value	\$23,000,000	\$21,600,000	\$14,700,000
Market Value per SqFt	\$163.00	\$157.00	\$155.00
Distance from Cooperative in miles		0.05	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0039	1-00897-0008	1-00592-0082
Address	719 GREENWICH STREET	207 EAST 15 STREET	129 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	61	52
Year Built	1915	1930	1924
Gross SqFt	25,746	29,088	38,214
Estimated Gross Income	\$850,000	\$954,719	\$1,347,000
Gross Income per SqFt	\$33.00	\$32.80	\$35.20
Full Market Value	\$4,070,000	\$4,570,000	\$6,450,000
Market Value per SqFt	\$158.00	\$157.00	\$169.00
Distance from Cooperative in miles		1.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0045	1-00879-0069	1-00521-0026
Address	731 GREENWICH STREET	126 EAST 24 STREET	302 MOTT STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	56	28	48
Year Built	1911	1910	1905
Gross SqFt	23,398	28,397	20,227
Estimated Gross Income	\$800,000	\$955,656	\$667,917
Gross Income per SqFt	\$34.20	\$33.70	\$33.00
Full Market Value	\$3,830,000	\$4,580,000	\$3,200,000
Market Value per SqFt	\$164.00	\$161.00	\$158.00
Distance from Cooperative in miles		1.15	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00632-0056	1-00908-0022	1-00505-0016
Address	115 CHARLES STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	15	20	18
Year Built	1911	1920	1900
Gross SqFt	9,515	9,685	9,385
Estimated Gross Income	\$345,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.30	\$35.00	\$35.10
Full Market Value	\$1,730,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$182.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00633-0006	1-00415-0078	1-00476-0045
Address	717 WASHINGTON STREET	80 DELANCEY STREET	30 GRAND STREET
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	45	30	44
Year Built	1900	1920	1900
Gross SqFt	25,281	25,071	26,952
Estimated Gross Income	\$910,000	\$896,000	\$1,008,746
Gross Income per SqFt	\$36.00	\$35.70	\$37.40
Full Market Value	\$4,560,000	\$4,290,000	\$5,060,000
Market Value per SqFt	\$180.00	\$171.00	\$188.00
Distance from Cooperative in miles		1.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00633-0028	1-00897-0008	1-00592-0082
Address	131 PERRY STREET	207 EAST 15 STREET	129 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	61	52
Year Built	1905	1930	1924
Gross SqFt	32,000	29,088	38,214
Estimated Gross Income	\$1,056,000	\$954,719	\$1,347,000
Gross Income per SqFt	\$33.00	\$32.80	\$35.20
Full Market Value	\$5,060,000	\$4,570,000	\$6,450,000
Market Value per SqFt	\$158.00	\$157.00	\$169.00
Distance from Cooperative in miles		1.15	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00633-0030	1-00908-0022	1-00505-0016
Address	135 PERRY STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	16	20	18
Year Built	1900	1920	1900
Gross SqFt	9,600	9,685	9,385
Estimated Gross Income	\$350,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.50	\$35.00	\$35.10
Full Market Value	\$1,760,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$183.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00634-0023	1-00618-0042	1-00631-0001
Address	760 GREENWICH STREET	205 WEST 13 STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	55	55	144
Year Built	1956	1962	1930
Gross SqFt	45,426	26,700	137,589
Estimated Gross Income	\$1,550,000	\$933,931	\$4,514,830
Gross Income per SqFt	\$34.10	\$35.00	\$32.80
Full Market Value	\$7,420,000	\$4,470,000	\$21,600,000
Market Value per SqFt	\$163.00	\$167.00	\$157.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00634-0036	1-00415-0078	1-00476-0045
Address	323 WEST 11 STREET	80 DELANCEY STREET	30 GRAND STREET
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	30	44
Year Built	1900	1920	1900
Gross SqFt	31,206	25,071	26,952
Estimated Gross Income	\$1,125,000	\$896,000	\$1,008,746
Gross Income per SqFt	\$36.10	\$35.70	\$37.40
Full Market Value	\$5,640,000	\$4,290,000	\$5,060,000
Market Value per SqFt	\$181.00	\$171.00	\$188.00
Distance from Cooperative in miles		1.45	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00634-0065	1-00791-0078	1-00590-0016
Address	571 HUDSON STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	17	69	38
Year Built	1911	1920	1940
Gross SqFt	22,671	62,400	28,656
Estimated Gross Income	\$725,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$32.00	\$31.30	\$32.70
Full Market Value	\$3,470,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$153.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-0013	1-00467-0020	1-00765-0019
Address	1 WEEHAWKEN STREET	222 EAST 12 STREET	231 WEST 15 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	14	23	16
Year Built	1910	1910	1901
Gross SqFt	5,610	5,226	7,008
Estimated Gross Income	\$155,000	\$145,000	\$199,000
Gross Income per SqFt	\$27.60	\$27.70	\$28.40
Full Market Value	\$743,000	\$695,000	\$953,000
Market Value per SqFt	\$132.00	\$133.00	\$136.00
Distance from Cooperative in miles		1.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00636-0022	1-00631-0001	1-00916-0041
Address	650 WASHINGTON STREET	669 WASHINGTON STREET	236 EAST 36 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	214	144	145
Year Built	1964	1930	1963
Gross SqFt	165,436	137,589	95,057
Estimated Gross Income	\$5,620,000	\$4,514,830	\$3,078,082
Gross Income per SqFt	\$34.00	\$32.80	\$32.40
Full Market Value	\$26,900,000	\$21,600,000	\$14,700,000
Market Value per SqFt	\$163.00	\$157.00	\$155.00
Distance from Cooperative in miles		0.10	1.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0030	1-00415-0078	1-00443-0035
Address	688 WASHINGTON STREET	80 DELANCEY STREET	21 1 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	30	42
Year Built	1973	1920	1910
Gross SqFt	37,620	25,071	24,363
Estimated Gross Income	\$1,450,000	\$896,000	\$791,944
Gross Income per SqFt	\$38.50	\$35.70	\$32.50
Full Market Value	\$3,390,000	\$4,290,000	\$3,790,000
Market Value per SqFt	\$90.00	\$171.00	\$156.00
Distance from Cooperative in miles		1.45	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0036	1-00445-0026	
Address	151 CHARLES STREET	120 EAST 4 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	12	48	
Year Built	1979	1900	
Gross SqFt	13,156	17,443	
Estimated Gross Income	\$460,000	\$607,620	
Gross Income per SqFt	\$35.00	\$34.80	
Full Market Value	\$2,200,000	\$2,910,000	
Market Value per SqFt	\$167.00	\$167.00	
Distance from Cooperative in miles		1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0066	1-01544-0038	1-01564-0005
Address	702 WASHINGTON STREET	326 EAST 82 STREET	409 EAST 84 STREET
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	72	72	48
Year Built	1974	1948	1910
Gross SqFt	59,820	49,000	31,152
Estimated Gross Income	\$1,200,000	\$943,814	\$656,112
Gross Income per SqFt	\$20.06	\$19.26	\$21.06
Full Market Value	\$2,810,000	\$4,100,000	\$2,850,000
Market Value per SqFt	\$47.00	\$84.00	\$91.00
Distance from Cooperative in miles		4.00	4.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0077	1-00925-0060	1-01320-0018
Address	161 PERRY STREET	304 EAST 20 STREET	235 EAST 46 STREET
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	22	70	63
Year Built	1911	1948	1938
Gross SqFt	39,750	56,310	49,914
Estimated Gross Income	\$1,350,000	\$1,846,482	\$1,782,449
Gross Income per SqFt	\$34.00	\$32.80	\$35.70
Full Market Value	\$6,470,000	\$8,840,000	\$8,540,000
Market Value per SqFt	\$163.00	\$157.00	\$171.00
Distance from Cooperative in miles		1.45	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00637-0081	1-00732-0058	1-00877-0060
Address	167 PERRY STREET	444 WEST 35 STREET	134 EAST 22 STREET
Neighborhood	GREENWICH VILLAGE-WEST	JAVITS CENTER	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	75	86	96
Year Built	1987	1989	1977
Gross SqFt	60,000	64,449	57,538
Estimated Gross Income	\$2,250,000	\$2,438,002	\$2,113,291
Gross Income per SqFt	\$37.50	\$37.80	\$36.70
Full Market Value	\$11,300,000	\$12,200,000	\$10,600,000
Market Value per SqFt	\$188.00	\$189.00	\$184.00
Distance from Cooperative in miles		1.45	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-0001	1-00925-0060	
Address	427 WEST STREET	304 EAST 20 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	38	70	
Year Built	1930	1948	
Gross SqFt	69,755	56,310	
Estimated Gross Income	\$2,375,000	\$1,846,482	
Gross Income per SqFt	\$34.00	\$32.80	
Full Market Value	\$11,400,000	\$8,840,000	
Market Value per SqFt	\$163.00	\$157.00	
Distance from Cooperative in miles		1.45	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-0004	1-00786-0042	1-00570-0008
Address	433 WEST STREET	488 7 AVENUE	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-WEST	FASHION	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	34	108	54
Year Built	1920	1902	1900
Gross SqFt	63,000	88,872	49,408
Estimated Gross Income	\$2,150,000	\$3,037,391	\$1,935,888
Gross Income per SqFt	\$34.10	\$34.20	\$39.20
Full Market Value	\$10,300,000	\$14,500,000	\$9,710,000
Market Value per SqFt	\$163.00	\$163.00	\$197.00
Distance from Cooperative in miles		1.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00638-0019	1-01544-0038	1-01459-0030
Address	720 WEST 11 STREET	326 EAST 82 STREET	410 EAST 65 STREET
Neighborhood	GREENWICH VILLAGE-WEST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	100	72	235
Year Built	1939	1948	1920
Gross SqFt	118,350	49,000	124,902
Estimated Gross Income	\$2,400,000	\$943,814	\$2,776,809
Gross Income per SqFt	\$20.28	\$19.26	\$22.23
Full Market Value	\$5,620,000	\$4,100,000	\$12,100,000
Market Value per SqFt	\$47.50	\$84.00	\$97.00
Distance from Cooperative in miles		3.95	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0012	1-00631-0001	1-01162-0046
Address	380 WEST 12 STREET	669 WASHINGTON STREET	228 WEST 71 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	53	144	170
Year Built	1939	1930	1917
Gross SqFt	100,320	137,589	106,920
Estimated Gross Income	\$3,400,000	\$4,514,830	\$3,545,324
Gross Income per SqFt	\$33.90	\$32.80	\$33.20
Full Market Value	\$16,300,000	\$21,600,000	\$17,000,000
Market Value per SqFt	\$162.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.25	3.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0044	1-00882-0033	1-01064-0025
Address	354 WEST 12 STREET	143 EAST 26 STREET	411 WEST 54 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	49	35	72
Year Built	1915	1907	1910
Gross SqFt	23,720	20,040	30,200
Estimated Gross Income	\$800,000	\$660,793	\$1,024,256
Gross Income per SqFt	\$33.70	\$33.00	\$33.90
Full Market Value	\$3,830,000	\$3,170,000	\$4,910,000
Market Value per SqFt	\$161.00	\$158.00	\$163.00
Distance from Cooperative in miles		1.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0047	1-00586-0040	1-00753-0024
Address	344 WEST 12 STREET	45 CARMINE STREET	321 WEST 29 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	47	34	24
Year Built	1925	1958	1900
Gross SqFt	22,530	15,575	14,900
Estimated Gross Income	\$721,000	\$507,190	\$469,420
Gross Income per SqFt	\$32.00	\$32.60	\$31.50
Full Market Value	\$3,450,000	\$2,430,000	\$2,250,000
Market Value per SqFt	\$153.00	\$156.00	\$151.00
Distance from Cooperative in miles		0.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00640-0064	1-00641-0044	1-01325-0036
Address	20 BETHUNE STREET	82 JANE STREET	234 EAST 52 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	18	29	28
Year Built	1920	1900	1913
Gross SqFt	12,290	14,680	14,256
Estimated Gross Income	\$420,000	\$482,000	\$471,610
Gross Income per SqFt	\$34.20	\$32.80	\$33.10
Full Market Value	\$2,010,000	\$2,310,000	\$2,260,000
Market Value per SqFt	\$164.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.04	2.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-0010	1-00927-0038	1-00925-0060
Address	128 JANE STREET	320 EAST 22 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	94	70
Year Built	1930	1948	1948
Gross SqFt	50,820	67,048	56,310
Estimated Gross Income	\$1,730,000	\$2,524,317	\$1,846,482
Gross Income per SqFt	\$34.00	\$37.60	\$32.80
Full Market Value	\$8,290,000	\$12,700,000	\$8,840,000
Market Value per SqFt	\$163.00	\$189.00	\$157.00
Distance from Cooperative in miles		1.50	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-0052	1-00925-0060	1-01320-0018
Address	812 GREENWICH STREET	304 EAST 20 STREET	235 EAST 46 STREET
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	14	70	63
Year Built	1900	1948	1938
Gross SqFt	30,345	56,310	49,914
Estimated Gross Income	\$1,050,000	\$1,846,482	\$1,782,449
Gross Income per SqFt	\$34.60	\$32.80	\$35.70
Full Market Value	\$5,030,000	\$8,840,000	\$8,540,000
Market Value per SqFt	\$166.00	\$157.00	\$171.00
Distance from Cooperative in miles		1.35	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00641-0062	1-00438-0043	1-00401-0051
Address	343 WEST 12 STREET	269 EAST 10 STREET	525 EAST 5 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	20	12
Year Built	1900	1900	1900
Gross SqFt	6,160	8,205	6,750
Estimated Gross Income	\$225,000	\$300,599	\$231,478
Gross Income per SqFt	\$36.50	\$36.60	\$34.30
Full Market Value	\$1,130,000	\$1,510,000	\$1,110,000
Market Value per SqFt	\$183.00	\$184.00	\$164.00
Distance from Cooperative in miles		1.40	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0042	1-00927-0038	1-00925-0060
Address	92 HORATIO STREET	320 EAST 22 STREET	304 EAST 20 STREET
Neighborhood	GREENWICH VILLAGE-WEST	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	76	94	70
Year Built	1920	1948	1948
Gross SqFt	44,385	67,048	56,310
Estimated Gross Income	\$1,510,000	\$2,524,317	\$1,846,482
Gross Income per SqFt	\$34.00	\$37.60	\$32.80
Full Market Value	\$7,230,000	\$12,700,000	\$8,840,000
Market Value per SqFt	\$163.00	\$189.00	\$157.00
Distance from Cooperative in miles		1.40	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0045	1-00438-0043	1-00401-0051
Address	88 HORATIO STREET	269 EAST 10 STREET	525 EAST 5 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	12
Year Built	1920	1900	1900
Gross SqFt	8,125	8,205	6,750
Estimated Gross Income	\$300,000	\$300,599	\$231,478
Gross Income per SqFt	\$36.90	\$36.60	\$34.30
Full Market Value	\$1,500,000	\$1,510,000	\$1,110,000
Market Value per SqFt	\$185.00	\$184.00	\$164.00
Distance from Cooperative in miles		1.45	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0046	1-00438-0043	1-00401-0051
Address	86 HORATIO STREET	269 EAST 10 STREET	525 EAST 5 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	12
Year Built	1915	1900	1900
Gross SqFt	8,125	8,205	6,750
Estimated Gross Income	\$300,000	\$300,599	\$231,478
Gross Income per SqFt	\$36.90	\$36.60	\$34.30
Full Market Value	\$1,500,000	\$1,510,000	\$1,110,000
Market Value per SqFt	\$185.00	\$184.00	\$164.00
Distance from Cooperative in miles		1.45	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0047	1-00438-0043	1-00401-0051
Address	84 HORATIO STREET	269 EAST 10 STREET	525 EAST 5 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	12
Year Built	1915	1900	1900
Gross SqFt	8,125	8,205	6,750
Estimated Gross Income	\$300,000	\$300,599	\$231,478
Gross Income per SqFt	\$36.90	\$36.60	\$34.30
Full Market Value	\$1,500,000	\$1,510,000	\$1,110,000
Market Value per SqFt	\$185.00	\$184.00	\$164.00
Distance from Cooperative in miles		1.45	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0048	1-00438-0043	1-00401-0051
Address	82 HORATIO STREET	269 EAST 10 STREET	525 EAST 5 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	20	12
Year Built	1915	1900	1900
Gross SqFt	5,960	8,205	6,750
Estimated Gross Income	\$215,000	\$300,599	\$231,478
Gross Income per SqFt	\$36.10	\$36.60	\$34.30
Full Market Value	\$1,080,000	\$1,510,000	\$1,110,000
Market Value per SqFt	\$181.00	\$184.00	\$164.00
Distance from Cooperative in miles		1.45	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00642-0057	1-00567-0005	1-00586-0040
Address	822 GREENWICH STREET	29 5 AVENUE	45 CARMINE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	17	34
Year Built	1920	1920	1958
Gross SqFt	19,032	16,247	15,575
Estimated Gross Income	\$625,000	\$515,000	\$507,190
Gross Income per SqFt	\$32.80	\$31.70	\$32.60
Full Market Value	\$2,990,000	\$2,470,000	\$2,430,000
Market Value per SqFt	\$157.00	\$152.00	\$156.00
Distance from Cooperative in miles		0.75	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00643-0057	1-00618-0042	1-00563-0043
Address	838 GREENWICH STREET	205 WEST 13 STREET	63 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	29	55	42
Year Built	1900	1962	1970
Gross SqFt	18,969	26,700	23,353
Estimated Gross Income	\$650,000	\$933,931	\$843,587
Gross Income per SqFt	\$34.30	\$35.00	\$36.10
Full Market Value	\$3,110,000	\$4,470,000	\$4,230,000
Market Value per SqFt	\$164.00	\$167.00	\$181.00
Distance from Cooperative in miles		0.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00643-0059	1-00563-0043	1-00873-0028
Address	832 GREENWICH STREET	63 EAST 11 STREET	135 EAST 17 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	35	42	45
Year Built	1925	1970	1963
Gross SqFt	19,700	23,353	22,512
Estimated Gross Income	\$670,000	\$843,587	\$755,500
Gross Income per SqFt	\$34.00	\$36.10	\$33.60
Full Market Value	\$3,210,000	\$4,230,000	\$3,620,000
Market Value per SqFt	\$163.00	\$181.00	\$161.00
Distance from Cooperative in miles		0.90	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00694-0042	1-00844-0017	1-00944-0001
Address	520 WEST 23 STREET	31 UNION SQUARE	710 2 AVENUE
Neighborhood	CHELSEA	FLATIRON	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	110	88	157
Year Built	2003	1902	1930
Gross SqFt	95,656	118,067	122,247
Estimated Gross Income	\$2,965,000	\$3,621,901	\$3,717,143
Gross Income per SqFt	\$31.00	\$30.70	\$30.40
Full Market Value	\$14,200,000	\$17,300,000	\$17,800,000
Market Value per SqFt	\$148.00	\$147.00	\$146.00
Distance from Cooperative in miles		1.05	1.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00717-0009	1-00850-0019	1-00753-0024
Address	453 WEST 19 STREET	21 EAST 21 STREET	321 WEST 29 STREET
Neighborhood	CHELSEA	FLATIRON	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	26	24
Year Built	1983	1900	1900
Gross SqFt	11,852	14,840	14,900
Estimated Gross Income	\$370,000	\$454,529	\$469,420
Gross Income per SqFt	\$31.20	\$30.60	\$31.50
Full Market Value	\$1,790,000	\$2,180,000	\$2,250,000
Market Value per SqFt	\$151.00	\$147.00	\$151.00
Distance from Cooperative in miles		0.90	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00717-0073	1-00722-0024	
Address	458 WEST 20 STREET	421 WEST 24 STREET	
Neighborhood	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	19	35	
Year Built	1900	1927	
Gross SqFt	6,680	21,012	
Estimated Gross Income	\$195,000	\$632,000	
Gross Income per SqFt	\$29.20	\$30.10	
Full Market Value	\$934,000	\$3,030,000	
Market Value per SqFt	\$140.00	\$144.00	
Distance from Cooperative in miles		0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00719-0036	1-00765-0019	1-00467-0020
Address	405 WEST 21 STREET	231 WEST 15 STREET	222 EAST 12 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	16	23
Year Built	1900	1901	1910
Gross SqFt	6,072	7,008	5,226
Estimated Gross Income	\$170,000	\$199,000	\$145,000
Gross Income per SqFt	\$28.00	\$28.40	\$27.70
Full Market Value	\$814,000	\$953,000	\$695,000
Market Value per SqFt	\$134.00	\$136.00	\$133.00
Distance from Cooperative in miles		0.45	1.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-0047	1-00773-0027	1-00634-0016
Address	400 WEST 23 STREET	225 WEST 23 STREET	110 BANK STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	19	138	61
Year Built	1920	1930	1957
Gross SqFt	27,755	66,524	42,258
Estimated Gross Income	\$722,000	\$1,795,000	\$1,119,158
Gross Income per SqFt	\$26.00	\$27.00	\$26.50
Full Market Value	\$3,130,000	\$7,790,000	\$4,860,000
Market Value per SqFt	\$113.00	\$117.00	\$115.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-0049	1-00771-0046	1-00557-0017
Address	410 WEST 23 STREET	196 7 AVENUE	60 EAST 12 STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	46	85	137
Year Built	1920	1940	1962
Gross SqFt	42,532	76,450	124,630
Estimated Gross Income	\$1,050,000	\$1,885,000	\$3,158,000
Gross Income per SqFt	\$24.69	\$24.66	\$25.30
Full Market Value	\$4,560,000	\$8,180,000	\$13,700,000
Market Value per SqFt	\$107.00	\$107.00	\$110.00
Distance from Cooperative in miles		0.35	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00720-0077	1-00765-0019	1-00467-0020
Address	460 WEST 23 STREET	231 WEST 15 STREET	222 EAST 12 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	11	16	23
Year Built	1900	1901	1910
Gross SqFt	6,135	7,008	5,226
Estimated Gross Income	\$175,000	\$199,000	\$145,000
Gross Income per SqFt	\$28.50	\$28.40	\$27.70
Full Market Value	\$838,000	\$953,000	\$695,000
Market Value per SqFt	\$137.00	\$136.00	\$133.00
Distance from Cooperative in miles		0.45	1.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0018	1-00766-0071	1-00792-0012
Address	433 WEST 24 STREET	248 WEST 17 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	48	49
Year Built	1920	1920	1940
Gross SqFt	18,700	25,362	34,662
Estimated Gross Income	\$510,000	\$672,000	\$966,674
Gross Income per SqFt	\$27.30	\$26.50	\$27.90
Full Market Value	\$2,440,000	\$2,920,000	\$4,630,000
Market Value per SqFt	\$130.00	\$115.00	\$134.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0020	1-00768-0077	1-00792-0012
Address	429 WEST 24 STREET	274 WEST 19 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	25	49
Year Built	1920	1920	1940
Gross SqFt	18,700	22,506	34,662
Estimated Gross Income	\$505,000	\$656,000	\$966,674
Gross Income per SqFt	\$27.00	\$29.10	\$27.90
Full Market Value	\$2,420,000	\$3,140,000	\$4,630,000
Market Value per SqFt	\$129.00	\$140.00	\$134.00
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0022	1-00768-0077	1-00792-0012
Address	425 WEST 24 STREET	274 WEST 19 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	25	49
Year Built	1900	1920	1940
Gross SqFt	18,700	22,506	34,662
Estimated Gross Income	\$505,000	\$656,000	\$966,674
Gross Income per SqFt	\$27.00	\$29.10	\$27.90
Full Market Value	\$2,420,000	\$3,140,000	\$4,630,000
Market Value per SqFt	\$129.00	\$140.00	\$134.00
Distance from Cooperative in miles		0.45	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0046	1-00765-0019	1-00467-0020
Address	408 WEST 25 STREET	231 WEST 15 STREET	222 EAST 12 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	16	23
Year Built	1910	1901	1910
Gross SqFt	9,580	7,008	5,226
Estimated Gross Income	\$265,000	\$199,000	\$145,000
Gross Income per SqFt	\$27.70	\$28.40	\$27.70
Full Market Value	\$620,000	\$953,000	\$695,000
Market Value per SqFt	\$65.00	\$136.00	\$133.00
Distance from Cooperative in miles		0.55	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00722-0047	1-00765-0019	1-00467-0020
Address	410 WEST 25 STREET	231 WEST 15 STREET	222 EAST 12 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	16	23
Year Built	1910	1901	1910
Gross SqFt	7,992	7,008	5,226
Estimated Gross Income	\$225,000	\$199,000	\$145,000
Gross Income per SqFt	\$28.20	\$28.40	\$27.70
Full Market Value	\$1,080,000	\$953,000	\$695,000
Market Value per SqFt	\$135.00	\$136.00	\$133.00
Distance from Cooperative in miles		0.55	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00731-0050	1-00927-0009	1-00935-0053
Address	408 WEST 34 STREET	311 EAST 21 STREET	312 EAST 30 STREET
Neighborhood	JAVITS CENTER	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	68	76	67
Year Built	1960	1967	1986
Gross SqFt	46,500	44,919	47,820
Estimated Gross Income	\$1,490,000	\$1,465,613	\$1,487,900
Gross Income per SqFt	\$32.00	\$32.60	\$31.10
Full Market Value	\$7,140,000	\$7,020,000	\$7,130,000
Market Value per SqFt	\$154.00	\$156.00	\$149.00
Distance from Cooperative in miles		1.50	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00731-0060	1-00772-0018	1-00764-0042
Address	430 WEST 34 STREET	235 WEST 22 STREET	72 7 AVENUE
Neighborhood	JAVITS CENTER	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	178	150	113
Year Built	1963	1974	1931
Gross SqFt	108,402	116,586	109,669
Estimated Gross Income	\$3,035,000	\$3,359,000	\$3,006,000
Gross Income per SqFt	\$28.00	\$28.80	\$27.40
Full Market Value	\$14,500,000	\$16,100,000	\$14,400,000
Market Value per SqFt	\$134.00	\$138.00	\$131.00
Distance from Cooperative in miles		0.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00732-0016	1-01511-0033	1-01312-0033
Address	433 WEST 34 STREET	1450 3 AVENUE	157 EAST 57 STREET
Neighborhood	JAVITS CENTER	UPPER EAST SIDE (79-96)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	213	94	118
Year Built	1930	1961	1960
Gross SqFt	142,971	147,534	173,168
Estimated Gross Income	\$3,450,000	\$3,720,046	\$4,661,128
Gross Income per SqFt	\$24.13	\$25.20	\$26.90
Full Market Value	\$15,000,000	\$16,200,000	\$22,300,000
Market Value per SqFt	\$105.00	\$110.00	\$129.00
Distance from Cooperative in miles		2.65	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00733-0005	1-00457-0020	1-00913-0044
Address	455 WEST 35 STREET	21 EAST 2 STREET	238 EAST 33 STREET
Neighborhood	JAVITS CENTER	EAST VILLAGE	MURRAY HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	26	42	60
Year Built	1905	1900	1880
Gross SqFt	28,512	27,600	28,935
Estimated Gross Income	\$715,000	\$642,424	\$775,568
Gross Income per SqFt	\$25.10	\$23.28	\$26.80
Full Market Value	\$1,670,000	\$2,790,000	\$3,370,000
Market Value per SqFt	\$59.00	\$101.00	\$116.00
Distance from Cooperative in miles		2.05	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00735-0010	1-00573-0009	1-01552-0035
Address	445 WEST 37 STREET	66 WEST 10 STREET	328 EAST 90 STREET
Neighborhood	JAVITS CENTER	GREENWICH VILLAGE-CENTRAL	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	1910	1910	1920
Gross SqFt	9,060	9,135	9,005
Estimated Gross Income	\$240,000	\$239,000	\$243,222
Gross Income per SqFt	\$26.50	\$26.20	\$27.00
Full Market Value	\$562,000	\$1,040,000	\$1,170,000
Market Value per SqFt	\$62.00	\$114.00	\$130.00
Distance from Cooperative in miles		1.50	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-0018	1-00716-0062	1-00722-0048
Address	331 WEST 14 STREET	448 WEST 19 STREET	412 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	40	35
Year Built	1900	1910	1910
Gross SqFt	13,550	19,100	19,500
Estimated Gross Income	\$460,000	\$638,241	\$688,000
Gross Income per SqFt	\$33.90	\$33.40	\$35.30
Full Market Value	\$2,200,000	\$3,060,000	\$3,300,000
Market Value per SqFt	\$162.00	\$160.00	\$169.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-0051	1-00447-0012	1-00528-0065
Address	318 WEST 15 STREET	312 EAST 6 STREET	72 CARMINE STREET
Neighborhood	CHELSEA	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	22	16
Year Built	1900	1900	1910
Gross SqFt	6,500	6,750	6,954
Estimated Gross Income	\$221,000	\$229,061	\$242,357
Gross Income per SqFt	\$34.00	\$33.90	\$34.90
Full Market Value	\$1,060,000	\$1,100,000	\$1,160,000
Market Value per SqFt	\$163.00	\$163.00	\$167.00
Distance from Cooperative in miles		1.30	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00738-0056	1-00400-0061	1-00770-0041
Address	328 WEST 15 STREET	193 EAST 4 STREET	180 7 AVENUE
Neighborhood	CHELSEA	ALPHABET CITY	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	16	16
Year Built	1900	1900	1920
Gross SqFt	5,224	6,905	6,880
Estimated Gross Income	\$252,000	\$336,000	\$343,400
Gross Income per SqFt	\$48.20	\$48.70	\$49.90
Full Market Value	\$1,260,000	\$1,690,000	\$1,720,000
Market Value per SqFt	\$241.00	\$245.00	\$250.00
Distance from Cooperative in miles		1.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0019	1-00543-0048	1-00722-0024
Address	323 WEST 16 STREET	136 WEST 4 STREET	421 WEST 24 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	30	35
Year Built	1902	1929	1927
Gross SqFt	23,650	20,874	21,012
Estimated Gross Income	\$750,000	\$618,000	\$632,000
Gross Income per SqFt	\$31.70	\$29.60	\$30.10
Full Market Value	\$3,590,000	\$2,960,000	\$3,030,000
Market Value per SqFt	\$152.00	\$142.00	\$144.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0037	1-00634-0016	1-00773-0027
Address	139 8 AVENUE	110 BANK STREET	225 WEST 23 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	33	61	138
Year Built	1900	1957	1930
Gross SqFt	32,930	42,258	66,524
Estimated Gross Income	\$856,000	\$1,119,158	\$1,795,000
Gross Income per SqFt	\$26.00	\$26.50	\$27.00
Full Market Value	\$3,720,000	\$4,860,000	\$7,790,000
Market Value per SqFt	\$113.00	\$115.00	\$117.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0043	1-00908-0022	1-00505-0016
Address	320 WEST 17 STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	CHELSEA	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1920	1920	1900
Gross SqFt	11,680	9,685	9,385
Estimated Gross Income	\$420,000	\$339,034	\$329,728
Gross Income per SqFt	\$36.00	\$35.00	\$35.10
Full Market Value	\$2,110,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$181.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.20	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0044	1-00908-0022	1-00505-0016
Address	322 WEST 17 STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	CHELSEA	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	12	20	18
Year Built	1910	1920	1900
Gross SqFt	10,800	9,685	9,385
Estimated Gross Income	\$380,000	\$339,034	\$329,728
Gross Income per SqFt	\$35.20	\$35.00	\$35.10
Full Market Value	\$890,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$82.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.20	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0045	1-00908-0022	1-00505-0016
Address	324 WEST 17 STREET	235 EAST 27 STREET	26 VANDAM STREET
Neighborhood	CHELSEA	GRAMERCY	SOHO
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	12	20	18
Year Built	1910	1920	1900
Gross SqFt	10,800	9,685	9,385
Estimated Gross Income	\$380,000	\$339,034	\$329,728
Gross Income per SqFt	\$35.20	\$35.00	\$35.10
Full Market Value	\$890,000	\$1,620,000	\$1,580,000
Market Value per SqFt	\$82.00	\$167.00	\$168.00
Distance from Cooperative in miles		1.20	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0046	1-00539-0042	
Address	326 WEST 17 STREET	169 BLEECKER STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	12	21	
Year Built	1910	1910	
Gross SqFt	10,800	12,500	
Estimated Gross Income	\$380,000	\$430,232	
Gross Income per SqFt	\$35.20	\$34.40	
Full Market Value	\$890,000	\$2,060,000	
Market Value per SqFt	\$82.00	\$165.00	
Distance from Cooperative in miles		0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0047	1-00776-0009	1-00771-0063
Address	328 WEST 17 STREET	251 WEST 26 STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	17	24
Year Built	1900	1901	1920
Gross SqFt	12,475	10,025	11,130
Estimated Gross Income	\$424,000	\$382,000	\$385,868
Gross Income per SqFt	\$34.00	\$38.10	\$34.70
Full Market Value	\$2,030,000	\$1,920,000	\$1,850,000
Market Value per SqFt	\$163.00	\$192.00	\$166.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0048	1-00443-0054	1-01584-0148
Address	330 WEST 17 STREET	46 EAST 1 STREET	502 EAST 88 STREET
Neighborhood	CHELSEA	EAST VILLAGE	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	24	20
Year Built	1900	1910	1910
Gross SqFt	8,525	8,556	8,420
Estimated Gross Income	\$300,000	\$302,749	\$297,632
Gross Income per SqFt	\$35.20	\$35.40	\$35.30
Full Market Value	\$1,440,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$169.00	\$169.00	\$170.00
Distance from Cooperative in miles		1.40	3.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0049	1-00443-0054	1-01584-0148
Address	332 WEST 17 STREET	46 EAST 1 STREET	502 EAST 88 STREET
Neighborhood	CHELSEA	EAST VILLAGE	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	24	20
Year Built	1900	1910	1910
Gross SqFt	8,525	8,556	8,420
Estimated Gross Income	\$300,000	\$302,749	\$297,632
Gross Income per SqFt	\$35.20	\$35.40	\$35.30
Full Market Value	\$1,440,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$169.00	\$169.00	\$170.00
Distance from Cooperative in miles		1.40	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00740-0050	1-00443-0054	1-01584-0148
Address	334 WEST 17 STREET	46 EAST 1 STREET	502 EAST 88 STREET
Neighborhood	CHELSEA	EAST VILLAGE	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	24	20
Year Built	1900	1910	1910
Gross SqFt	8,525	8,556	8,420
Estimated Gross Income	\$300,000	\$302,749	\$297,632
Gross Income per SqFt	\$35.20	\$35.40	\$35.30
Full Market Value	\$1,440,000	\$1,450,000	\$1,430,000
Market Value per SqFt	\$169.00	\$169.00	\$170.00
Distance from Cooperative in miles		1.40	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00741-0041	1-00415-0035	
Address	310 WEST 18 STREET	123 ALLEN STREET	
Neighborhood	CHELSEA	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	17	20	
Year Built	1900	1900	
Gross SqFt	7,700	6,996	
Estimated Gross Income	\$269,000	\$249,790	
Gross Income per SqFt	\$34.90	\$35.70	
Full Market Value	\$1,290,000	\$1,200,000	
Market Value per SqFt	\$168.00	\$172.00	
Distance from Cooperative in miles		1.65	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0022	1-00768-0077	1-00792-0012
Address	319 WEST 18 STREET	274 WEST 19 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	25	49
Year Built	1928	1920	1940
Gross SqFt	33,900	22,506	34,662
Estimated Gross Income	\$950,000	\$656,000	\$966,674
Gross Income per SqFt	\$28.00	\$29.10	\$27.90
Full Market Value	\$4,550,000	\$3,140,000	\$4,630,000
Market Value per SqFt	\$134.00	\$140.00	\$134.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0049	1-00722-0024	1-00768-0077
Address	318 WEST 19 STREET	421 WEST 24 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	35	25
Year Built	1900	1927	1920
Gross SqFt	22,700	21,012	22,506
Estimated Gross Income	\$681,000	\$632,000	\$656,000
Gross Income per SqFt	\$30.00	\$30.10	\$29.10
Full Market Value	\$3,260,000	\$3,030,000	\$3,140,000
Market Value per SqFt	\$144.00	\$144.00	\$140.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0059	1-00519-0024	1-00771-0063
Address	338 WEST 19 STREET	28 KING STREET	246 WEST 22 STREET
Neighborhood	CHELSEA	SOHO	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	24	24
Year Built	1920	1920	1920
Gross SqFt	11,150	11,826	11,130
Estimated Gross Income	\$380,000	\$404,065	\$385,868
Gross Income per SqFt	\$34.10	\$34.20	\$34.70
Full Market Value	\$1,820,000	\$1,940,000	\$1,850,000
Market Value per SqFt	\$163.00	\$164.00	\$166.00
Distance from Cooperative in miles		1.10	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00742-0060	1-00641-0044	1-01325-0036
Address	340 WEST 19 STREET	82 JANE STREET	234 EAST 52 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	26	29	28
Year Built	1920	1900	1913
Gross SqFt	19,438	14,680	14,256
Estimated Gross Income	\$665,000	\$482,000	\$471,610
Gross Income per SqFt	\$34.20	\$32.80	\$33.10
Full Market Value	\$3,190,000	\$2,310,000	\$2,260,000
Market Value per SqFt	\$164.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.45	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00743-0080	1-00445-0020	1-00504-0011
Address	160 9 AVENUE	108 EAST 4 STREET	188 6 AVENUE
Neighborhood	CHELSEA	EAST VILLAGE	SOHO
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	31	59
Year Built	1920	1900	1900
Gross SqFt	21,304	19,832	33,930
Estimated Gross Income	\$639,000	\$602,880	\$1,030,289
Gross Income per SqFt	\$30.00	\$30.40	\$30.40
Full Market Value	\$3,060,000	\$2,890,000	\$4,940,000
Market Value per SqFt	\$144.00	\$146.00	\$146.00
Distance from Cooperative in miles		1.45	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0001	1-00585-0001	1-00866-0035
Address	363 WEST 20 STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	76	137	160
Year Built	1928	1900	1950
Gross SqFt	62,638	97,290	153,398
Estimated Gross Income	\$2,020,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.20	\$32.00	\$31.70
Full Market Value	\$9,680,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$155.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.85	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0003	1-00759-0001	1-00441-0020
Address	170 9 AVENUE	450 9 AVENUE	426 EAST 14 STREET
Neighborhood	CHELSEA	FASHION	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	62	139	51
Year Built	1940	1910	1930
Gross SqFt	37,887	54,947	31,875
Estimated Gross Income	\$985,000	\$1,578,000	\$800,774
Gross Income per SqFt	\$26.00	\$28.70	\$25.10
Full Market Value	\$4,280,000	\$7,560,000	\$3,480,000
Market Value per SqFt	\$113.00	\$138.00	\$109.00
Distance from Cooperative in miles		0.75	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0018	1-00894-0073	1-00468-0051
Address	337 WEST 20 STREET	126 EAST 39 STREET	221 EAST 12 STREET
Neighborhood	CHELSEA	MURRAY HILL	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	12	23	13
Year Built	1850	1930	1920
Gross SqFt	6,900	7,200	7,530
Estimated Gross Income	\$215,000	\$224,239	\$232,784
Gross Income per SqFt	\$31.20	\$31.10	\$30.90
Full Market Value	\$1,030,000	\$1,070,000	\$1,120,000
Market Value per SqFt	\$149.00	\$149.00	\$149.00
Distance from Cooperative in miles		1.25	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0019	1-01141-0050	1-00765-0056
Address	335 WEST 20 STREET	148 WEST 70 STREET	222 WEST 16 STREET
Neighborhood	CHELSEA	UPPER WEST SIDE (59-79)	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	12	18	14
Year Built	1900	1910	1890
Gross SqFt	5,500	4,642	6,649
Estimated Gross Income	\$195,000	\$165,000	\$232,000
Gross Income per SqFt	\$35.50	\$35.50	\$34.90
Full Market Value	\$934,000	\$790,000	\$1,110,000
Market Value per SqFt	\$170.00	\$170.00	\$167.00
Distance from Cooperative in miles		2.40	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0032	1-00615-0064	1-00445-0052
Address	307 WEST 20 STREET	24 JANE STREET	67 EAST 3 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	24	32	19
Year Built	1850	1910	1987
Gross SqFt	13,200	13,341	14,000
Estimated Gross Income	\$425,000	\$426,000	\$448,103
Gross Income per SqFt	\$32.20	\$31.90	\$32.00
Full Market Value	\$2,040,000	\$2,040,000	\$2,150,000
Market Value per SqFt	\$155.00	\$153.00	\$154.00
Distance from Cooperative in miles		0.45	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00744-0063	1-00882-0033	1-00445-0026
Address	342 WEST 21 STREET	143 EAST 26 STREET	120 EAST 4 STREET
Neighborhood	CHELSEA	GRAMERCY	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	35	48
Year Built	1940	1907	1900
Gross SqFt	19,440	20,040	17,443
Estimated Gross Income	\$645,000	\$660,793	\$607,620
Gross Income per SqFt	\$33.20	\$33.00	\$34.80
Full Market Value	\$3,090,000	\$3,170,000	\$2,910,000
Market Value per SqFt	\$159.00	\$158.00	\$167.00
Distance from Cooperative in miles		1.00	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0012	1-00894-0073	1-00468-0051
Address	345 WEST 21 STREET	126 EAST 39 STREET	221 EAST 12 STREET
Neighborhood	CHELSEA	MURRAY HILL	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	23	13
Year Built	1920	1930	1920
Gross SqFt	9,735	7,200	7,530
Estimated Gross Income	\$300,000	\$224,239	\$232,784
Gross Income per SqFt	\$30.80	\$31.10	\$30.90
Full Market Value	\$1,440,000	\$1,070,000	\$1,120,000
Market Value per SqFt	\$148.00	\$149.00	\$149.00
Distance from Cooperative in miles		1.20	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0016	1-00405-0042	1-00905-0051
Address	335 WEST 21 STREET	541 EAST 11 STREET	212 EAST 25 STREET
Neighborhood	CHELSEA	ALPHABET CITY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1920	1900	1920
Gross SqFt	10,250	10,000	10,110
Estimated Gross Income	\$270,000	\$193,700	\$261,080
Gross Income per SqFt	\$26.30	\$19.37	\$25.80
Full Market Value	\$1,170,000	\$841,000	\$1,130,000
Market Value per SqFt	\$114.00	\$84.00	\$112.00
Distance from Cooperative in miles		1.55	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0017	1-00405-0042	1-00905-0051
Address	333 WEST 21 STREET	541 EAST 11 STREET	212 EAST 25 STREET
Neighborhood	CHELSEA	ALPHABET CITY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	22	15	20
Year Built	1900	1900	1920
Gross SqFt	10,250	10,000	10,110
Estimated Gross Income	\$270,000	\$193,700	\$261,080
Gross Income per SqFt	\$26.30	\$19.37	\$25.80
Full Market Value	\$1,170,000	\$841,000	\$1,130,000
Market Value per SqFt	\$114.00	\$84.00	\$112.00
Distance from Cooperative in miles		1.55	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0018	1-00405-0042	1-00905-0051
Address	331 WEST 21 STREET	541 EAST 11 STREET	212 EAST 25 STREET
Neighborhood	CHELSEA	ALPHABET CITY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	15	20
Year Built	1900	1900	1920
Gross SqFt	10,500	10,000	10,110
Estimated Gross Income	\$273,000	\$193,700	\$261,080
Gross Income per SqFt	\$26.00	\$19.37	\$25.80
Full Market Value	\$1,190,000	\$841,000	\$1,130,000
Market Value per SqFt	\$113.00	\$84.00	\$112.00
Distance from Cooperative in miles		1.55	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0019	1-00624-0020	1-00912-0009
Address	329 WEST 21 STREET	599 HUDSON STREET	211 EAST 31 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	11	15	16
Year Built	1900	1905	1915
Gross SqFt	7,400	7,167	7,312
Estimated Gross Income	\$245,000	\$242,000	\$245,711
Gross Income per SqFt	\$33.10	\$33.80	\$33.60
Full Market Value	\$1,170,000	\$1,160,000	\$1,180,000
Market Value per SqFt	\$158.00	\$162.00	\$161.00
Distance from Cooperative in miles		0.60	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0021	1-00894-0073	1-00468-0051
Address	325 WEST 21 STREET	126 EAST 39 STREET	221 EAST 12 STREET
Neighborhood	CHELSEA	MURRAY HILL	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	23	13
Year Built	1920	1930	1920
Gross SqFt	9,645	7,200	7,530
Estimated Gross Income	\$300,000	\$224,239	\$232,784
Gross Income per SqFt	\$31.10	\$31.10	\$30.90
Full Market Value	\$1,440,000	\$1,070,000	\$1,120,000
Market Value per SqFt	\$149.00	\$149.00	\$149.00
Distance from Cooperative in miles		1.20	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00745-0056	1-00913-0044	1-00457-0020
Address	334 WEST 22 STREET	238 EAST 33 STREET	21 EAST 2 STREET
Neighborhood	CHELSEA	MURRAY HILL	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	27	60	42
Year Built	1925	1880	1900
Gross SqFt	18,612	28,935	27,600
Estimated Gross Income	\$465,000	\$775,568	\$642,424
Gross Income per SqFt	\$24.98	\$26.80	\$23.28
Full Market Value	\$2,020,000	\$3,370,000	\$2,790,000
Market Value per SqFt	\$109.00	\$116.00	\$101.00
Distance from Cooperative in miles		1.20	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0012	1-00641-0044	1-01325-0036
Address	347 WEST 22 STREET	82 JANE STREET	234 EAST 52 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	11	29	28
Year Built	1910	1900	1913
Gross SqFt	13,830	14,680	14,256
Estimated Gross Income	\$470,000	\$482,000	\$471,610
Gross Income per SqFt	\$34.00	\$32.80	\$33.10
Full Market Value	\$2,250,000	\$2,310,000	\$2,260,000
Market Value per SqFt	\$163.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.60	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0018	1-00764-0024	1-00716-0062
Address	333 WEST 22 STREET	225 WEST 14 STREET	448 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	29	40
Year Built	1910	1928	1910
Gross SqFt	11,165	17,424	19,100
Estimated Gross Income	\$375,000	\$630,983	\$638,241
Gross Income per SqFt	\$33.60	\$36.20	\$33.40
Full Market Value	\$1,800,000	\$3,160,000	\$3,060,000
Market Value per SqFt	\$161.00	\$181.00	\$160.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0071	1-00894-0073	1-00468-0051
Address	354 WEST 23 STREET	126 EAST 39 STREET	221 EAST 12 STREET
Neighborhood	CHELSEA	MURRAY HILL	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	13	23	13
Year Built	1900	1930	1920
Gross SqFt	7,500	7,200	7,530
Estimated Gross Income	\$235,000	\$224,239	\$232,784
Gross Income per SqFt	\$31.30	\$31.10	\$30.90
Full Market Value	\$1,130,000	\$1,070,000	\$1,120,000
Market Value per SqFt	\$151.00	\$149.00	\$149.00
Distance from Cooperative in miles		1.15	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00746-0072	1-00771-0063	1-00519-0024
Address	356 WEST 23 STREET	246 WEST 22 STREET	28 KING STREET
Neighborhood	CHELSEA	CHELSEA	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	24	24
Year Built	1910	1920	1920
Gross SqFt	8,445	11,130	11,826
Estimated Gross Income	\$287,000	\$385,868	\$404,065
Gross Income per SqFt	\$34.00	\$34.70	\$34.20
Full Market Value	\$1,370,000	\$1,850,000	\$1,940,000
Market Value per SqFt	\$162.00	\$166.00	\$164.00
Distance from Cooperative in miles		0.20	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00747-0001	1-00878-0004	1-00879-0027
Address	212 9 AVENUE	295 PARK AVENUE SOUTH	143 EAST 23 STREET
Neighborhood	CHELSEA	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	197	190	327
Year Built	1963	1900	1928
Gross SqFt	247,986	145,299	101,857
Estimated Gross Income	\$7,600,000	\$5,747,773	\$2,927,384
Gross Income per SqFt	\$30.60	\$39.60	\$28.70
Full Market Value	\$17,800,000	\$28,800,000	\$6,850,000
Market Value per SqFt	\$72.00	\$198.00	\$67.00
Distance from Cooperative in miles		0.85	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00747-0028	1-00865-0042	1-00764-0042
Address	323 WEST 23 STREET	28 EAST 36 STREET	72 7 AVENUE
Neighborhood	CHELSEA	MURRAY HILL	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	113	113
Year Built	1926	1949	1931
Gross SqFt	120,010	128,072	109,669
Estimated Gross Income	\$2,750,000	\$3,371,806	\$3,006,000
Gross Income per SqFt	\$22.91	\$26.30	\$27.40
Full Market Value	\$11,900,000	\$14,600,000	\$14,400,000
Market Value per SqFt	\$99.00	\$114.00	\$131.00
Distance from Cooperative in miles		1.00	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00748-0001	1-01234-0019	1-00721-0007
Address	311 WEST 24 STREET	2360 BROADWAY	415 WEST 23 STREET
Neighborhood	CHELSEA	UPPER WEST SIDE (79-96)	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	763	218	959
Year Built	1963	1920	1934
Gross SqFt	817,041	665,741	950,200
Estimated Gross Income	\$21,000,000	\$19,766,998	\$28,270,000
Gross Income per SqFt	\$25.70	\$29.70	\$29.80
Full Market Value	\$49,200,000	\$94,700,000	\$135,000,000
Market Value per SqFt	\$60.00	\$142.00	\$142.00
Distance from Cooperative in miles		3.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00749-0001	1-00055-0014	1-01421-0005
Address	250 9 AVENUE	71 WEST STREET	205 EAST 66 STREET
Neighborhood	CHELSEA	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	186	192	257
Year Built	1963	1926	1880
Gross SqFt	201,369	250,471	170,424
Estimated Gross Income	\$5,200,000	\$6,704,076	\$4,578,460
Gross Income per SqFt	\$25.80	\$26.80	\$26.90
Full Market Value	\$12,200,000	\$29,100,000	\$19,900,000
Market Value per SqFt	\$61.00	\$116.00	\$117.00
Distance from Cooperative in miles		2.75	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00749-0024	1-00055-0014	1-01421-0005
Address	313 8 AVENUE	71 WEST STREET	205 EAST 66 STREET
Neighborhood	CHELSEA	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	189	192	257
Year Built	1963	1926	1880
Gross SqFt	233,429	250,471	170,424
Estimated Gross Income	\$5,400,000	\$6,704,076	\$4,578,460
Gross Income per SqFt	\$23.13	\$26.80	\$26.90
Full Market Value	\$12,600,000	\$29,100,000	\$19,900,000
Market Value per SqFt	\$54.00	\$116.00	\$117.00
Distance from Cooperative in miles		2.75	2.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00751-0001	1-00835-0001	1-01561-0021
Address	270 9 AVENUE	1282 BROADWAY	1533 YORK AVENUE
Neighborhood	CHELSEA	FASHION	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	1,521	697	415
Year Built	1960	1912	1966
Gross SqFt	1,467,268	886,042	502,595
Estimated Gross Income	\$32,300,000	\$29,374,000	\$11,588,656
Gross Income per SqFt	\$22.01	\$33.20	\$23.06
Full Market Value	\$75,600,000	\$141,000,000	\$50,300,000
Market Value per SqFt	\$52.00	\$159.00	\$100.00
Distance from Cooperative in miles		0.60	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00752-0001	1-00055-0014	1-01421-0005
Address	305 9 AVENUE	71 WEST STREET	205 EAST 66 STREET
Neighborhood	CHELSEA	FINANCIAL	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	567	192	257
Year Built	1963	1926	1880
Gross SqFt	399,932	250,471	170,424
Estimated Gross Income	\$10,200,000	\$6,704,076	\$4,578,460
Gross Income per SqFt	\$25.50	\$26.80	\$26.90
Full Market Value	\$23,900,000	\$29,100,000	\$19,900,000
Market Value per SqFt	\$60.00	\$116.00	\$117.00
Distance from Cooperative in miles		2.90	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00753-0006	1-00641-0044	1-01325-0036
Address	359 WEST 29 STREET	82 JANE STREET	234 EAST 52 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	23	29	28
Year Built	1921	1900	1913
Gross SqFt	13,004	14,680	14,256
Estimated Gross Income	\$400,000	\$482,000	\$471,610
Gross Income per SqFt	\$30.80	\$32.80	\$33.10
Full Market Value	\$1,920,000	\$2,310,000	\$2,260,000
Market Value per SqFt	\$148.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.95	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00753-0008	1-00615-0064	1-00924-0048
Address	355 WEST 29 STREET	24 JANE STREET	332 EAST 19 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	KIPS BAY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	13	32	24
Year Built	1900	1910	1920
Gross SqFt	14,626	13,341	13,992
Estimated Gross Income	\$410,000	\$426,000	\$396,321
Gross Income per SqFt	\$28.00	\$31.90	\$28.30
Full Market Value	\$1,960,000	\$2,040,000	\$1,900,000
Market Value per SqFt	\$134.00	\$153.00	\$136.00
Distance from Cooperative in miles		0.85	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0053	1-00572-0072	1-00619-0014
Address	316 WEST 36 STREET	57 WEST 8 STREET	242 WEST 10 STREET
Neighborhood	FASHION	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	17	24
Year Built	1920	1900	1901
Gross SqFt	9,455	9,490	9,480
Estimated Gross Income	\$280,000	\$262,815	\$266,000
Gross Income per SqFt	\$29.60	\$27.70	\$28.10
Full Market Value	\$656,000	\$1,260,000	\$1,270,000
Market Value per SqFt	\$69.00	\$133.00	\$134.00
Distance from Cooperative in miles		1.40	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0054	1-00572-0072	1-00619-0014
Address	318 WEST 36 STREET	57 WEST 8 STREET	242 WEST 10 STREET
Neighborhood	FASHION	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	17	24
Year Built	1920	1900	1901
Gross SqFt	9,435	9,490	9,480
Estimated Gross Income	\$280,000	\$262,815	\$266,000
Gross Income per SqFt	\$29.70	\$27.70	\$28.10
Full Market Value	\$656,000	\$1,260,000	\$1,270,000
Market Value per SqFt	\$70.00	\$133.00	\$134.00
Distance from Cooperative in miles		1.40	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0068	1-00897-0008	1-00592-0082
Address	348 WEST 36 STREET	207 EAST 15 STREET	129 WEST WASHINGTON PLACE
Neighborhood	FASHION	GRAMERCY	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	61	52
Year Built	1936	1930	1924
Gross SqFt	24,292	29,088	38,214
Estimated Gross Income	\$810,000	\$954,719	\$1,347,000
Gross Income per SqFt	\$33.30	\$32.80	\$35.20
Full Market Value	\$3,880,000	\$4,570,000	\$6,450,000
Market Value per SqFt	\$160.00	\$157.00	\$169.00
Distance from Cooperative in miles		1.40	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00759-0072	1-00786-0042	1-00570-0008
Address	356 WEST 36 STREET	488 7 AVENUE	6 EAST 13 STREET
Neighborhood	FASHION	FASHION	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	27	108	54
Year Built	1926	1902	1900
Gross SqFt	74,368	88,872	49,408
Estimated Gross Income	\$2,450,000	\$3,037,391	\$1,935,888
Gross Income per SqFt	\$32.90	\$34.20	\$39.20
Full Market Value	\$11,700,000	\$14,500,000	\$9,710,000
Market Value per SqFt	\$157.00	\$163.00	\$197.00
Distance from Cooperative in miles		0.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00760-0007	1-00833-0075	1-00791-0078
Address	361 WEST 36 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	19	71	69
Year Built	1925	1904	1920
Gross SqFt	56,513	61,612	62,400
Estimated Gross Income	\$1,750,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$31.00	\$31.10	\$31.30
Full Market Value	\$8,380,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$148.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.50	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00761-0059	1-00861-0027	1-00765-0041
Address	344 WEST 38 STREET	31 EAST 31 STREET	90 7 AVENUE
Neighborhood	FASHION	MURRAY HILL	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	27	93	180
Year Built	1915	1914	1930
Gross SqFt	95,402	91,500	141,491
Estimated Gross Income	\$2,195,000	\$2,033,000	\$3,330,000
Gross Income per SqFt	\$23.01	\$22.22	\$23.54
Full Market Value	\$9,530,000	\$8,830,000	\$14,500,000
Market Value per SqFt	\$100.00	\$97.00	\$102.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00762-0014	1-00833-0075	1-00791-0078
Address	335 WEST 38 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	13	71	69
Year Built	1925	1904	1920
Gross SqFt	50,968	61,612	62,400
Estimated Gross Income	\$1,475,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$28.90	\$31.10	\$31.30
Full Market Value	\$7,070,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.55	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00763-0077	1-00615-0057	1-00610-0045
Address	534 9 AVENUE	325 WEST 4 STREET	146 WEST 10 STREET
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1901	1910	1910
Gross SqFt	9,575	9,797	9,540
Estimated Gross Income	\$285,000	\$287,000	\$281,296
Gross Income per SqFt	\$29.80	\$29.30	\$29.50
Full Market Value	\$667,000	\$1,370,000	\$1,350,000
Market Value per SqFt	\$70.00	\$140.00	\$142.00
Distance from Cooperative in miles		1.35	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00763-9008	1-00911-0001	1-00875-0003
Address	347 WEST 39 STREET	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	FASHION	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	58	46
Year Built	1929	1920	1911
Gross SqFt	72,877	45,947	51,122
Estimated Gross Income	\$2,200,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.20	\$29.80	\$30.90
Full Market Value	\$10,500,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$144.00	\$143.00	\$148.00
Distance from Cooperative in miles		1.15	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00764-0062	1-00792-0008	1-00798-0066
Address	244 WEST 15 STREET	151 WEST 16 STREET	142 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	59	76	70
Year Built	1930	1962	1989
Gross SqFt	44,800	43,770	48,680
Estimated Gross Income	\$1,600,000	\$1,562,000	\$2,059,714
Gross Income per SqFt	\$35.70	\$35.70	\$42.30
Full Market Value	\$7,660,000	\$7,480,000	\$10,300,000
Market Value per SqFt	\$171.00	\$171.00	\$212.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0016	1-00437-0034	1-00455-0027
Address	237 WEST 15 STREET	437 EAST 9 STREET	338 EAST 14 STREET
Neighborhood	CHELSEA	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	17	18
Year Built	1905	1920	1920
Gross SqFt	7,100	7,240	7,626
Estimated Gross Income	\$235,000	\$238,563	\$245,756
Gross Income per SqFt	\$33.10	\$33.00	\$32.20
Full Market Value	\$1,130,000	\$1,140,000	\$1,180,000
Market Value per SqFt	\$159.00	\$157.00	\$155.00
Distance from Cooperative in miles		1.20	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0052	1-00615-0064	1-00445-0052
Address	214 WEST 16 STREET	24 JANE STREET	67 EAST 3 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	32	19
Year Built	1901	1910	1987
Gross SqFt	11,330	13,341	14,000
Estimated Gross Income	\$372,000	\$426,000	\$448,103
Gross Income per SqFt	\$32.80	\$31.90	\$32.00
Full Market Value	\$1,780,000	\$2,040,000	\$2,150,000
Market Value per SqFt	\$157.00	\$153.00	\$154.00
Distance from Cooperative in miles		0.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0059	1-00615-0064	1-00445-0052
Address	228 WEST 16 STREET	24 JANE STREET	67 EAST 3 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	17	32	19
Year Built	1901	1910	1987
Gross SqFt	9,985	13,341	14,000
Estimated Gross Income	\$320,000	\$426,000	\$448,103
Gross Income per SqFt	\$32.00	\$31.90	\$32.00
Full Market Value	\$1,530,000	\$2,040,000	\$2,150,000
Market Value per SqFt	\$153.00	\$153.00	\$154.00
Distance from Cooperative in miles		0.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0062	1-00641-0044	1-01325-0036
Address	234 WEST 16 STREET	82 JANE STREET	234 EAST 52 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	29	28
Year Built	1915	1900	1913
Gross SqFt	12,080	14,680	14,256
Estimated Gross Income	\$375,000	\$482,000	\$471,610
Gross Income per SqFt	\$31.00	\$32.80	\$33.10
Full Market Value	\$1,800,000	\$2,310,000	\$2,260,000
Market Value per SqFt	\$149.00	\$157.00	\$159.00
Distance from Cooperative in miles		0.40	1.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00765-0070	1-00850-0019	1-00402-0019
Address	248 WEST 16 STREET	21 EAST 21 STREET	150 EAST 7 STREET
Neighborhood	CHELSEA	FLATIRON	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	46	26	39
Year Built	1930	1900	1925
Gross SqFt	49,816	14,840	17,750
Estimated Gross Income	\$1,495,000	\$454,529	\$540,911
Gross Income per SqFt	\$30.00	\$30.60	\$30.50
Full Market Value	\$7,160,000	\$2,180,000	\$2,590,000
Market Value per SqFt	\$144.00	\$147.00	\$146.00
Distance from Cooperative in miles		0.65	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0009	1-00775-0017	1-00765-0047
Address	253 WEST 16 STREET	231 WEST 25 STREET	208 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	53	69	52
Year Built	1930	1961	1925
Gross SqFt	37,782	50,029	33,547
Estimated Gross Income	\$985,000	\$1,270,443	\$894,000
Gross Income per SqFt	\$26.10	\$25.40	\$26.60
Full Market Value	\$4,280,000	\$5,520,000	\$3,880,000
Market Value per SqFt	\$113.00	\$110.00	\$116.00
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0023	1-00460-0029	1-01078-0008
Address	227 WEST 16 STREET	236 EAST 5 STREET	541 WEST 49 STREET
Neighborhood	CHELSEA	EAST VILLAGE	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	32	66
Year Built	1910	1932	1910
Gross SqFt	31,715	25,002	30,618
Estimated Gross Income	\$890,000	\$773,543	\$849,039
Gross Income per SqFt	\$28.10	\$30.90	\$27.70
Full Market Value	\$4,260,000	\$3,710,000	\$4,070,000
Market Value per SqFt	\$134.00	\$148.00	\$133.00
Distance from Cooperative in miles		1.05	1.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0039	1-01210-0001	1-00445-0014
Address	100 7 AVENUE	401 AMSTERDAM AVENUE	88 EAST 4 STREET
Neighborhood	CHELSEA	UPPER WEST SIDE (79-96)	EAST VILLAGE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	115	80	87
Year Built	1930	1927	1997
Gross SqFt	101,221	106,521	114,700
Estimated Gross Income	\$2,835,000	\$2,936,213	\$3,250,943
Gross Income per SqFt	\$28.00	\$27.60	\$28.30
Full Market Value	\$13,600,000	\$14,100,000	\$15,600,000
Market Value per SqFt	\$134.00	\$132.00	\$136.00
Distance from Cooperative in miles		3.15	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00766-0053	1-00722-0024	1-00768-0077
Address	214 WEST 17 STREET	421 WEST 24 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	35	25
Year Built	1900	1927	1920
Gross SqFt	26,400	21,012	22,506
Estimated Gross Income	\$792,000	\$632,000	\$656,000
Gross Income per SqFt	\$30.00	\$30.10	\$29.10
Full Market Value	\$3,790,000	\$3,030,000	\$3,140,000
Market Value per SqFt	\$144.00	\$144.00	\$140.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00768-0017	1-00462-0030	1-00450-0018
Address	235 WEST 18 STREET	103 2 AVENUE	328 EAST 9 STREET
Neighborhood	CHELSEA	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	17	25
Year Built	1901	1900	1900
Gross SqFt	10,524	12,140	13,282
Estimated Gross Income	\$410,000	\$495,310	\$515,016
Gross Income per SqFt	\$39.00	\$40.80	\$38.80
Full Market Value	\$2,060,000	\$2,480,000	\$2,580,000
Market Value per SqFt	\$196.00	\$204.00	\$194.00
Distance from Cooperative in miles		1.10	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-0031	1-00590-0022	1-01321-0034
Address	205 WEST 19 STREET	12 JONES STREET	230 EAST 48 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MIDTOWN EAST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	59	68
Year Built	1913	1920	1928
Gross SqFt	77,615	56,700	68,564
Estimated Gross Income	\$2,350,000	\$1,765,933	\$2,041,592
Gross Income per SqFt	\$30.30	\$31.10	\$29.80
Full Market Value	\$11,300,000	\$8,460,000	\$9,780,000
Market Value per SqFt	\$146.00	\$149.00	\$143.00
Distance from Cooperative in miles		0.75	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-0050	1-00385-0035	1-00527-0086
Address	220 WEST 20 STREET	29 AVENUE C	17 DOWNING STREET
Neighborhood	CHELSEA	ALPHABET CITY	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	13	13	20
Year Built	1920	2000	1910
Gross SqFt	8,020	7,908	8,065
Estimated Gross Income	\$273,000	\$266,823	\$275,363
Gross Income per SqFt	\$34.00	\$33.70	\$34.10
Full Market Value	\$1,310,000	\$1,280,000	\$1,320,000
Market Value per SqFt	\$163.00	\$162.00	\$164.00
Distance from Cooperative in miles		1.65	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00769-0066	1-00764-0024	1-00716-0062
Address	252 WEST 20 STREET	225 WEST 14 STREET	448 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	29	40
Year Built	1901	1928	1910
Gross SqFt	11,000	17,424	19,100
Estimated Gross Income	\$360,000	\$630,983	\$638,241
Gross Income per SqFt	\$32.70	\$36.20	\$33.40
Full Market Value	\$1,720,000	\$3,160,000	\$3,060,000
Market Value per SqFt	\$156.00	\$181.00	\$160.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00770-0048	1-00722-0024	1-00768-0077
Address	210 WEST 21 STREET	421 WEST 24 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	35	25
Year Built	1902	1927	1920
Gross SqFt	25,123	21,012	22,506
Estimated Gross Income	\$765,000	\$632,000	\$656,000
Gross Income per SqFt	\$30.50	\$30.10	\$29.10
Full Market Value	\$3,660,000	\$3,030,000	\$3,140,000
Market Value per SqFt	\$146.00	\$144.00	\$140.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00770-0059	1-00722-0024	1-00768-0077
Address	234 WEST 21 STREET	421 WEST 24 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	35	25
Year Built	1913	1927	1920
Gross SqFt	32,718	21,012	22,506
Estimated Gross Income	\$982,000	\$632,000	\$656,000
Gross Income per SqFt	\$30.00	\$30.10	\$29.10
Full Market Value	\$4,700,000	\$3,030,000	\$3,140,000
Market Value per SqFt	\$144.00	\$144.00	\$140.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00770-0070	1-00766-0055	1-01560-0014
Address	256 WEST 21 STREET	218 WEST 17 STREET	433 EAST 80 STREET
Neighborhood	CHELSEA	CHELSEA	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	35	113	32
Year Built	1900	1915	1925
Gross SqFt	22,000	24,225	23,346
Estimated Gross Income	\$660,000	\$728,000	\$649,570
Gross Income per SqFt	\$30.00	\$30.10	\$27.80
Full Market Value	\$3,160,000	\$3,490,000	\$3,110,000
Market Value per SqFt	\$144.00	\$144.00	\$133.00
Distance from Cooperative in miles		0.20	3.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0020	1-00722-0024	1-00768-0077
Address	233 WEST 21 STREET	421 WEST 24 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	35	25
Year Built	1920	1927	1920
Gross SqFt	20,748	21,012	22,506
Estimated Gross Income	\$622,000	\$632,000	\$656,000
Gross Income per SqFt	\$30.00	\$30.10	\$29.10
Full Market Value	\$2,980,000	\$3,030,000	\$3,140,000
Market Value per SqFt	\$144.00	\$144.00	\$140.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0023	1-00722-0024	1-00768-0077
Address	223 WEST 21 STREET	421 WEST 24 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	35	25
Year Built	1889	1927	1920
Gross SqFt	46,620	21,012	22,506
Estimated Gross Income	\$1,395,000	\$632,000	\$656,000
Gross Income per SqFt	\$29.90	\$30.10	\$29.10
Full Market Value	\$6,680,000	\$3,030,000	\$3,140,000
Market Value per SqFt	\$143.00	\$144.00	\$140.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0028	1-00764-0024	1-00722-0048
Address	221 WEST 21 STREET	225 WEST 14 STREET	412 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	29	35
Year Built	1920	1928	1910
Gross SqFt	10,015	17,424	19,500
Estimated Gross Income	\$370,000	\$630,983	\$688,000
Gross Income per SqFt	\$36.90	\$36.20	\$35.30
Full Market Value	\$1,860,000	\$3,160,000	\$3,300,000
Market Value per SqFt	\$186.00	\$181.00	\$169.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0038	1-00850-0064	1-00843-0003
Address	188 7 AVENUE	12 EAST 22 STREET	75 5 AVENUE
Neighborhood	CHELSEA	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	133	87	74
Year Built	1963	1911	1984
Gross SqFt	80,977	78,646	63,255
Estimated Gross Income	\$3,100,000	\$2,990,639	\$2,386,486
Gross Income per SqFt	\$38.30	\$38.00	\$37.70
Full Market Value	\$15,500,000	\$15,000,000	\$12,000,000
Market Value per SqFt	\$191.00	\$191.00	\$190.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0065	1-00722-0043	1-00452-0044
Address	250 WEST 22 STREET	241 9 AVENUE	225 EAST 10 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	23	43	39
Year Built	1920	1929	1920
Gross SqFt	19,470	30,500	14,265
Estimated Gross Income	\$875,000	\$1,346,235	\$620,897
Gross Income per SqFt	\$44.90	\$44.10	\$43.50
Full Market Value	\$4,390,000	\$6,750,000	\$3,110,000
Market Value per SqFt	\$225.00	\$221.00	\$218.00
Distance from Cooperative in miles		0.35	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0073	1-00590-0086	1-00505-0016
Address	264 WEST 22 STREET	27 JONES STREET	26 VANDAM STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	SOHO
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	18
Year Built	1920	1890	1900
Gross SqFt	9,700	9,375	9,385
Estimated Gross Income	\$339,000	\$333,781	\$329,728
Gross Income per SqFt	\$34.90	\$35.60	\$35.10
Full Market Value	\$1,620,000	\$1,600,000	\$1,580,000
Market Value per SqFt	\$167.00	\$171.00	\$168.00
Distance from Cooperative in miles		0.80	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00771-0074	1-00572-0062	1-00577-0014
Address	234 8 AVENUE	39 WEST 8 STREET	52 WEST 14 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	12	37	19
Year Built	1960	1923	1900
Gross SqFt	12,888	16,777	12,800
Estimated Gross Income	\$595,000	\$760,605	\$599,934
Gross Income per SqFt	\$46.20	\$45.30	\$46.90
Full Market Value	\$2,980,000	\$3,810,000	\$3,010,000
Market Value per SqFt	\$231.00	\$227.00	\$235.00
Distance from Cooperative in miles		0.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00772-0012	1-00719-0057	1-00460-0029
Address	261 WEST 22 STREET	414 WEST 22 STREET	236 EAST 5 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	36	40	32
Year Built	1917	1960	1932
Gross SqFt	24,462	24,415	25,002
Estimated Gross Income	\$775,000	\$786,000	\$773,543
Gross Income per SqFt	\$31.70	\$32.20	\$30.90
Full Market Value	\$3,710,000	\$3,760,000	\$3,710,000
Market Value per SqFt	\$152.00	\$154.00	\$148.00
Distance from Cooperative in miles		0.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00772-0067	1-00585-0001	1-00866-0035
Address	240 WEST 23 STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	19	137	160
Year Built	1920	1900	1950
Gross SqFt	24,378	97,290	153,398
Estimated Gross Income	\$780,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$3,740,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.95	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00772-0069	1-00585-0001	1-00866-0035
Address	244 WEST 23 STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	13	137	160
Year Built	1900	1900	1950
Gross SqFt	23,882	97,290	153,398
Estimated Gross Income	\$765,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$3,660,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-0012	1-00786-0042	1-00767-0043
Address	255 WEST 23 STREET	488 7 AVENUE	128 7 AVENUE
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	159	108	65
Year Built	1940	1902	1959
Gross SqFt	159,090	88,872	46,812
Estimated Gross Income	\$5,400,000	\$3,037,391	\$1,596,000
Gross Income per SqFt	\$33.90	\$34.20	\$34.10
Full Market Value	\$25,900,000	\$14,500,000	\$7,640,000
Market Value per SqFt	\$163.00	\$163.00	\$163.00
Distance from Cooperative in miles		0.65	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00773-0022	1-00791-0078	1-00590-0016
Address	241 WEST 23 STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	69	38
Year Built	1898	1920	1940
Gross SqFt	26,270	62,400	28,656
Estimated Gross Income	\$815,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$31.00	\$31.30	\$32.70
Full Market Value	\$3,900,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$148.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.40	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00774-0069	1-00618-0042	1-00590-0016
Address	254 WEST 25 STREET	205 WEST 13 STREET	22 JONES STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	55	38
Year Built	1925	1962	1940
Gross SqFt	20,456	26,700	28,656
Estimated Gross Income	\$695,000	\$933,931	\$936,000
Gross Income per SqFt	\$34.00	\$35.00	\$32.70
Full Market Value	\$3,330,000	\$4,470,000	\$4,480,000
Market Value per SqFt	\$163.00	\$167.00	\$156.00
Distance from Cooperative in miles		0.50	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00775-0006	1-00719-0057	1-00879-0069
Address	263 WEST 25 STREET	414 WEST 22 STREET	126 EAST 24 STREET
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	40	28
Year Built	1905	1960	1910
Gross SqFt	20,050	24,415	28,397
Estimated Gross Income	\$660,000	\$786,000	\$955,656
Gross Income per SqFt	\$32.90	\$32.20	\$33.70
Full Market Value	\$3,160,000	\$3,760,000	\$4,580,000
Market Value per SqFt	\$158.00	\$154.00	\$161.00
Distance from Cooperative in miles		0.40	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00775-0022	1-00372-0060	1-01498-0007
Address	219 WEST 25 STREET	274 EAST 2 STREET	5 EAST 86 STREET
Neighborhood	CHELSEA	ALPHABET CITY	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	68	103	66
Year Built	1939	1997	1961
Gross SqFt	62,586	80,500	46,600
Estimated Gross Income	\$2,000,000	\$2,692,536	\$1,515,289
Gross Income per SqFt	\$32.00	\$33.40	\$32.50
Full Market Value	\$9,580,000	\$12,900,000	\$7,260,000
Market Value per SqFt	\$153.00	\$160.00	\$156.00
Distance from Cooperative in miles		1.95	3.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00776-0017	1-00877-0060	
Address	233 WEST 26 STREET	134 EAST 22 STREET	
Neighborhood	CHELSEA	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	20	96	
Year Built	1977	1977	
Gross SqFt	47,433	57,538	
Estimated Gross Income	\$1,750,000	\$2,113,291	
Gross Income per SqFt	\$36.90	\$36.70	
Full Market Value	\$8,780,000	\$10,600,000	
Market Value per SqFt	\$185.00	\$184.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00776-0065	1-00571-0025	1-00910-0061
Address	250 WEST 27 STREET	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	82	95	105
Year Built	1918	1959	1967
Gross SqFt	66,636	59,299	66,403
Estimated Gross Income	\$1,730,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$26.00	\$27.00	\$28.50
Full Market Value	\$7,510,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$113.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.80	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00779-0010	1-00772-0045	
Address	249 WEST 29 STREET	214 7 AVENUE	
Neighborhood	FASHION	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	41	44	
Year Built	1927	1890	
Gross SqFt	60,610	22,974	
Estimated Gross Income	\$1,760,000	\$668,270	
Gross Income per SqFt	\$29.00	\$29.10	
Full Market Value	\$8,430,000	\$3,200,000	
Market Value per SqFt	\$139.00	\$139.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00786-0020	1-00911-0001	1-00875-0003
Address	241 WEST 36 STREET	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	FASHION	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	58	46
Year Built	1925	1920	1911
Gross SqFt	74,100	45,947	51,122
Estimated Gross Income	\$2,250,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.40	\$29.80	\$30.90
Full Market Value	\$10,800,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$146.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.95	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-0001	1-01024-0001	1-01549-0001
Address	61 7 AVENUE	870 8 AVENUE	1660 2 AVENUE
Neighborhood	CHELSEA	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	356	387	698
Year Built	1963	1965	1964
Gross SqFt	371,863	380,441	690,703
Estimated Gross Income	\$10,415,000	\$10,836,163	\$19,385,377
Gross Income per SqFt	\$28.00	\$28.50	\$28.10
Full Market Value	\$49,900,000	\$51,900,000	\$92,900,000
Market Value per SqFt	\$134.00	\$136.00	\$135.00
Distance from Cooperative in miles		1.85	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-0040	1-00791-0078	1-00590-0016
Address	547 6 AVENUE	91 7 AVENUE	22 JONES STREET
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	47	69	38
Year Built	1920	1920	1940
Gross SqFt	22,998	62,400	28,656
Estimated Gross Income	\$715,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$31.10	\$31.30	\$32.70
Full Market Value	\$3,420,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$149.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.05	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00790-0066	1-00617-0045	1-00625-0056
Address	154 WEST 15 STREET	220 WEST 13 STREET	34 8 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	23	20
Year Built	1910	1928	1900
Gross SqFt	8,900	13,662	10,552
Estimated Gross Income	\$340,000	\$502,000	\$536,000
Gross Income per SqFt	\$38.20	\$36.70	\$51.00
Full Market Value	\$1,710,000	\$2,520,000	\$2,690,000
Market Value per SqFt	\$192.00	\$184.00	\$255.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0001	1-00896-0048	1-00866-0035
Address	79 7 AVENUE	135 3 AVENUE	40 PARK AVENUE
Neighborhood	CHELSEA	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	65	221	160
Year Built	1938	1962	1950
Gross SqFt	126,134	158,505	153,398
Estimated Gross Income	\$4,050,000	\$4,957,433	\$4,858,000
Gross Income per SqFt	\$32.10	\$31.30	\$31.70
Full Market Value	\$19,400,000	\$23,700,000	\$23,300,000
Market Value per SqFt	\$154.00	\$150.00	\$152.00
Distance from Cooperative in miles		0.75	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0009	1-00506-0016	1-00906-0042
Address	155 WEST 15 STREET	30 CHARLTON STREET	220 EAST 26 STREET
Neighborhood	CHELSEA	SOHO	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	86	89
Year Built	1940	1920	1963
Gross SqFt	49,880	44,256	48,300
Estimated Gross Income	\$1,550,000	\$1,431,367	\$1,424,363
Gross Income per SqFt	\$31.10	\$32.30	\$29.50
Full Market Value	\$7,420,000	\$6,860,000	\$6,820,000
Market Value per SqFt	\$149.00	\$155.00	\$141.00
Distance from Cooperative in miles		0.90	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0013	1-00571-0025	1-00910-0061
Address	147 WEST 15 STREET	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	14	95	105
Year Built	1923	1959	1967
Gross SqFt	56,967	59,299	66,403
Estimated Gross Income	\$1,540,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$27.00	\$27.00	\$28.50
Full Market Value	\$7,380,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$130.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.35	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0031	1-00447-0012	1-00528-0065
Address	115 WEST 15 STREET	312 EAST 6 STREET	72 CARMINE STREET
Neighborhood	CHELSEA	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	22	16
Year Built	1911	1900	1910
Gross SqFt	6,175	6,750	6,954
Estimated Gross Income	\$219,000	\$229,061	\$242,357
Gross Income per SqFt	\$35.50	\$33.90	\$34.90
Full Market Value	\$1,050,000	\$1,100,000	\$1,160,000
Market Value per SqFt	\$170.00	\$163.00	\$167.00
Distance from Cooperative in miles		1.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0032	1-00447-0012	1-00528-0065
Address	113 WEST 15 STREET	312 EAST 6 STREET	72 CARMINE STREET
Neighborhood	CHELSEA	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	22	16
Year Built	1911	1900	1910
Gross SqFt	6,175	6,750	6,954
Estimated Gross Income	\$219,000	\$229,061	\$242,357
Gross Income per SqFt	\$35.50	\$33.90	\$34.90
Full Market Value	\$1,050,000	\$1,100,000	\$1,160,000
Market Value per SqFt	\$170.00	\$163.00	\$167.00
Distance from Cooperative in miles		1.00	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0062	1-00792-0012	1-00906-0042
Address	130 WEST 16 STREET	141 WEST 16 STREET	220 EAST 26 STREET
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	49	89
Year Built	1927	1940	1963
Gross SqFt	32,384	34,662	48,300
Estimated Gross Income	\$910,000	\$966,674	\$1,424,363
Gross Income per SqFt	\$28.10	\$27.90	\$29.50
Full Market Value	\$4,360,000	\$4,630,000	\$6,820,000
Market Value per SqFt	\$135.00	\$134.00	\$141.00
Distance from Cooperative in miles		0.05	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0066	1-00454-0023	1-00528-0091
Address	136 WEST 16 STREET	326 EAST 13 STREET	65 DOWNING STREET
Neighborhood	CHELSEA	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	22	23
Year Built	1910	1900	1910
Gross SqFt	14,765	10,310	11,460
Estimated Gross Income	\$516,000	\$372,586	\$422,152
Gross Income per SqFt	\$34.90	\$36.10	\$36.80
Full Market Value	\$2,470,000	\$1,870,000	\$2,120,000
Market Value per SqFt	\$167.00	\$181.00	\$185.00
Distance from Cooperative in miles		0.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00791-0068	1-00454-0023	1-00528-0091
Address	140 WEST 16 STREET	326 EAST 13 STREET	65 DOWNING STREET
Neighborhood	CHELSEA	EAST VILLAGE	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	12	22	23
Year Built	1915	1900	1910
Gross SqFt	15,203	10,310	11,460
Estimated Gross Income	\$532,000	\$372,586	\$422,152
Gross Income per SqFt	\$35.00	\$36.10	\$36.80
Full Market Value	\$2,550,000	\$1,870,000	\$2,120,000
Market Value per SqFt	\$168.00	\$181.00	\$185.00
Distance from Cooperative in miles		0.90	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-0028	1-00792-0012	1-00906-0042
Address	111 WEST 16 STREET	141 WEST 16 STREET	220 EAST 26 STREET
Neighborhood	CHELSEA	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	49	89
Year Built	1925	1940	1963
Gross SqFt	39,455	34,662	48,300
Estimated Gross Income	\$1,100,000	\$966,674	\$1,424,363
Gross Income per SqFt	\$27.90	\$27.90	\$29.50
Full Market Value	\$5,270,000	\$4,630,000	\$6,820,000
Market Value per SqFt	\$134.00	\$134.00	\$141.00
Distance from Cooperative in miles		0.00	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00792-0033	1-00911-0001	1-00543-0048
Address	575 6 AVENUE	431 3 AVENUE	136 WEST 4 STREET
Neighborhood	CHELSEA	MURRAY HILL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	17	58	30
Year Built	1900	1920	1929
Gross SqFt	32,950	45,947	20,874
Estimated Gross Income	\$950,000	\$1,371,202	\$618,000
Gross Income per SqFt	\$28.80	\$29.80	\$29.60
Full Market Value	\$4,550,000	\$6,570,000	\$2,960,000
Market Value per SqFt	\$138.00	\$143.00	\$142.00
Distance from Cooperative in miles		1.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0014	1-00911-0001	1-00543-0048
Address	141 WEST 17 STREET	431 3 AVENUE	136 WEST 4 STREET
Neighborhood	CHELSEA	MURRAY HILL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	58	30
Year Built	1918	1920	1929
Gross SqFt	32,862	45,947	20,874
Estimated Gross Income	\$950,000	\$1,371,202	\$618,000
Gross Income per SqFt	\$28.90	\$29.80	\$29.60
Full Market Value	\$4,550,000	\$6,570,000	\$2,960,000
Market Value per SqFt	\$138.00	\$143.00	\$142.00
Distance from Cooperative in miles		0.95	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0017	1-00911-0001	1-00543-0048
Address	135 WEST 17 STREET	431 3 AVENUE	136 WEST 4 STREET
Neighborhood	CHELSEA	MURRAY HILL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	58	30
Year Built	1920	1920	1929
Gross SqFt	32,322	45,947	20,874
Estimated Gross Income	\$940,000	\$1,371,202	\$618,000
Gross Income per SqFt	\$29.10	\$29.80	\$29.60
Full Market Value	\$4,500,000	\$6,570,000	\$2,960,000
Market Value per SqFt	\$139.00	\$143.00	\$142.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0020	1-00504-0031	1-00754-0021
Address	133 WEST 17 STREET	112 SULLIVAN STREET	327 WEST 30 STREET
Neighborhood	CHELSEA	SOHO	FASHION
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	60	62
Year Built	1920	1920	1963
Gross SqFt	44,004	38,880	40,016
Estimated Gross Income	\$1,150,000	\$1,049,470	\$984,782
Gross Income per SqFt	\$26.10	\$27.00	\$24.61
Full Market Value	\$4,990,000	\$5,030,000	\$4,280,000
Market Value per SqFt	\$113.00	\$129.00	\$107.00
Distance from Cooperative in miles		1.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0022	1-00833-0075	1-00791-0078
Address	121 WEST 17 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	29	71	69
Year Built	1909	1904	1920
Gross SqFt	53,298	61,612	62,400
Estimated Gross Income	\$1,545,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$29.00	\$31.10	\$31.30
Full Market Value	\$7,400,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.65	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00793-0067	1-00911-0001	1-00875-0003
Address	154 WEST 18 STREET	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	CHELSEA	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	58	46
Year Built	1906	1920	1911
Gross SqFt	77,530	45,947	51,122
Estimated Gross Income	\$2,325,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.00	\$29.80	\$30.90
Full Market Value	\$11,100,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$143.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.95	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00795-0014	1-00571-0025	1-00910-0061
Address	139 WEST 19 STREET	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	23	95	105
Year Built	1909	1959	1967
Gross SqFt	68,671	59,299	66,403
Estimated Gross Income	\$1,700,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$24.76	\$27.00	\$28.50
Full Market Value	\$7,380,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$107.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00795-0061	1-00438-0043	1-00401-0051
Address	134 WEST 20 STREET	269 EAST 10 STREET	525 EAST 5 STREET
Neighborhood	CHELSEA	EAST VILLAGE	ALPHABET CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	17	20	12
Year Built	1901	1900	1900
Gross SqFt	8,855	8,205	6,750
Estimated Gross Income	\$320,000	\$300,599	\$231,478
Gross Income per SqFt	\$36.10	\$36.60	\$34.30
Full Market Value	\$749,000	\$1,510,000	\$1,110,000
Market Value per SqFt	\$85.00	\$184.00	\$164.00
Distance from Cooperative in miles		1.10	1.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-0001	1-00585-0001	1-00866-0035
Address	171 7 AVENUE	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	137	160
Year Built	1938	1900	1950
Gross SqFt	62,158	97,290	153,398
Estimated Gross Income	\$1,990,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$9,530,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.85	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-0007	1-00891-0030	
Address	147 WEST 20 STREET	145 EAST 35 STREET	
Neighborhood	CHELSEA	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	61	43	
Year Built	1938	1910	
Gross SqFt	57,606	43,208	
Estimated Gross Income	\$1,560,000	\$1,167,106	
Gross Income per SqFt	\$27.10	\$27.00	
Full Market Value	\$7,470,000	\$5,590,000	
Market Value per SqFt	\$130.00	\$129.00	
Distance from Cooperative in miles		0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00796-0013	1-00833-0075	1-00791-0078
Address	143 WEST 20 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	14	71	69
Year Built	1909	1904	1920
Gross SqFt	51,206	61,612	62,400
Estimated Gross Income	\$1,485,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$29.00	\$31.10	\$31.30
Full Market Value	\$7,110,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.55	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00797-0076	1-00722-0024	1-00768-0077
Address	162 WEST 22 STREET	421 WEST 24 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	35	25
Year Built	1950	1927	1920
Gross SqFt	31,759	21,012	22,506
Estimated Gross Income	\$952,000	\$632,000	\$656,000
Gross Income per SqFt	\$30.00	\$30.10	\$29.10
Full Market Value	\$4,560,000	\$3,030,000	\$3,140,000
Market Value per SqFt	\$144.00	\$144.00	\$140.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-0017	1-00506-0016	1-00906-0042
Address	147 WEST 22 STREET	30 CHARLTON STREET	220 EAST 26 STREET
Neighborhood	CHELSEA	SOHO	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	86	89
Year Built	1909	1920	1963
Gross SqFt	45,451	44,256	48,300
Estimated Gross Income	\$1,400,000	\$1,431,367	\$1,424,363
Gross Income per SqFt	\$30.80	\$32.30	\$29.50
Full Market Value	\$6,710,000	\$6,860,000	\$6,820,000
Market Value per SqFt	\$148.00	\$155.00	\$141.00
Distance from Cooperative in miles		1.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-0026	1-00875-0003	1-00911-0001
Address	129 WEST 22 STREET	239 PARK AVENUE SOUTH	431 3 AVENUE
Neighborhood	CHELSEA	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	46	58
Year Built	1909	1911	1920
Gross SqFt	49,664	51,122	45,947
Estimated Gross Income	\$1,540,000	\$1,580,157	\$1,371,202
Gross Income per SqFt	\$31.00	\$30.90	\$29.80
Full Market Value	\$7,380,000	\$7,570,000	\$6,570,000
Market Value per SqFt	\$149.00	\$148.00	\$143.00
Distance from Cooperative in miles		0.55	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00798-0071	1-00865-0024	1-00865-0042
Address	148 WEST 23 STREET	35 EAST 35 STREET	28 EAST 36 STREET
Neighborhood	CHELSEA	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	107	135	113
Year Built	1910	1955	1949
Gross SqFt	127,000	132,955	128,072
Estimated Gross Income	\$3,429,000	\$3,745,393	\$3,371,806
Gross Income per SqFt	\$27.00	\$28.20	\$26.30
Full Market Value	\$16,400,000	\$17,900,000	\$14,600,000
Market Value per SqFt	\$129.00	\$135.00	\$114.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00799-0035	1-00817-0001	1-01210-0001
Address	101 WEST 23 STREET	552 6 AVENUE	401 AMSTERDAM AVENUE
Neighborhood	CHELSEA	FLATIRON	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	84	111	80
Year Built	1958	1973	1927
Gross SqFt	94,835	101,231	106,521
Estimated Gross Income	\$2,500,000	\$2,779,000	\$2,936,213
Gross Income per SqFt	\$26.40	\$27.50	\$27.60
Full Market Value	\$10,900,000	\$13,300,000	\$14,100,000
Market Value per SqFt	\$115.00	\$131.00	\$132.00
Distance from Cooperative in miles		0.40	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00799-0057	1-00911-0001	1-00543-0048
Address	130 WEST 24 STREET	431 3 AVENUE	136 WEST 4 STREET
Neighborhood	CHELSEA	MURRAY HILL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	58	30
Year Built	1898	1920	1929
Gross SqFt	33,514	45,947	20,874
Estimated Gross Income	\$975,000	\$1,371,202	\$618,000
Gross Income per SqFt	\$29.10	\$29.80	\$29.60
Full Market Value	\$4,670,000	\$6,570,000	\$2,960,000
Market Value per SqFt	\$139.00	\$143.00	\$142.00
Distance from Cooperative in miles		0.80	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00801-0030	1-00617-0021	1-00562-0044
Address	107 WEST 25 STREET	221 WEST 12 STREET	25 EAST 10 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	27	53	62
Year Built	1905	1930	1929
Gross SqFt	41,042	43,280	45,496
Estimated Gross Income	\$1,485,000	\$1,547,000	\$1,596,000
Gross Income per SqFt	\$36.20	\$35.70	\$35.10
Full Market Value	\$7,450,000	\$7,410,000	\$7,640,000
Market Value per SqFt	\$182.00	\$171.00	\$168.00
Distance from Cooperative in miles		0.65	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00801-0065	1-00833-0075	1-00791-0078
Address	142 WEST 26 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	18	71	69
Year Built	1911	1904	1920
Gross SqFt	52,543	61,612	62,400
Estimated Gross Income	\$1,525,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$29.00	\$31.10	\$31.30
Full Market Value	\$7,300,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00802-0031	1-00833-0075	1-00791-0078
Address	109 WEST 26 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	CHELSEA	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	15	71	69
Year Built	1910	1904	1920
Gross SqFt	53,350	61,612	62,400
Estimated Gross Income	\$1,550,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$29.10	\$31.10	\$31.30
Full Market Value	\$7,420,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.25	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00802-0052	1-00911-0001	1-00875-0003
Address	114 WEST 27 STREET	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	CHELSEA	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	58	46
Year Built	1907	1920	1911
Gross SqFt	50,400	45,947	51,122
Estimated Gross Income	\$1,520,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.20	\$29.80	\$30.90
Full Market Value	\$7,280,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$144.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00803-0014	1-00773-0027	1-00612-0051
Address	143 WEST 27 STREET	225 WEST 23 STREET	159 1/2 7 AVENUE SOUTH
Neighborhood	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	16	138	26
Year Built	1910	1930	1940
Gross SqFt	20,026	66,524	17,826
Estimated Gross Income	\$540,000	\$1,795,000	\$613,000
Gross Income per SqFt	\$27.00	\$27.00	\$34.40
Full Market Value	\$2,590,000	\$7,790,000	\$2,940,000
Market Value per SqFt	\$129.00	\$117.00	\$165.00
Distance from Cooperative in miles		0.25	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00803-0065	1-00793-0001	1-00173-0020
Address	146 WEST 28 STREET	119 7 AVENUE	80 LEONARD STREET
Neighborhood	CHELSEA	CHELSEA	CIVIC CENTER
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	59	11
Year Built	1910	1950	1910
Gross SqFt	28,250	53,123	26,815
Estimated Gross Income	\$570,000	\$1,092,633	\$708,000
Gross Income per SqFt	\$20.18	\$20.57	\$26.40
Full Market Value	\$2,470,000	\$4,740,000	\$3,070,000
Market Value per SqFt	\$87.00	\$89.00	\$114.00
Distance from Cooperative in miles		0.45	2.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00804-0008	1-00619-0001	1-00420-0068
Address	151 WEST 28 STREET	502 HUDSON STREET	167 ELDRIDGE STREET
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	LOWER EAST SIDE
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	19	57	19
Year Built	1922	1948	2002
Gross SqFt	39,471	37,721	32,700
Estimated Gross Income	\$1,225,000	\$1,154,472	\$1,011,436
Gross Income per SqFt	\$31.00	\$30.60	\$30.90
Full Market Value	\$5,870,000	\$5,530,000	\$4,840,000
Market Value per SqFt	\$149.00	\$147.00	\$148.00
Distance from Cooperative in miles		1.15	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00804-0018	1-00791-0078	1-00590-0016
Address	131 WEST 28 STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	FASHION	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	25	69	38
Year Built	1909	1920	1940
Gross SqFt	34,689	62,400	28,656
Estimated Gross Income	\$1,125,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$32.40	\$31.30	\$32.70
Full Market Value	\$5,390,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$155.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.60	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00804-0049	1-00860-0022	1-00891-0039
Address	114 WEST 29 STREET	119 MADISON AVENUE	165 EAST 35 STREET
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	46	112	131
Year Built	1912	1938	1955
Gross SqFt	73,668	111,457	96,102
Estimated Gross Income	\$2,360,000	\$3,547,032	\$3,066,195
Gross Income per SqFt	\$32.00	\$31.80	\$31.90
Full Market Value	\$11,300,000	\$17,000,000	\$14,700,000
Market Value per SqFt	\$153.00	\$153.00	\$153.00
Distance from Cooperative in miles		0.45	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0031	1-00548-0001	1-00863-0044
Address	3 WEST 14 STREET	1 UNIVERSITY PLACE	66 EAST 34 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	439	272	370
Year Built	1964	1930	1913
Gross SqFt	350,000	218,985	341,950
Estimated Gross Income	\$11,200,000	\$7,364,000	\$10,563,000
Gross Income per SqFt	\$32.00	\$33.60	\$30.90
Full Market Value	\$53,600,000	\$35,300,000	\$50,600,000
Market Value per SqFt	\$153.00	\$161.00	\$148.00
Distance from Cooperative in miles		0.40	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0059	1-00916-0041	1-01162-0046
Address	30 WEST 15 STREET	236 EAST 36 STREET	228 WEST 71 STREET
Neighborhood	FLATIRON	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	22	145	170
Year Built	1908	1963	1917
Gross SqFt	60,139	95,057	106,920
Estimated Gross Income	\$1,925,000	\$3,078,082	\$3,545,324
Gross Income per SqFt	\$32.00	\$32.40	\$33.20
Full Market Value	\$9,220,000	\$14,700,000	\$17,000,000
Market Value per SqFt	\$153.00	\$155.00	\$159.00
Distance from Cooperative in miles		1.15	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0062	1-00791-0078	1-00590-0016
Address	36 WEST 15 STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	FLATIRON	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	69	38
Year Built	1909	1920	1940
Gross SqFt	31,272	62,400	28,656
Estimated Gross Income	\$1,020,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$32.60	\$31.30	\$32.70
Full Market Value	\$4,890,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$156.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0063	1-00543-0048	1-00722-0024
Address	38 WEST 15 STREET	136 WEST 4 STREET	421 WEST 24 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	30	35
Year Built	1903	1929	1927
Gross SqFt	27,075	20,874	21,012
Estimated Gross Income	\$815,000	\$618,000	\$632,000
Gross Income per SqFt	\$30.10	\$29.60	\$30.10
Full Market Value	\$3,900,000	\$2,960,000	\$3,030,000
Market Value per SqFt	\$144.00	\$142.00	\$144.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00816-0078	1-00791-0078	1-00590-0016
Address	546 6 AVENUE	91 7 AVENUE	22 JONES STREET
Neighborhood	FLATIRON	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	13	69	38
Year Built	1920	1920	1940
Gross SqFt	22,000	62,400	28,656
Estimated Gross Income	\$685,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$31.10	\$31.30	\$32.70
Full Market Value	\$3,280,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$149.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0025	1-00543-0048	1-00722-0024
Address	29 WEST 15 STREET	136 WEST 4 STREET	421 WEST 24 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	30	35
Year Built	1905	1929	1927
Gross SqFt	22,220	20,874	21,012
Estimated Gross Income	\$670,000	\$618,000	\$632,000
Gross Income per SqFt	\$30.20	\$29.60	\$30.10
Full Market Value	\$3,210,000	\$2,960,000	\$3,030,000
Market Value per SqFt	\$144.00	\$142.00	\$144.00
Distance from Cooperative in miles		0.60	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0029	1-00865-0040	1-01565-0035
Address	5 WEST 15 STREET	30 PARK AVENUE	430 EAST 86 STREET
Neighborhood	FLATIRON	MURRAY HILL	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	491	247	133
Year Built	1964	1955	1931
Gross SqFt	415,000	236,315	205,967
Estimated Gross Income	\$10,000,000	\$6,508,149	\$5,445,403
Gross Income per SqFt	\$24.10	\$27.50	\$26.40
Full Market Value	\$43,400,000	\$31,200,000	\$23,600,000
Market Value per SqFt	\$105.00	\$132.00	\$115.00
Distance from Cooperative in miles		1.00	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0057	1-00572-0043	1-00587-0030
Address	4 WEST 16 STREET	12 5 AVENUE	51 7 AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	17	34	35
Year Built	1902	1910	1926
Gross SqFt	33,080	19,545	21,679
Estimated Gross Income	\$925,000	\$574,087	\$629,218
Gross Income per SqFt	\$28.00	\$29.40	\$29.00
Full Market Value	\$4,430,000	\$2,750,000	\$3,010,000
Market Value per SqFt	\$134.00	\$141.00	\$139.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00817-0085	1-00832-0066	1-00764-0042
Address	568 6 AVENUE	1226 BROADWAY	72 7 AVENUE
Neighborhood	FLATIRON	FASHION	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	121	265	113
Year Built	1955	1969	1931
Gross SqFt	126,300	133,394	109,669
Estimated Gross Income	\$3,400,000	\$3,796,000	\$3,006,000
Gross Income per SqFt	\$26.90	\$28.50	\$27.40
Full Market Value	\$16,300,000	\$18,200,000	\$14,400,000
Market Value per SqFt	\$129.00	\$136.00	\$131.00
Distance from Cooperative in miles		0.70	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00818-0058	1-00585-0001	1-00866-0035
Address	12 WEST 17 STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	12	137	160
Year Built	1925	1900	1950
Gross SqFt	30,240	97,290	153,398
Estimated Gross Income	\$968,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$4,640,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		0.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00818-0059	1-00833-0075	1-00791-0078
Address	14 WEST 17 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	FLATIRON	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	19	71	69
Year Built	1906	1904	1920
Gross SqFt	50,672	61,612	62,400
Estimated Gross Income	\$1,470,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$29.00	\$31.10	\$31.30
Full Market Value	\$7,040,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00818-0073	1-00911-0001	1-00875-0003
Address	40 WEST 17 STREET	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	FLATIRON	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	58	46
Year Built	1910	1920	1911
Gross SqFt	49,520	45,947	51,122
Estimated Gross Income	\$1,485,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.00	\$29.80	\$30.90
Full Market Value	\$7,110,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$144.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00821-0038	1-00896-0048	1-00866-0035
Address	142 5 AVENUE	135 3 AVENUE	40 PARK AVENUE
Neighborhood	FLATIRON	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	221	160
Year Built	1900	1962	1950
Gross SqFt	91,000	158,505	153,398
Estimated Gross Income	\$2,950,000	\$4,957,433	\$4,858,000
Gross Income per SqFt	\$32.40	\$31.30	\$31.70
Full Market Value	\$14,100,000	\$23,700,000	\$23,300,000
Market Value per SqFt	\$155.00	\$150.00	\$152.00
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00822-0045	1-01041-0011	1-01496-0021
Address	4 WEST 21 STREET	335 WEST 50 STREET	1125 MADISON AVENUE
Neighborhood	FLATIRON	MIDTOWN WEST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	58	151	41
Year Built	2005	1930	1922
Gross SqFt	119,136	150,000	113,052
Estimated Gross Income	\$4,410,000	\$4,750,345	\$4,223,193
Gross Income per SqFt	\$37.00	\$31.70	\$37.40
Full Market Value	\$22,100,000	\$11,100,000	\$21,200,000
Market Value per SqFt	\$186.00	\$74.00	\$188.00
Distance from Cooperative in miles		1.55	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00823-0065	1-00833-0075	1-00791-0078
Address	40 WEST 22 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	FLATIRON	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	13	71	69
Year Built	1909	1904	1920
Gross SqFt	50,313	61,612	62,400
Estimated Gross Income	\$1,460,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$29.00	\$31.10	\$31.30
Full Market Value	\$6,990,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00825-0071	1-00571-0025	1-00910-0061
Address	36 WEST 24 STREET	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	26	95	105
Year Built	1905	1959	1967
Gross SqFt	69,823	59,299	66,403
Estimated Gross Income	\$1,800,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$25.80	\$27.00	\$28.50
Full Market Value	\$7,820,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$112.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00826-0029	1-00911-0001	1-00875-0003
Address	13 WEST 24 STREET	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	FLATIRON	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	58	46
Year Built	1906	1920	1911
Gross SqFt	48,991	45,947	51,122
Estimated Gross Income	\$1,470,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.00	\$29.80	\$30.90
Full Market Value	\$7,040,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$144.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00827-0042	1-00791-0078	1-00590-0016
Address	208 5 AVENUE	91 7 AVENUE	22 JONES STREET
Neighborhood	FLATIRON	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	69	38
Year Built	1915	1920	1940
Gross SqFt	23,261	62,400	28,656
Estimated Gross Income	\$745,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$32.00	\$31.30	\$32.70
Full Market Value	\$3,570,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$153.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.55	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00827-0060	1-00911-0001	1-00875-0003
Address	22 WEST 26 STREET	431 3 AVENUE	239 PARK AVENUE SOUTH
Neighborhood	FLATIRON	MURRAY HILL	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	58	46
Year Built	1910	1920	1911
Gross SqFt	48,685	45,947	51,122
Estimated Gross Income	\$1,460,000	\$1,371,202	\$1,580,157
Gross Income per SqFt	\$30.00	\$29.80	\$30.90
Full Market Value	\$6,990,000	\$6,570,000	\$7,570,000
Market Value per SqFt	\$144.00	\$143.00	\$148.00
Distance from Cooperative in miles		0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00827-0068	1-00571-0025	1-00910-0061
Address	38 WEST 26 STREET	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	13	95	105
Year Built	1909	1959	1967
Gross SqFt	65,150	59,299	66,403
Estimated Gross Income	\$1,600,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$24.56	\$27.00	\$28.50
Full Market Value	\$6,950,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$107.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00830-0046	1-00571-0025	1-00910-0061
Address	2 WEST 29 STREET	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	FASHION	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	24	95	105
Year Built	1928	1959	1967
Gross SqFt	69,649	59,299	66,403
Estimated Gross Income	\$1,700,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$24.41	\$27.00	\$28.50
Full Market Value	\$7,380,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$106.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.75	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00830-0074	1-00833-0075	1-00791-0078
Address	46 WEST 29 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	27	71	69
Year Built	1924	1904	1920
Gross SqFt	61,418	61,612	62,400
Estimated Gross Income	\$1,950,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$31.70	\$31.10	\$31.30
Full Market Value	\$9,340,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$152.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00831-0020	1-00732-0007	1-00910-0061
Address	1200 BROADWAY	455 WEST 34 STREET	425 3 AVENUE
Neighborhood	FASHION	JAVITS CENTER	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	45	128	105
Year Built	1906	1929	1967
Gross SqFt	101,808	97,867	66,403
Estimated Gross Income	\$2,775,000	\$2,574,079	\$1,889,375
Gross Income per SqFt	\$27.30	\$26.30	\$28.50
Full Market Value	\$13,300,000	\$11,200,000	\$9,050,000
Market Value per SqFt	\$131.00	\$114.00	\$136.00
Distance from Cooperative in miles		0.75	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00832-0032	1-00571-0025	1-00910-0061
Address	11 WEST 30 STREET	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	FASHION	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	23	95	105
Year Built	1927	1959	1967
Gross SqFt	62,091	59,299	66,403
Estimated Gross Income	\$1,550,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$24.96	\$27.00	\$28.50
Full Market Value	\$6,730,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$108.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.85	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00832-0039	1-00914-0011	1-01843-0020
Address	284 5 AVENUE	221 EAST 33 STREET	152 MANHATTAN AVENUE
Neighborhood	FASHION	MURRAY HILL	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	45	81
Year Built	1900	1900	1900
Gross SqFt	48,552	35,508	75,164
Estimated Gross Income	\$1,165,000	\$925,438	\$1,626,554
Gross Income per SqFt	\$23.99	\$26.10	\$21.64
Full Market Value	\$5,060,000	\$4,020,000	\$3,810,000
Market Value per SqFt	\$104.00	\$113.00	\$51.00
Distance from Cooperative in miles		0.55	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00833-0022	1-00587-0030	1-00773-0027
Address	31 WEST 31 STREET	51 7 AVENUE	225 WEST 23 STREET
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	35	138
Year Built	1905	1926	1930
Gross SqFt	32,032	21,679	66,524
Estimated Gross Income	\$897,000	\$629,218	\$1,795,000
Gross Income per SqFt	\$28.00	\$29.00	\$27.00
Full Market Value	\$4,300,000	\$3,010,000	\$7,790,000
Market Value per SqFt	\$134.00	\$139.00	\$117.00
Distance from Cooperative in miles		1.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00836-0064	1-00585-0001	1-00866-0035
Address	36 WEST 35 STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	137	160
Year Built	1930	1900	1950
Gross SqFt	24,646	97,290	153,398
Estimated Gross Income	\$790,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.10	\$32.00	\$31.70
Full Market Value	\$3,780,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		1.55	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00837-0040	1-00896-0048	1-00866-0035
Address	372 5 AVENUE	135 3 AVENUE	40 PARK AVENUE
Neighborhood	FASHION	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	221	160
Year Built	1928	1962	1950
Gross SqFt	127,666	158,505	153,398
Estimated Gross Income	\$4,000,000	\$4,957,433	\$4,858,000
Gross Income per SqFt	\$31.30	\$31.30	\$31.70
Full Market Value	\$19,200,000	\$23,700,000	\$23,300,000
Market Value per SqFt	\$150.00	\$150.00	\$152.00
Distance from Cooperative in miles		1.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00839-0062	1-00611-0054	1-00570-0008
Address	26 WEST 38 STREET	6 CHARLES STREET	6 EAST 13 STREET
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	11	27	54
Year Built	1910	1910	1900
Gross SqFt	14,439	15,168	49,408
Estimated Gross Income	\$580,000	\$682,000	\$1,935,888
Gross Income per SqFt	\$40.20	\$45.00	\$39.20
Full Market Value	\$2,910,000	\$3,420,000	\$9,710,000
Market Value per SqFt	\$202.00	\$225.00	\$197.00
Distance from Cooperative in miles		1.40	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00839-0063	1-00833-0075	1-00791-0078
Address	28 WEST 38 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	24	71	69
Year Built	1910	1904	1920
Gross SqFt	55,870	61,612	62,400
Estimated Gross Income	\$1,620,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$29.00	\$31.10	\$31.30
Full Market Value	\$7,760,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$139.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.30	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0021	1-00572-0072	1-00619-0014
Address	32 WEST 40 STREET	57 WEST 8 STREET	242 WEST 10 STREET
Neighborhood	FASHION	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	17	24
Year Built	1920	1900	1901
Gross SqFt	10,329	9,490	9,480
Estimated Gross Income	\$289,000	\$262,815	\$266,000
Gross Income per SqFt	\$28.00	\$27.70	\$28.10
Full Market Value	\$1,380,000	\$1,260,000	\$1,270,000
Market Value per SqFt	\$134.00	\$133.00	\$134.00
Distance from Cooperative in miles		1.50	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0066	1-00350-0028	1-00463-0048
Address	28 WEST 40 STREET	23 CLINTON STREET	19 EAST 7 STREET
Neighborhood	FASHION	LOWER EAST SIDE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	18	12
Year Built	1920	1920	1900
Gross SqFt	8,508	8,675	8,710
Estimated Gross Income	\$285,000	\$298,125	\$285,410
Gross Income per SqFt	\$33.50	\$34.40	\$32.80
Full Market Value	\$1,370,000	\$1,430,000	\$1,370,000
Market Value per SqFt	\$161.00	\$165.00	\$157.00
Distance from Cooperative in miles		2.15	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0069	1-00786-0042	1-00767-0043
Address	30 WEST 40 STREET	488 7 AVENUE	128 7 AVENUE
Neighborhood	FASHION	FASHION	CHELSEA
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	64	108	65
Year Built	1907	1902	1959
Gross SqFt	69,925	88,872	46,812
Estimated Gross Income	\$2,380,000	\$3,037,391	\$1,596,000
Gross Income per SqFt	\$34.00	\$34.20	\$34.10
Full Market Value	\$11,400,000	\$14,500,000	\$7,640,000
Market Value per SqFt	\$163.00	\$163.00	\$163.00
Distance from Cooperative in miles		0.40	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00841-0070	1-00617-0045	1-00574-0072
Address	36 WEST 40 STREET	220 WEST 13 STREET	57 WEST 10 STREET
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	23	23
Year Built	1930	1928	1915
Gross SqFt	11,666	13,662	13,278
Estimated Gross Income	\$397,000	\$502,000	\$449,174
Gross Income per SqFt	\$34.00	\$36.70	\$33.80
Full Market Value	\$1,900,000	\$2,520,000	\$2,150,000
Market Value per SqFt	\$163.00	\$184.00	\$162.00
Distance from Cooperative in miles		1.35	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00842-0007	1-01170-0001	
Address	7 EAST 14 STREET	2201 BROADWAY	
Neighborhood	FLATIRON	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	504	174	
Year Built	1965	1908	
Gross SqFt	430,000	455,328	
Estimated Gross Income	\$11,200,000	\$14,115,168	
Gross Income per SqFt	\$26.00	\$31.00	
Full Market Value	\$48,600,000	\$67,600,000	
Market Value per SqFt	\$113.00	\$148.00	
Distance from Cooperative in miles		3.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00844-0011	1-00833-0075	1-00791-0078
Address	15 EAST 16 STREET	1265 BROADWAY	91 7 AVENUE
Neighborhood	FLATIRON	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	71	69
Year Built	1908	1904	1920
Gross SqFt	49,520	61,612	62,400
Estimated Gross Income	\$1,400,000	\$1,918,671	\$1,950,326
Gross Income per SqFt	\$28.30	\$31.10	\$31.30
Full Market Value	\$6,710,000	\$9,190,000	\$9,340,000
Market Value per SqFt	\$136.00	\$149.00	\$150.00
Distance from Cooperative in miles		0.75	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00846-0064	1-00791-0078	1-00590-0016
Address	18 EAST 18 STREET	91 7 AVENUE	22 JONES STREET
Neighborhood	FLATIRON	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	69	38
Year Built	1900	1920	1940
Gross SqFt	36,400	62,400	28,656
Estimated Gross Income	\$1,175,000	\$1,950,326	\$936,000
Gross Income per SqFt	\$32.30	\$31.30	\$32.70
Full Market Value	\$5,630,000	\$9,340,000	\$4,480,000
Market Value per SqFt	\$155.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00846-0071	1-00832-0066	1-00764-0042
Address	105 5 AVENUE	1226 BROADWAY	72 7 AVENUE
Neighborhood	FLATIRON	FASHION	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	43	265	113
Year Built	1907	1969	1931
Gross SqFt	102,017	133,394	109,669
Estimated Gross Income	\$2,750,000	\$3,796,000	\$3,006,000
Gross Income per SqFt	\$27.00	\$28.50	\$27.40
Full Market Value	\$13,200,000	\$18,200,000	\$14,400,000
Market Value per SqFt	\$129.00	\$136.00	\$131.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00847-0024	1-00571-0025	1-00910-0061
Address	874 BROADWAY	120 UNIVERSITY PLACE	425 3 AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	24	95	105
Year Built	1900	1959	1967
Gross SqFt	43,073	59,299	66,403
Estimated Gross Income	\$1,050,000	\$1,600,000	\$1,889,375
Gross Income per SqFt	\$24.38	\$27.00	\$28.50
Full Market Value	\$4,560,000	\$7,660,000	\$9,050,000
Market Value per SqFt	\$106.00	\$129.00	\$136.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00847-0038	1-00732-0007	1-00910-0061
Address	222 PARK AVENUE SOUTH	455 WEST 34 STREET	425 3 AVENUE
Neighborhood	FLATIRON	JAVITS CENTER	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	128	105
Year Built	1910	1929	1967
Gross SqFt	106,841	97,867	66,403
Estimated Gross Income	\$2,650,000	\$2,574,079	\$1,889,375
Gross Income per SqFt	\$24.80	\$26.30	\$28.50
Full Market Value	\$11,500,000	\$11,200,000	\$9,050,000
Market Value per SqFt	\$108.00	\$114.00	\$136.00
Distance from Cooperative in miles		1.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00847-0050	1-00773-0027	1-00612-0051
Address	40 EAST 19 STREET	225 WEST 23 STREET	159 1/2 7 AVENUE SOUTH
Neighborhood	FLATIRON	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	138	26
Year Built	1905	1930	1940
Gross SqFt	37,857	66,524	17,826
Estimated Gross Income	\$1,025,000	\$1,795,000	\$613,000
Gross Income per SqFt	\$27.10	\$27.00	\$34.40
Full Market Value	\$4,910,000	\$7,790,000	\$2,940,000
Market Value per SqFt	\$130.00	\$117.00	\$165.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00848-0012	1-00571-0025	1-00792-0012
Address	889 BROADWAY	120 UNIVERSITY PLACE	141 WEST 16 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	19	95	49
Year Built	1920	1959	1940
Gross SqFt	38,983	59,299	34,662
Estimated Gross Income	\$1,050,000	\$1,600,000	\$966,674
Gross Income per SqFt	\$26.90	\$27.00	\$27.90
Full Market Value	\$5,030,000	\$7,660,000	\$4,630,000
Market Value per SqFt	\$129.00	\$129.00	\$134.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00848-0074	1-00895-0082	1-01154-0206
Address	129 5 AVENUE	114 EAST 40 STREET	242 WEST 64 STREET
Neighborhood	FLATIRON	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	37	54
Year Built	1905	1925	1911
Gross SqFt	57,115	26,178	42,102
Estimated Gross Income	\$1,500,000	\$626,070	\$986,886
Gross Income per SqFt	\$26.30	\$23.92	\$23.44
Full Market Value	\$6,510,000	\$2,720,000	\$4,290,000
Market Value per SqFt	\$114.00	\$104.00	\$102.00
Distance from Cooperative in miles		1.00	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00849-0055	1-00773-0027	1-00860-0015
Address	30 EAST 21 STREET	225 WEST 23 STREET	118 MADISON AVENUE
Neighborhood	FLATIRON	CHELSEA	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	14	138	13
Year Built	1904	1930	1920
Gross SqFt	32,800	66,524	34,545
Estimated Gross Income	\$455,500	\$1,795,000	\$1,348,000
Gross Income per SqFt	\$13.89	\$27.00	\$39.00
Full Market Value	\$1,660,000	\$7,790,000	\$6,760,000
Market Value per SqFt	\$51.00	\$117.00	\$196.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00850-0057	1-00850-0064	1-00850-0019
Address	30 EAST 22 STREET	12 EAST 22 STREET	21 EAST 21 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	23	87	26
Year Built	1925	1911	1900
Gross SqFt	11,380	78,646	14,840
Estimated Gross Income	\$375,000	\$2,990,639	\$454,529
Gross Income per SqFt	\$33.00	\$38.00	\$30.60
Full Market Value	\$1,800,000	\$15,000,000	\$2,180,000
Market Value per SqFt	\$158.00	\$191.00	\$147.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00851-0013	1-00585-0001	1-00866-0035
Address	21 EAST 22 STREET	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	129	137	160
Year Built	1911	1900	1950
Gross SqFt	149,276	97,290	153,398
Estimated Gross Income	\$5,000,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$33.50	\$32.00	\$31.70
Full Market Value	\$24,000,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$161.00	\$153.00	\$152.00
Distance from Cooperative in miles		1.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00851-0028	1-00850-0019	1-00846-0041
Address	33 EAST 22 STREET	21 EAST 21 STREET	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	40	26	36
Year Built	1938	1900	1900
Gross SqFt	32,415	14,840	33,638
Estimated Gross Income	\$972,000	\$454,529	\$1,307,804
Gross Income per SqFt	\$30.00	\$30.60	\$38.90
Full Market Value	\$4,660,000	\$2,180,000	\$6,560,000
Market Value per SqFt	\$144.00	\$147.00	\$195.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00857-0018	1-00585-0001	1-00866-0035
Address	66 MADISON AVENUE	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	138	137	160
Year Built	1930	1900	1950
Gross SqFt	140,000	97,290	153,398
Estimated Gross Income	\$4,480,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$21,500,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$154.00	\$153.00	\$152.00
Distance from Cooperative in miles		1.30	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00858-0032	1-00582-0020	1-00768-0077
Address	41 EAST 28 STREET	60 LEROY STREET	274 WEST 19 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	37	25
Year Built	1910	1941	1920
Gross SqFt	26,615	22,242	22,506
Estimated Gross Income	\$745,000	\$623,000	\$656,000
Gross Income per SqFt	\$28.00	\$28.00	\$29.10
Full Market Value	\$3,570,000	\$2,980,000	\$3,140,000
Market Value per SqFt	\$134.00	\$134.00	\$140.00
Distance from Cooperative in miles		1.45	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00860-0027	1-00821-0040	1-00562-0044
Address	33 EAST 30 STREET	146 5 AVENUE	25 EAST 10 STREET
Neighborhood	MURRAY HILL	FLATIRON	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	43	25	62
Year Built	1906	1935	1929
Gross SqFt	41,670	14,110	45,496
Estimated Gross Income	\$1,460,000	\$657,000	\$1,596,000
Gross Income per SqFt	\$35.00	\$46.60	\$35.10
Full Market Value	\$6,990,000	\$3,290,000	\$7,640,000
Market Value per SqFt	\$168.00	\$233.00	\$168.00
Distance from Cooperative in miles		0.60	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-0011	1-00911-0001	1-01086-0031
Address	11 EAST 32 STREET	431 3 AVENUE	879 10 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	83	58	39
Year Built	1910	1920	1945
Gross SqFt	45,920	45,947	31,540
Estimated Gross Income	\$1,400,000	\$1,371,202	\$960,756
Gross Income per SqFt	\$30.50	\$29.80	\$30.50
Full Market Value	\$6,710,000	\$6,570,000	\$4,600,000
Market Value per SqFt	\$146.00	\$143.00	\$146.00
Distance from Cooperative in miles		0.40	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00862-0024	1-00764-0042	1-00765-0035
Address	153 MADISON AVENUE	72 7 AVENUE	78 7 AVENUE
Neighborhood	MURRAY HILL	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	120	113	121
Year Built	1912	1931	1940
Gross SqFt	111,227	109,669	128,350
Estimated Gross Income	\$2,895,000	\$3,006,000	\$3,235,048
Gross Income per SqFt	\$26.00	\$27.40	\$25.20
Full Market Value	\$12,600,000	\$14,400,000	\$14,000,000
Market Value per SqFt	\$113.00	\$131.00	\$109.00
Distance from Cooperative in miles		1.05	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00864-0035	1-00572-0038	1-00934-0015
Address	10 PARK AVENUE	20 5 AVENUE	332 EAST 28 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-CENTRAL	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	275	113	224
Year Built	1932	1940	1979
Gross SqFt	218,364	132,420	165,739
Estimated Gross Income	\$7,200,000	\$4,686,000	\$5,888,713
Gross Income per SqFt	\$33.00	\$35.40	\$35.50
Full Market Value	\$34,500,000	\$22,400,000	\$28,200,000
Market Value per SqFt	\$158.00	\$169.00	\$170.00
Distance from Cooperative in miles		1.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00864-0041	1-00772-0045	1-00817-0001
Address	16 PARK AVENUE	214 7 AVENUE	552 6 AVENUE
Neighborhood	MURRAY HILL	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	67	44	111
Year Built	1924	1890	1973
Gross SqFt	58,841	22,974	101,231
Estimated Gross Income	\$1,650,000	\$668,270	\$2,779,000
Gross Income per SqFt	\$28.00	\$29.10	\$27.50
Full Market Value	\$7,900,000	\$3,200,000	\$13,300,000
Market Value per SqFt	\$134.00	\$139.00	\$131.00
Distance from Cooperative in miles		0.85	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00865-0007	1-00888-0031	1-00858-0014
Address	7 EAST 35 STREET	153 EAST 32 STREET	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	58	71	61
Year Built	1979	1920	1923
Gross SqFt	62,947	62,188	60,110
Estimated Gross Income	\$2,440,000	\$2,367,139	\$2,471,692
Gross Income per SqFt	\$38.80	\$38.10	\$41.10
Full Market Value	\$12,200,000	\$11,900,000	\$12,400,000
Market Value per SqFt	\$194.00	\$191.00	\$206.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00866-0064	1-01342-0012	1-00866-0035
Address	220 MADISON AVENUE	333 EAST 49 STREET	40 PARK AVENUE
Neighborhood	MURRAY HILL	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	200	204	160
Year Built	1941	1965	1950
Gross SqFt	211,910	177,380	153,398
Estimated Gross Income	\$6,950,000	\$5,519,806	\$4,858,000
Gross Income per SqFt	\$32.80	\$31.10	\$31.70
Full Market Value	\$33,300,000	\$26,400,000	\$23,300,000
Market Value per SqFt	\$157.00	\$149.00	\$152.00
Distance from Cooperative in miles		0.85	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00867-0033	1-01342-0012	1-00866-0035
Address	31 EAST 37 STREET	333 EAST 49 STREET	40 PARK AVENUE
Neighborhood	MURRAY HILL	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	132	204	160
Year Built	1940	1965	1950
Gross SqFt	127,089	177,380	153,398
Estimated Gross Income	\$4,100,000	\$5,519,806	\$4,858,000
Gross Income per SqFt	\$32.30	\$31.10	\$31.70
Full Market Value	\$19,600,000	\$26,400,000	\$23,300,000
Market Value per SqFt	\$154.00	\$149.00	\$152.00
Distance from Cooperative in miles		0.75	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00867-0057	1-00585-0001	1-00866-0035
Address	242 MADISON AVENUE	464 HUDSON STREET	40 PARK AVENUE
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	186	137	160
Year Built	1916	1900	1950
Gross SqFt	142,836	97,290	153,398
Estimated Gross Income	\$4,575,000	\$3,113,426	\$4,858,000
Gross Income per SqFt	\$32.00	\$32.00	\$31.70
Full Market Value	\$21,900,000	\$14,900,000	\$23,300,000
Market Value per SqFt	\$153.00	\$153.00	\$152.00
Distance from Cooperative in miles		1.75	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00868-0028	1-00592-0062	1-00885-0050
Address	27 EAST 38 STREET	140 WAVERLY PLACE	156 EAST 30 STREET
Neighborhood	MURRAY HILL	GREENWICH VILLAGE-WEST	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	20	23	20
Year Built	1925	1930	1920
Gross SqFt	9,958	12,144	14,364
Estimated Gross Income	\$360,000	\$426,000	\$537,498
Gross Income per SqFt	\$36.20	\$35.10	\$37.40
Full Market Value	\$1,810,000	\$2,040,000	\$2,700,000
Market Value per SqFt	\$182.00	\$168.00	\$188.00
Distance from Cooperative in miles		1.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0007	1-00908-0009	1-00879-0033
Address	105 EAST 15 STREET	207 EAST 27 STREET	155 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	71	82	58
Year Built	1900	1985	1910
Gross SqFt	37,802	38,465	41,883
Estimated Gross Income	\$1,323,070	\$1,617,053	\$1,578,342
Gross Income per SqFt	\$35.00	\$42.00	\$37.70
Full Market Value	\$6,340,000	\$8,110,000	\$7,920,000
Market Value per SqFt	\$168.00	\$211.00	\$189.00
Distance from Cooperative in miles		0.60	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0021	1-00896-0015	1-00903-0013
Address	22 IRVING PLACE	231 EAST 14 STREET	217 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	29	16	35
Year Built	1945	1915	1920
Gross SqFt	16,200	13,788	17,526
Estimated Gross Income	\$567,000	\$559,969	\$628,320
Gross Income per SqFt	\$35.00	\$40.60	\$35.90
Full Market Value	\$2,720,000	\$2,810,000	\$3,010,000
Market Value per SqFt	\$168.00	\$204.00	\$172.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0029	1-00874-0062	1-00908-0022
Address	131 EAST 15 STREET	74 IRVING PLACE	235 EAST 27 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	13	18	20
Year Built	1920	1900	1920
Gross SqFt	8,104	8,100	9,685
Estimated Gross Income	\$283,640	\$327,700	\$339,034
Gross Income per SqFt	\$35.00	\$40.50	\$35.00
Full Market Value	\$1,360,000	\$1,640,000	\$1,620,000
Market Value per SqFt	\$168.00	\$202.00	\$167.00
Distance from Cooperative in miles		0.15	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0030	1-00902-0022	1-00907-0021
Address	133 EAST 15 STREET	233 EAST 21 STREET	235 EAST 26 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	15	26	20
Year Built	1900	1910	1920
Gross SqFt	9,535	17,910	10,045
Estimated Gross Income	\$333,725	\$513,486	\$243,390
Gross Income per SqFt	\$35.00	\$28.70	\$24.23
Full Market Value	\$1,600,000	\$2,460,000	\$1,060,000
Market Value per SqFt	\$168.00	\$137.00	\$106.00
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0039	1-00883-0044	1-00896-0048
Address	145 EAST 15 STREET	376 3 AVENUE	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	249	179	221
Year Built	1959	1964	1962
Gross SqFt	193,695	175,110	158,505
Estimated Gross Income	\$6,164,040	\$5,290,470	\$4,957,433
Gross Income per SqFt	\$31.80	\$30.20	\$31.30
Full Market Value	\$29,500,000	\$25,300,000	\$23,700,000
Market Value per SqFt	\$152.00	\$144.00	\$150.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0044	1-00878-0004	1-00928-0040
Address	160 3 AVENUE	295 PARK AVENUE SOUTH	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	151	190	213
Year Built	1963	1900	1965
Gross SqFt	111,428	145,299	153,800
Estimated Gross Income	\$3,677,124	\$5,747,773	\$6,188,521
Gross Income per SqFt	\$33.00	\$39.60	\$40.20
Full Market Value	\$17,600,000	\$28,800,000	\$31,000,000
Market Value per SqFt	\$158.00	\$198.00	\$202.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00871-0056	1-00897-0071	1-00896-0015
Address	128 EAST 16 STREET	206 EAST 17 STREET	231 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	13	27	16
Year Built	1920	1910	1915
Gross SqFt	17,312	15,416	13,788
Estimated Gross Income	\$605,920	\$700,732	\$559,969
Gross Income per SqFt	\$35.00	\$45.50	\$40.60
Full Market Value	\$2,900,000	\$3,510,000	\$2,810,000
Market Value per SqFt	\$168.00	\$228.00	\$204.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00872-0007	1-00908-0009	1-00879-0033
Address	105 EAST 16 STREET	207 EAST 27 STREET	155 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	82	58
Year Built	1914	1985	1910
Gross SqFt	42,067	38,465	41,883
Estimated Gross Income	\$1,472,345	\$1,617,053	\$1,578,342
Gross Income per SqFt	\$35.00	\$42.00	\$37.70
Full Market Value	\$7,050,000	\$8,110,000	\$7,920,000
Market Value per SqFt	\$168.00	\$211.00	\$189.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00872-0053	1-00908-0022	1-00907-0021
Address	130 EAST 17 STREET	235 EAST 27 STREET	235 EAST 26 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	13	20	20
Year Built	1930	1920	1920
Gross SqFt	7,670	9,685	10,045
Estimated Gross Income	\$268,450	\$339,034	\$243,390
Gross Income per SqFt	\$35.00	\$35.00	\$24.23
Full Market Value	\$1,290,000	\$1,620,000	\$1,060,000
Market Value per SqFt	\$168.00	\$167.00	\$106.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00873-0019	1-00881-0041	1-00878-0004
Address	58 IRVING PLACE	344 3 AVENUE	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	290	185	190
Year Built	1962	1997	1900
Gross SqFt	222,543	151,346	145,299
Estimated Gross Income	\$7,074,000	\$5,973,641	\$5,747,773
Gross Income per SqFt	\$31.80	\$39.50	\$39.60
Full Market Value	\$33,900,000	\$30,000,000	\$28,800,000
Market Value per SqFt	\$152.00	\$198.00	\$198.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00873-0059	1-00908-0009	1-00879-0033
Address	61 IRVING PLACE	207 EAST 27 STREET	155 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	82	58
Year Built	1950	1985	1910
Gross SqFt	40,904	38,465	41,883
Estimated Gross Income	\$1,390,736	\$1,617,053	\$1,578,342
Gross Income per SqFt	\$34.00	\$42.00	\$37.70
Full Market Value	\$6,660,000	\$8,110,000	\$7,920,000
Market Value per SqFt	\$163.00	\$211.00	\$189.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00874-0054	1-00897-0071	1-00896-0015
Address	132 EAST 19 STREET	206 EAST 17 STREET	231 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	19	27	16
Year Built	1910	1910	1915
Gross SqFt	17,934	15,416	13,788
Estimated Gross Income	\$627,690	\$700,732	\$559,969
Gross Income per SqFt	\$35.00	\$45.50	\$40.60
Full Market Value	\$3,010,000	\$3,510,000	\$2,810,000
Market Value per SqFt	\$168.00	\$228.00	\$204.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00874-0069	1-00877-0060	1-00876-0021
Address	112 EAST 19 STREET	134 EAST 22 STREET	36 GRAMERCY PARK
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	96	55
Year Built	1913	1977	1909
Gross SqFt	55,049	57,538	61,406
Estimated Gross Income	\$1,871,666	\$2,113,291	\$2,347,707
Gross Income per SqFt	\$34.00	\$36.70	\$38.20
Full Market Value	\$8,970,000	\$10,600,000	\$11,800,000
Market Value per SqFt	\$163.00	\$184.00	\$192.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0008	1-00908-0009	1-00879-0033
Address	105 EAST 19 STREET	207 EAST 27 STREET	155 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	82	58
Year Built	1920	1985	1910
Gross SqFt	26,263	38,465	41,883
Estimated Gross Income	\$892,942	\$1,617,053	\$1,578,342
Gross Income per SqFt	\$34.00	\$42.00	\$37.70
Full Market Value	\$4,280,000	\$8,110,000	\$7,920,000
Market Value per SqFt	\$163.00	\$211.00	\$189.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0019	1-00876-0021	1-00872-0001
Address	81 IRVING PLACE	36 GRAMERCY PARK	36 UNION SQUARE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	103	55	78
Year Built	1930	1909	1963
Gross SqFt	72,501	61,406	65,430
Estimated Gross Income	\$2,465,034	\$2,347,707	\$2,975,419
Gross Income per SqFt	\$34.00	\$38.20	\$45.50
Full Market Value	\$11,800,000	\$11,800,000	\$14,900,000
Market Value per SqFt	\$163.00	\$192.00	\$228.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0025	1-00908-0006	1-00879-0033
Address	82 IRVING PLACE	203 EAST 27 STREET	155 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	42	55	58
Year Built	1950	1920	1910
Gross SqFt	28,500	25,777	41,883
Estimated Gross Income	\$969,000	\$883,632	\$1,578,342
Gross Income per SqFt	\$34.00	\$34.30	\$37.70
Full Market Value	\$4,640,000	\$4,230,000	\$7,920,000
Market Value per SqFt	\$163.00	\$164.00	\$189.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0047	1-00928-0040	1-00878-0004
Address	230 3 AVENUE	320 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	193	213	190
Year Built	1956	1965	1900
Gross SqFt	170,000	153,800	145,299
Estimated Gross Income	\$5,271,250	\$6,188,521	\$5,747,773
Gross Income per SqFt	\$31.00	\$40.20	\$39.60
Full Market Value	\$25,200,000	\$31,000,000	\$28,800,000
Market Value per SqFt	\$148.00	\$202.00	\$198.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0048	1-00902-0017	1-00874-0062
Address	31 GRAMERCY PARK SOUTH	223 EAST 21 STREET	74 IRVING PLACE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	11	12	18
Year Built	1930	1920	1900
Gross SqFt	7,250	6,962	8,100
Estimated Gross Income	\$253,750	\$247,258	\$327,700
Gross Income per SqFt	\$35.00	\$35.50	\$40.50
Full Market Value	\$1,220,000	\$1,180,000	\$1,640,000
Market Value per SqFt	\$168.00	\$169.00	\$202.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0055	1-00876-0021	1-00872-0001
Address	26 GRAMERCY PARK	36 GRAMERCY PARK	36 UNION SQUARE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	78	55	78
Year Built	1903	1909	1963
Gross SqFt	48,234	61,406	65,430
Estimated Gross Income	\$1,639,956	\$2,347,707	\$2,975,419
Gross Income per SqFt	\$34.00	\$38.20	\$45.50
Full Market Value	\$7,860,000	\$11,800,000	\$14,900,000
Market Value per SqFt	\$163.00	\$192.00	\$228.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00875-0056	1-00877-0060	1-00876-0021
Address	24 GRAMERCY PARK	134 EAST 22 STREET	36 GRAMERCY PARK
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	18	96	55
Year Built	1935	1977	1909
Gross SqFt	49,015	57,538	61,406
Estimated Gross Income	\$1,666,510	\$2,113,291	\$2,347,707
Gross Income per SqFt	\$34.00	\$36.70	\$38.20
Full Market Value	\$7,980,000	\$10,600,000	\$11,800,000
Market Value per SqFt	\$163.00	\$184.00	\$192.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-0018	1-00872-0001	1-00902-0030
Address	34 GRAMERCY PARK	36 UNION SQUARE	371 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	45	78	94
Year Built	1909	1963	1930
Gross SqFt	80,000	65,430	77,640
Estimated Gross Income	\$2,560,000	\$2,975,419	\$2,521,897
Gross Income per SqFt	\$32.00	\$45.50	\$32.50
Full Market Value	\$12,300,000	\$14,900,000	\$12,100,000
Market Value per SqFt	\$154.00	\$228.00	\$156.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00876-0026	1-00908-0006	1-00897-0008
Address	38 GRAMERCY PARK	203 EAST 27 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	38	55	61
Year Built	1930	1920	1930
Gross SqFt	21,339	25,777	29,088
Estimated Gross Income	\$725,526	\$883,632	\$954,719
Gross Income per SqFt	\$34.00	\$34.30	\$32.80
Full Market Value	\$3,480,000	\$4,230,000	\$4,570,000
Market Value per SqFt	\$163.00	\$164.00	\$157.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0009	1-00878-0004	1-00896-0048
Address	60 GRAMERCY PARK NORTH	295 PARK AVENUE SOUTH	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	160	190	221
Year Built	1928	1900	1962
Gross SqFt	184,961	145,299	158,505
Estimated Gross Income	\$5,918,752	\$5,747,773	\$4,957,433
Gross Income per SqFt	\$32.00	\$39.60	\$31.30
Full Market Value	\$28,400,000	\$28,800,000	\$23,700,000
Market Value per SqFt	\$154.00	\$198.00	\$150.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0022	1-00872-0001	1-00902-0030
Address	1 LEXINGTON AVENUE	36 UNION SQUARE	371 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	28	78	94
Year Built	1910	1963	1930
Gross SqFt	75,379	65,430	77,640
Estimated Gross Income	\$2,412,128	\$2,975,419	\$2,521,897
Gross Income per SqFt	\$32.00	\$45.50	\$32.50
Full Market Value	\$11,600,000	\$14,900,000	\$12,100,000
Market Value per SqFt	\$154.00	\$228.00	\$156.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0026	1-00872-0001	1-00902-0030
Address	45 GRAMERCY PARK NORTH	36 UNION SQUARE	371 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	42	78	94
Year Built	1927	1963	1930
Gross SqFt	78,382	65,430	77,640
Estimated Gross Income	\$2,508,224	\$2,975,419	\$2,521,897
Gross Income per SqFt	\$32.00	\$45.50	\$32.50
Full Market Value	\$12,000,000	\$14,900,000	\$12,100,000
Market Value per SqFt	\$153.00	\$228.00	\$156.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0030	1-00872-0001	1-00902-0030
Address	44 GRAMERCY PARK NORTH	36 UNION SQUARE	371 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	84	78	94
Year Built	1930	1963	1930
Gross SqFt	87,793	65,430	77,640
Estimated Gross Income	\$2,809,376	\$2,975,419	\$2,521,897
Gross Income per SqFt	\$32.00	\$45.50	\$32.50
Full Market Value	\$13,500,000	\$14,900,000	\$12,100,000
Market Value per SqFt	\$154.00	\$228.00	\$156.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0035	1-00901-0001	1-00873-0027
Address	39A GRAMERCY PARK NORTH	245 3 AVENUE	133 EAST 17 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	25	17	21
Year Built	1930	1960	1925
Gross SqFt	9,400	7,290	9,015
Estimated Gross Income	\$300,800	\$533,837	\$435,720
Gross Income per SqFt	\$32.00	\$73.00	\$48.30
Full Market Value	\$1,440,000	\$2,680,000	\$2,190,000
Market Value per SqFt	\$153.00	\$368.00	\$243.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0042	1-00928-0040	1-00891-0039
Address	39 GRAMERCY PARK NORTH	320 EAST 23 STREET	165 EAST 35 STREET
Neighborhood	GRAMERCY	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	213	131
Year Built	1956	1965	1955
Gross SqFt	99,238	153,800	96,102
Estimated Gross Income	\$3,175,616	\$6,188,521	\$3,066,195
Gross Income per SqFt	\$32.00	\$40.20	\$31.90
Full Market Value	\$15,200,000	\$31,000,000	\$14,700,000
Market Value per SqFt	\$153.00	\$202.00	\$153.00
Distance from Cooperative in miles		0.25	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0067	1-00902-0030	1-00872-0001
Address	7 LEXINGTON AVENUE	371 2 AVENUE	36 UNION SQUARE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	97	94	78
Year Built	1951	1930	1963
Gross SqFt	84,851	77,640	65,430
Estimated Gross Income	\$2,884,934	\$2,521,897	\$2,975,419
Gross Income per SqFt	\$34.00	\$32.50	\$45.50
Full Market Value	\$13,800,000	\$12,100,000	\$14,900,000
Market Value per SqFt	\$163.00	\$156.00	\$228.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0074	1-00878-0004	1-00928-0040
Address	4 LEXINGTON AVENUE	295 PARK AVENUE SOUTH	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	168	190	213
Year Built	1931	1900	1965
Gross SqFt	120,300	145,299	153,800
Estimated Gross Income	\$3,849,600	\$5,747,773	\$6,188,521
Gross Income per SqFt	\$32.00	\$39.60	\$40.20
Full Market Value	\$18,400,000	\$28,800,000	\$31,000,000
Market Value per SqFt	\$153.00	\$198.00	\$202.00
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00877-0084	1-00872-0001	1-00877-0060
Address	102 EAST 22 STREET	36 UNION SQUARE	134 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	94	78	96
Year Built	1928	1963	1977
Gross SqFt	71,151	65,430	57,538
Estimated Gross Income	\$2,561,436	\$2,975,419	\$2,113,291
Gross Income per SqFt	\$36.00	\$45.50	\$36.70
Full Market Value	\$12,800,000	\$14,900,000	\$10,600,000
Market Value per SqFt	\$180.00	\$228.00	\$184.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00880-0019	1-00881-0041	1-00878-0004
Address	50 LEXINGTON AVENUE	344 3 AVENUE	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	191	185	190
Year Built	1987	1997	1900
Gross SqFt	150,340	151,346	145,299
Estimated Gross Income	\$5,588,260	\$5,973,641	\$5,747,773
Gross Income per SqFt	\$37.20	\$39.50	\$39.60
Full Market Value	\$28,000,000	\$30,000,000	\$28,800,000
Market Value per SqFt	\$186.00	\$198.00	\$198.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00880-0042	1-00878-0004	1-00881-0041
Address	330 3 AVENUE	295 PARK AVENUE SOUTH	344 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	208	190	185
Year Built	1964	1900	1997
Gross SqFt	186,201	145,299	151,346
Estimated Gross Income	\$5,864,633	\$5,747,773	\$5,973,641
Gross Income per SqFt	\$31.50	\$39.60	\$39.50
Full Market Value	\$28,100,000	\$28,800,000	\$30,000,000
Market Value per SqFt	\$151.00	\$198.00	\$198.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00881-0047	1-00908-0009	1-00879-0033
Address	160 EAST 26 STREET	207 EAST 27 STREET	155 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	82	58
Year Built	1925	1985	1910
Gross SqFt	31,283	38,465	41,883
Estimated Gross Income	\$1,063,622	\$1,617,053	\$1,578,342
Gross Income per SqFt	\$34.00	\$42.00	\$37.70
Full Market Value	\$5,090,000	\$8,110,000	\$7,920,000
Market Value per SqFt	\$163.00	\$211.00	\$189.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00882-0039	1-00903-0013	1-00896-0015
Address	153 EAST 26 STREET	217 EAST 22 STREET	231 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	15	35	16
Year Built	1905	1920	1915
Gross SqFt	15,800	17,526	13,788
Estimated Gross Income	\$553,000	\$628,320	\$559,969
Gross Income per SqFt	\$35.00	\$35.90	\$40.60
Full Market Value	\$2,650,000	\$3,010,000	\$2,810,000
Market Value per SqFt	\$168.00	\$172.00	\$204.00
Distance from Cooperative in miles		0.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00882-0050	1-00877-0060	1-00876-0021
Address	160 EAST 27 STREET	134 EAST 22 STREET	36 GRAMERCY PARK
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	72	96	55
Year Built	1963	1977	1909
Gross SqFt	69,300	57,538	61,406
Estimated Gross Income	\$2,356,200	\$2,113,291	\$2,347,707
Gross Income per SqFt	\$34.00	\$36.70	\$38.20
Full Market Value	\$11,300,000	\$10,600,000	\$11,800,000
Market Value per SqFt	\$163.00	\$184.00	\$192.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00882-0052	1-00877-0060	1-00872-0001
Address	150 EAST 27 STREET	134 EAST 22 STREET	36 UNION SQUARE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	62	96	78
Year Built	1960	1977	1963
Gross SqFt	47,000	57,538	65,430
Estimated Gross Income	\$1,692,000	\$2,113,291	\$2,975,419
Gross Income per SqFt	\$36.00	\$36.70	\$45.50
Full Market Value	\$8,490,000	\$10,600,000	\$14,900,000
Market Value per SqFt	\$181.00	\$184.00	\$228.00
Distance from Cooperative in miles		0.25	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00883-0058	1-00872-0001	1-00902-0030
Address	140 EAST 28 STREET	36 UNION SQUARE	371 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	107	78	94
Year Built	1931	1963	1930
Gross SqFt	98,359	65,430	77,640
Estimated Gross Income	\$3,147,488	\$2,975,419	\$2,521,897
Gross Income per SqFt	\$32.00	\$45.50	\$32.50
Full Market Value	\$15,100,000	\$14,900,000	\$12,100,000
Market Value per SqFt	\$154.00	\$228.00	\$156.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00884-0001	1-00887-0023	1-00909-0028
Address	407 PARK AVENUE SOUTH	184 LEXINGTON AVENUE	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	151	100	130
Year Built	1984	1984	1978
Gross SqFt	114,407	97,414	108,614
Estimated Gross Income	\$3,661,024	\$4,319,831	\$3,954,234
Gross Income per SqFt	\$32.00	\$44.30	\$36.40
Full Market Value	\$17,500,000	\$21,700,000	\$19,800,000
Market Value per SqFt	\$153.00	\$223.00	\$182.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00884-0027	1-00916-0037	1-00885-0066
Address	137 EAST 28 STREET	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	45	53
Year Built	1927	1960	1945
Gross SqFt	28,617	23,200	28,240
Estimated Gross Income	\$972,978	\$1,095,863	\$1,171,342
Gross Income per SqFt	\$34.00	\$47.20	\$41.50
Full Market Value	\$4,660,000	\$5,500,000	\$5,870,000
Market Value per SqFt	\$163.00	\$237.00	\$208.00
Distance from Cooperative in miles		0.35	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0001	1-00893-0082	1-00909-0028
Address	425 PARK AVENUE SOUTH	106 EAST 38 STREET	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	76	146	130
Year Built	1927	1930	1978
Gross SqFt	109,012	110,949	108,614
Estimated Gross Income	\$3,488,384	\$4,410,689	\$3,954,234
Gross Income per SqFt	\$32.00	\$39.80	\$36.40
Full Market Value	\$16,700,000	\$22,100,000	\$19,800,000
Market Value per SqFt	\$153.00	\$199.00	\$182.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0008	1-00885-0066	1-00916-0037
Address	105 EAST 29 STREET	151 LEXINGTON AVENUE	657 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	53	45
Year Built	1913	1945	1960
Gross SqFt	45,937	28,240	23,200
Estimated Gross Income	\$1,561,858	\$1,171,342	\$1,095,863
Gross Income per SqFt	\$34.00	\$41.50	\$47.20
Full Market Value	\$7,480,000	\$5,870,000	\$5,500,000
Market Value per SqFt	\$163.00	\$208.00	\$237.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0037	1-00886-0041	1-00916-0064
Address	145 EAST 29 STREET	155 EAST 30 STREET	535 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	39	24	23
Year Built	1965	1925	1910
Gross SqFt	15,360	13,000	13,334
Estimated Gross Income	\$522,240	\$612,530	\$559,269
Gross Income per SqFt	\$34.00	\$47.10	\$41.90
Full Market Value	\$2,500,000	\$3,070,000	\$2,800,000
Market Value per SqFt	\$163.00	\$236.00	\$210.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00885-0074	1-00912-0009	1-00909-0020
Address	126 EAST 30 STREET	211 EAST 31 STREET	239 EAST 28 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	16	16	20
Year Built	1900	1915	1920
Gross SqFt	6,880	7,312	9,000
Estimated Gross Income	\$206,400	\$245,711	\$360,499
Gross Income per SqFt	\$30.00	\$33.60	\$40.10
Full Market Value	\$989,000	\$1,180,000	\$1,810,000
Market Value per SqFt	\$144.00	\$161.00	\$201.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-0031	1-00886-0041	1-00916-0064
Address	133 EAST 30 STREET	155 EAST 30 STREET	535 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	24	23
Year Built	1900	1925	1910
Gross SqFt	14,990	13,000	13,334
Estimated Gross Income	\$509,660	\$612,530	\$559,269
Gross Income per SqFt	\$34.00	\$47.10	\$41.90
Full Market Value	\$2,440,000	\$3,070,000	\$2,800,000
Market Value per SqFt	\$163.00	\$236.00	\$210.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00886-0034	1-00892-0037	1-00886-0041
Address	139 EAST 30 STREET	163 EAST 36 STREET	155 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	23	24
Year Built	1910	1910	1925
Gross SqFt	16,290	14,577	13,000
Estimated Gross Income	\$553,860	\$678,202	\$612,530
Gross Income per SqFt	\$34.00	\$46.50	\$47.10
Full Market Value	\$2,650,000	\$3,400,000	\$3,070,000
Market Value per SqFt	\$163.00	\$233.00	\$236.00
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00888-0037	1-00887-0023	1-00893-0082
Address	165 EAST 32 STREET	184 LEXINGTON AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	141	100	146
Year Built	1964	1984	1930
Gross SqFt	133,749	97,414	110,949
Estimated Gross Income	\$4,279,968	\$4,319,831	\$4,410,689
Gross Income per SqFt	\$32.00	\$44.30	\$39.80
Full Market Value	\$20,500,000	\$21,700,000	\$22,100,000
Market Value per SqFt	\$153.00	\$223.00	\$199.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00889-0015	1-00889-0039	1-00893-0082
Address	139 EAST 33 STREET	166 EAST 34 STREET	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	196	223	146
Year Built	1957	1975	1930
Gross SqFt	149,786	182,767	110,949
Estimated Gross Income	\$4,793,152	\$7,949,233	\$4,410,689
Gross Income per SqFt	\$32.00	\$43.50	\$39.80
Full Market Value	\$23,000,000	\$39,900,000	\$22,100,000
Market Value per SqFt	\$154.00	\$218.00	\$199.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0001	1-00889-0039	1-00913-0001
Address	7 PARK AVENUE	166 EAST 34 STREET	471 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	243	223	311
Year Built	1953	1975	1972
Gross SqFt	200,000	182,767	351,560
Estimated Gross Income	\$6,600,000	\$7,949,233	\$12,168,616
Gross Income per SqFt	\$33.00	\$43.50	\$34.60
Full Market Value	\$31,600,000	\$39,900,000	\$58,300,000
Market Value per SqFt	\$158.00	\$218.00	\$166.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0020	1-00913-0001	1-00889-0039
Address	132 EAST 35 STREET	471 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	189	311	223
Year Built	1969	1972	1975
Gross SqFt	205,000	351,560	182,767
Estimated Gross Income	\$6,765,000	\$12,168,616	\$7,949,233
Gross Income per SqFt	\$33.00	\$34.60	\$43.50
Full Market Value	\$32,400,000	\$58,300,000	\$39,900,000
Market Value per SqFt	\$158.00	\$166.00	\$218.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0049	1-00888-0031	1-00858-0014
Address	166 EAST 35 STREET	153 EAST 32 STREET	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	117	71	61
Year Built	1957	1920	1923
Gross SqFt	74,798	62,188	60,110
Estimated Gross Income	\$2,468,334	\$2,367,139	\$2,471,692
Gross Income per SqFt	\$33.00	\$38.10	\$41.10
Full Market Value	\$11,800,000	\$11,900,000	\$12,400,000
Market Value per SqFt	\$158.00	\$191.00	\$206.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00890-0054	1-00860-0015	1-00885-0066
Address	152 EAST 35 STREET	118 MADISON AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	49	13	53
Year Built	1930	1920	1945
Gross SqFt	28,250	34,545	28,240
Estimated Gross Income	\$960,500	\$1,348,000	\$1,171,342
Gross Income per SqFt	\$34.00	\$39.00	\$41.50
Full Market Value	\$4,600,000	\$6,760,000	\$5,870,000
Market Value per SqFt	\$163.00	\$196.00	\$208.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0001	1-00916-0037	1-00860-0024
Address	23 PARK AVENUE	657 2 AVENUE	27 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	17	45	35
Year Built	1890	1960	1925
Gross SqFt	24,898	23,200	21,095
Estimated Gross Income	\$846,532	\$1,095,863	\$752,400
Gross Income per SqFt	\$34.00	\$47.20	\$35.70
Full Market Value	\$4,050,000	\$5,500,000	\$3,600,000
Market Value per SqFt	\$163.00	\$237.00	\$171.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0003	1-00889-0039	1-00893-0082
Address	35 PARK AVENUE	166 EAST 34 STREET	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	150	223	146
Year Built	1955	1975	1930
Gross SqFt	153,693	182,767	110,949
Estimated Gross Income	\$4,918,176	\$7,949,233	\$4,410,689
Gross Income per SqFt	\$32.00	\$43.50	\$39.80
Full Market Value	\$23,600,000	\$39,900,000	\$22,100,000
Market Value per SqFt	\$154.00	\$218.00	\$199.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0023	1-00885-0066	1-00860-0015
Address	264 LEXINGTON AVENUE	151 LEXINGTON AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	35	53	13
Year Built	1924	1945	1920
Gross SqFt	35,734	28,240	34,545
Estimated Gross Income	\$1,214,956	\$1,171,342	\$1,348,000
Gross Income per SqFt	\$34.00	\$41.50	\$39.00
Full Market Value	\$5,820,000	\$5,870,000	\$6,760,000
Market Value per SqFt	\$163.00	\$208.00	\$196.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0059	1-00885-0066	1-00860-0024
Address	144 EAST 36 STREET	151 LEXINGTON AVENUE	27 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	38	53	35
Year Built	1916	1945	1925
Gross SqFt	39,100	28,240	21,095
Estimated Gross Income	\$1,329,400	\$1,171,342	\$752,400
Gross Income per SqFt	\$34.00	\$41.50	\$35.70
Full Market Value	\$6,370,000	\$5,870,000	\$3,600,000
Market Value per SqFt	\$163.00	\$208.00	\$171.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0062	1-00916-0037	1-00860-0024
Address	138 EAST 36 STREET	657 2 AVENUE	27 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	31	45	35
Year Built	1916	1960	1925
Gross SqFt	40,966	23,200	21,095
Estimated Gross Income	\$1,392,844	\$1,095,863	\$752,400
Gross Income per SqFt	\$34.00	\$47.20	\$35.70
Full Market Value	\$6,670,000	\$5,500,000	\$3,600,000
Market Value per SqFt	\$163.00	\$237.00	\$171.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0066	1-00890-0005	1-00888-0031
Address	271 LEXINGTON AVENUE	15 PARK AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	77	102	71
Year Built	1924	1924	1920
Gross SqFt	72,659	71,115	62,188
Estimated Gross Income	\$2,397,747	\$3,321,360	\$2,367,139
Gross Income per SqFt	\$33.00	\$46.70	\$38.10
Full Market Value	\$11,500,000	\$16,700,000	\$11,900,000
Market Value per SqFt	\$158.00	\$235.00	\$191.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0077	1-00888-0031	
Address	120 EAST 36 STREET	153 EAST 32 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	103	71	
Year Built	1957	1920	
Gross SqFt	77,193	62,188	
Estimated Gross Income	\$2,547,369	\$2,367,139	
Gross Income per SqFt	\$33.00	\$38.10	
Full Market Value	\$12,200,000	\$11,900,000	
Market Value per SqFt	\$158.00	\$191.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00891-0083	1-00916-0037	1-00860-0015
Address	110 EAST 36 STREET	657 2 AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	63	45	13
Year Built	1958	1960	1920
Gross SqFt	40,000	23,200	34,545
Estimated Gross Income	\$1,360,000	\$1,095,863	\$1,348,000
Gross Income per SqFt	\$34.00	\$47.20	\$39.00
Full Market Value	\$6,510,000	\$5,500,000	\$6,760,000
Market Value per SqFt	\$163.00	\$237.00	\$196.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0020	1-00890-0005	1-00888-0031
Address	288 LEXINGTON AVENUE	15 PARK AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	100	102	71
Year Built	1955	1924	1920
Gross SqFt	65,532	71,115	62,188
Estimated Gross Income	\$2,424,684	\$3,321,360	\$2,367,139
Gross Income per SqFt	\$37.00	\$46.70	\$38.10
Full Market Value	\$12,200,000	\$16,700,000	\$11,900,000
Market Value per SqFt	\$186.00	\$235.00	\$191.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0025	1-00893-0082	1-00909-0028
Address	273 LEXINGTON AVENUE	106 EAST 38 STREET	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	117	146	130
Year Built	1966	1930	1978
Gross SqFt	129,964	110,949	108,614
Estimated Gross Income	\$4,158,848	\$4,410,689	\$3,954,234
Gross Income per SqFt	\$32.00	\$39.80	\$36.40
Full Market Value	\$19,900,000	\$22,100,000	\$19,800,000
Market Value per SqFt	\$153.00	\$199.00	\$182.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0062	1-00909-0028	1-00893-0082
Address	137 EAST 36 STREET	501 2 AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	112	130	146
Year Built	1974	1978	1930
Gross SqFt	107,504	108,614	110,949
Estimated Gross Income	\$3,440,128	\$3,954,234	\$4,410,689
Gross Income per SqFt	\$32.00	\$36.40	\$39.80
Full Market Value	\$16,500,000	\$19,800,000	\$22,100,000
Market Value per SqFt	\$153.00	\$182.00	\$199.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00892-0080	1-00892-0037	1-00886-0041
Address	104 EAST 37 STREET	163 EAST 36 STREET	155 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	29	23	24
Year Built	1938	1910	1925
Gross SqFt	14,912	14,577	13,000
Estimated Gross Income	\$507,008	\$678,202	\$612,530
Gross Income per SqFt	\$34.00	\$46.50	\$47.10
Full Market Value	\$2,430,000	\$3,400,000	\$3,070,000
Market Value per SqFt	\$163.00	\$233.00	\$236.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0002	1-00916-0037	1-00885-0066
Address	55 PARK AVENUE	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	33	45	53
Year Built	1923	1960	1945
Gross SqFt	37,262	23,200	28,240
Estimated Gross Income	\$1,266,908	\$1,095,863	\$1,171,342
Gross Income per SqFt	\$34.00	\$47.20	\$41.50
Full Market Value	\$6,070,000	\$5,500,000	\$5,870,000
Market Value per SqFt	\$163.00	\$237.00	\$208.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0014	1-00916-0037	1-00885-0066
Address	117 EAST 37 STREET	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	62	45	53
Year Built	1954	1960	1945
Gross SqFt	32,150	23,200	28,240
Estimated Gross Income	\$1,093,100	\$1,095,863	\$1,171,342
Gross Income per SqFt	\$34.00	\$47.20	\$41.50
Full Market Value	\$5,240,000	\$5,500,000	\$5,870,000
Market Value per SqFt	\$163.00	\$237.00	\$208.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0017	1-00888-0031	1-00890-0005
Address	296 LEXINGTON AVENUE	153 EAST 32 STREET	15 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	97	71	102
Year Built	1940	1920	1924
Gross SqFt	75,273	62,188	71,115
Estimated Gross Income	\$2,634,555	\$2,367,139	\$3,321,360
Gross Income per SqFt	\$35.00	\$38.10	\$46.70
Full Market Value	\$12,600,000	\$11,900,000	\$16,700,000
Market Value per SqFt	\$167.00	\$191.00	\$235.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0020	1-00893-0082	1-00909-0028
Address	302 LEXINGTON AVENUE	106 EAST 38 STREET	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	129	146	130
Year Built	1959	1930	1978
Gross SqFt	115,914	110,949	108,614
Estimated Gross Income	\$4,056,990	\$4,410,689	\$3,954,234
Gross Income per SqFt	\$35.00	\$39.80	\$36.40
Full Market Value	\$19,400,000	\$22,100,000	\$19,800,000
Market Value per SqFt	\$167.00	\$199.00	\$182.00
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00893-0041	1-00913-0001	1-00889-0039
Address	560 3 AVENUE	471 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	272	311	223
Year Built	1975	1972	1975
Gross SqFt	329,706	351,560	182,767
Estimated Gross Income	\$10,550,592	\$12,168,616	\$7,949,233
Gross Income per SqFt	\$32.00	\$34.60	\$43.50
Full Market Value	\$50,500,000	\$58,300,000	\$39,900,000
Market Value per SqFt	\$153.00	\$166.00	\$218.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-0001	1-00890-0005	1-00888-0031
Address	67 PARK AVENUE	15 PARK AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	73	102	71
Year Built	1922	1924	1920
Gross SqFt	78,983	71,115	62,188
Estimated Gross Income	\$2,606,439	\$3,321,360	\$2,367,139
Gross Income per SqFt	\$33.00	\$46.70	\$38.10
Full Market Value	\$12,500,000	\$16,700,000	\$11,900,000
Market Value per SqFt	\$158.00	\$235.00	\$191.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00894-0006	1-00916-0037	1-00885-0066
Address	105 EAST 38 STREET	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	27	45	53
Year Built	1924	1960	1945
Gross SqFt	23,944	23,200	28,240
Estimated Gross Income	\$814,096	\$1,095,863	\$1,171,342
Gross Income per SqFt	\$34.00	\$47.20	\$41.50
Full Market Value	\$3,900,000	\$5,500,000	\$5,870,000
Market Value per SqFt	\$163.00	\$237.00	\$208.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00895-0031	1-00916-0037	1-00885-0066
Address	135 EAST 39 STREET	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	45	53
Year Built	1930	1960	1945
Gross SqFt	26,070	23,200	28,240
Estimated Gross Income	\$886,380	\$1,095,863	\$1,171,342
Gross Income per SqFt	\$34.00	\$47.20	\$41.50
Full Market Value	\$4,250,000	\$5,500,000	\$5,870,000
Market Value per SqFt	\$163.00	\$237.00	\$208.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00895-0066	1-00890-0005	1-00888-0031
Address	140 EAST 40 STREET	15 PARK AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	99	102	71
Year Built	1931	1924	1920
Gross SqFt	58,280	71,115	62,188
Estimated Gross Income	\$1,864,960	\$3,321,360	\$2,367,139
Gross Income per SqFt	\$32.00	\$46.70	\$38.10
Full Market Value	\$8,930,000	\$16,700,000	\$11,900,000
Market Value per SqFt	\$153.00	\$235.00	\$191.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0013	1-00883-0046	1-00896-0008
Address	227 EAST 14 STREET	380 3 AVENUE	207 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	17	21
Year Built	1900	1930	1900
Gross SqFt	11,935	11,750	11,855
Estimated Gross Income	\$310,310	\$542,890	\$488,077
Gross Income per SqFt	\$26.00	\$46.20	\$41.20
Full Market Value	\$726,000	\$2,720,000	\$2,450,000
Market Value per SqFt	\$61.00	\$231.00	\$207.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0014	1-00883-0046	1-00896-0008
Address	229 EAST 14 STREET	380 3 AVENUE	207 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	17	21
Year Built	1900	1930	1900
Gross SqFt	11,935	11,750	11,855
Estimated Gross Income	\$310,310	\$542,890	\$488,077
Gross Income per SqFt	\$26.00	\$46.20	\$41.20
Full Market Value	\$726,000	\$2,720,000	\$2,450,000
Market Value per SqFt	\$61.00	\$231.00	\$207.00
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0032	1-00881-0041	1-00928-0040
Address	230 EAST 15 STREET	344 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	175	185	213
Year Built	1961	1997	1965
Gross SqFt	116,191	151,346	153,800
Estimated Gross Income	\$3,718,112	\$5,973,641	\$6,188,521
Gross Income per SqFt	\$32.00	\$39.50	\$40.20
Full Market Value	\$17,800,000	\$30,000,000	\$31,000,000
Market Value per SqFt	\$153.00	\$198.00	\$202.00
Distance from Cooperative in miles		0.55	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00896-0039	1-00928-0040	1-00881-0041
Address	210 EAST 15 STREET	320 EAST 23 STREET	344 3 AVENUE
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	188	213	185
Year Built	1963	1965	1997
Gross SqFt	136,191	153,800	151,346
Estimated Gross Income	\$4,358,112	\$6,188,521	\$5,973,641
Gross Income per SqFt	\$32.00	\$40.20	\$39.50
Full Market Value	\$20,900,000	\$31,000,000	\$30,000,000
Market Value per SqFt	\$153.00	\$202.00	\$198.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0001	1-00872-0001	1-00876-0021
Address	147 3 AVENUE	36 UNION SQUARE	36 GRAMERCY PARK
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	55	78	55
Year Built	1960	1963	1909
Gross SqFt	58,000	65,430	61,406
Estimated Gross Income	\$2,030,000	\$2,975,419	\$2,347,707
Gross Income per SqFt	\$35.00	\$45.50	\$38.20
Full Market Value	\$9,720,000	\$14,900,000	\$11,800,000
Market Value per SqFt	\$168.00	\$228.00	\$192.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0035	1-00928-0040	1-00878-0004
Address	157 3 AVENUE	320 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	399	213	190
Year Built	1930	1965	1900
Gross SqFt	151,832	153,800	145,299
Estimated Gross Income	\$5,162,288	\$6,188,521	\$5,747,773
Gross Income per SqFt	\$34.00	\$40.20	\$39.60
Full Market Value	\$24,700,000	\$31,000,000	\$28,800,000
Market Value per SqFt	\$163.00	\$202.00	\$198.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0065	1-00902-0017	1-00874-0062
Address	220 EAST 17 STREET	223 EAST 21 STREET	74 IRVING PLACE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	12	18
Year Built	1930	1920	1900
Gross SqFt	4,332	6,962	8,100
Estimated Gross Income	\$151,620	\$247,258	\$327,700
Gross Income per SqFt	\$35.00	\$35.50	\$40.50
Full Market Value	\$726,000	\$1,180,000	\$1,640,000
Market Value per SqFt	\$168.00	\$169.00	\$202.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00897-0069	1-00907-0041	1-00905-0042
Address	210 EAST 17 STREET	230 EAST 27 STREET	230 EAST 25 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	24	38
Year Built	1903	1940	1905
Gross SqFt	16,278	18,570	17,364
Estimated Gross Income	\$569,730	\$653,880	\$636,952
Gross Income per SqFt	\$35.00	\$35.20	\$36.70
Full Market Value	\$2,730,000	\$3,130,000	\$3,190,000
Market Value per SqFt	\$168.00	\$169.00	\$184.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-0001	1-00881-0041	1-00896-0048
Address	195 3 AVENUE	344 3 AVENUE	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	277	185	221
Year Built	1973	1997	1962
Gross SqFt	250,220	151,346	158,505
Estimated Gross Income	\$7,997,176	\$5,973,641	\$4,957,433
Gross Income per SqFt	\$32.00	\$39.50	\$31.30
Full Market Value	\$38,300,000	\$30,000,000	\$23,700,000
Market Value per SqFt	\$153.00	\$198.00	\$150.00
Distance from Cooperative in miles		0.40	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-0021	1-00901-0001	
Address	237 EAST 17 STREET	245 3 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	15	17	
Year Built	1920	1960	
Gross SqFt	6,233	7,290	
Estimated Gross Income	\$199,456	\$533,837	
Gross Income per SqFt	\$32.00	\$73.00	
Full Market Value	\$955,000	\$2,680,000	
Market Value per SqFt	\$153.00	\$368.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00898-0039	1-00908-0006	1-00873-0028
Address	232 EAST 18 STREET	203 EAST 27 STREET	135 EAST 17 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	55	45
Year Built	1945	1920	1963
Gross SqFt	21,000	25,777	22,512
Estimated Gross Income	\$714,000	\$883,632	\$755,500
Gross Income per SqFt	\$34.00	\$34.30	\$33.60
Full Market Value	\$3,420,000	\$4,230,000	\$3,620,000
Market Value per SqFt	\$163.00	\$164.00	\$161.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00899-0001	1-00881-0041	1-00896-0048
Address	205 3 AVENUE	344 3 AVENUE	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	330	185	221
Year Built	1964	1997	1962
Gross SqFt	358,898	151,346	158,505
Estimated Gross Income	\$11,301,852	\$5,973,641	\$4,957,433
Gross Income per SqFt	\$31.50	\$39.50	\$31.30
Full Market Value	\$54,100,000	\$30,000,000	\$23,700,000
Market Value per SqFt	\$151.00	\$198.00	\$150.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00899-0008	1-00928-0040	1-00891-0039
Address	211 EAST 18 STREET	320 EAST 23 STREET	165 EAST 35 STREET
Neighborhood	GRAMERCY	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	124	213	131
Year Built	1958	1965	1955
Gross SqFt	111,396	153,800	96,102
Estimated Gross Income	\$3,361,272	\$6,188,521	\$3,066,195
Gross Income per SqFt	\$30.20	\$40.20	\$31.90
Full Market Value	\$16,100,000	\$31,000,000	\$14,700,000
Market Value per SqFt	\$145.00	\$202.00	\$153.00
Distance from Cooperative in miles		0.25	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00899-0032	1-00881-0041	1-00878-0004
Address	323 2 AVENUE	344 3 AVENUE	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	127	185	190
Year Built	1929	1997	1900
Gross SqFt	138,470	151,346	145,299
Estimated Gross Income	\$4,431,040	\$5,973,641	\$5,747,773
Gross Income per SqFt	\$32.00	\$39.50	\$39.60
Full Market Value	\$21,200,000	\$30,000,000	\$28,800,000
Market Value per SqFt	\$153.00	\$198.00	\$198.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00901-0052	1-00897-0071	1-00903-0013
Address	210 EAST 21 STREET	206 EAST 17 STREET	217 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	32	27	35
Year Built	1910	1910	1920
Gross SqFt	14,673	15,416	17,526
Estimated Gross Income	\$513,555	\$700,732	\$628,320
Gross Income per SqFt	\$35.00	\$45.50	\$35.90
Full Market Value	\$2,460,000	\$3,510,000	\$3,010,000
Market Value per SqFt	\$168.00	\$228.00	\$172.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00902-0001	1-00881-0041	1-00896-0048
Address	267 3 AVENUE	344 3 AVENUE	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	265	185	221
Year Built	1962	1997	1962
Gross SqFt	275,900	151,346	158,505
Estimated Gross Income	\$8,856,650	\$5,973,641	\$4,957,433
Gross Income per SqFt	\$32.10	\$39.50	\$31.30
Full Market Value	\$42,400,000	\$30,000,000	\$23,700,000
Market Value per SqFt	\$154.00	\$198.00	\$150.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00902-0009	1-00908-0006	1-00897-0008
Address	207 EAST 21 STREET	203 EAST 27 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	40	55	61
Year Built	1930	1920	1930
Gross SqFt	22,476	25,777	29,088
Estimated Gross Income	\$764,184	\$883,632	\$954,719
Gross Income per SqFt	\$34.00	\$34.30	\$32.80
Full Market Value	\$3,660,000	\$4,230,000	\$4,570,000
Market Value per SqFt	\$163.00	\$164.00	\$157.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00904-0029	1-00907-0041	1-00905-0042
Address	411 2 AVENUE	230 EAST 27 STREET	230 EAST 25 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	40	24	38
Year Built	1950	1940	1905
Gross SqFt	25,259	18,570	17,364
Estimated Gross Income	\$884,065	\$653,880	\$636,952
Gross Income per SqFt	\$35.00	\$35.20	\$36.70
Full Market Value	\$4,230,000	\$3,130,000	\$3,190,000
Market Value per SqFt	\$167.00	\$169.00	\$184.00
Distance from Cooperative in miles		0.15	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00904-0039	1-00896-0015	1-00903-0013
Address	222 EAST 24 STREET	231 EAST 14 STREET	217 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	11	16	35
Year Built	1900	1915	1920
Gross SqFt	13,675	13,788	17,526
Estimated Gross Income	\$478,625	\$559,969	\$628,320
Gross Income per SqFt	\$35.00	\$40.60	\$35.90
Full Market Value	\$2,290,000	\$2,810,000	\$3,010,000
Market Value per SqFt	\$167.00	\$204.00	\$172.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00904-0050	1-00881-0041	1-00878-0004
Address	309 3 AVENUE	344 3 AVENUE	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	167	185	190
Year Built	1972	1997	1900
Gross SqFt	158,337	151,346	145,299
Estimated Gross Income	\$5,299,000	\$5,973,641	\$5,747,773
Gross Income per SqFt	\$33.50	\$39.50	\$39.60
Full Market Value	\$25,400,000	\$30,000,000	\$28,800,000
Market Value per SqFt	\$160.00	\$198.00	\$198.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00905-0006	1-00928-0040	1-00878-0004
Address	205 EAST 24 STREET	320 EAST 23 STREET	295 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	180	213	190
Year Built	1976	1965	1900
Gross SqFt	126,798	153,800	145,299
Estimated Gross Income	\$4,057,536	\$6,188,521	\$5,747,773
Gross Income per SqFt	\$32.00	\$40.20	\$39.60
Full Market Value	\$19,400,000	\$31,000,000	\$28,800,000
Market Value per SqFt	\$153.00	\$202.00	\$198.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00905-0026	1-00878-0004	1-00928-0040
Address	421 2 AVENUE	295 PARK AVENUE SOUTH	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	167	190	213
Year Built	1963	1900	1965
Gross SqFt	112,641	145,299	153,800
Estimated Gross Income	\$3,604,512	\$5,747,773	\$6,188,521
Gross Income per SqFt	\$32.00	\$39.60	\$40.20
Full Market Value	\$17,300,000	\$28,800,000	\$31,000,000
Market Value per SqFt	\$154.00	\$198.00	\$202.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00906-0001	1-00878-0004	1-00881-0041
Address	341 3 AVENUE	295 PARK AVENUE SOUTH	344 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	166	190	185
Year Built	1965	1900	1997
Gross SqFt	161,931	145,299	151,346
Estimated Gross Income	\$6,153,378	\$5,747,773	\$5,973,641
Gross Income per SqFt	\$38.00	\$39.60	\$39.50
Full Market Value	\$30,900,000	\$28,800,000	\$30,000,000
Market Value per SqFt	\$191.00	\$198.00	\$198.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00906-0024	1-00878-0004	1-00881-0041
Address	441 2 AVENUE	295 PARK AVENUE SOUTH	344 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	185	190	185
Year Built	1964	1900	1997
Gross SqFt	190,000	145,299	151,346
Estimated Gross Income	\$7,220,000	\$5,747,773	\$5,973,641
Gross Income per SqFt	\$38.00	\$39.60	\$39.50
Full Market Value	\$36,200,000	\$28,800,000	\$30,000,000
Market Value per SqFt	\$191.00	\$198.00	\$198.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00907-0043	1-00907-0021	1-00908-0022
Address	226 EAST 27 STREET	235 EAST 26 STREET	235 EAST 27 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	20
Year Built	1920	1920	1920
Gross SqFt	9,620	10,045	9,685
Estimated Gross Income	\$336,700	\$243,390	\$339,034
Gross Income per SqFt	\$35.00	\$24.23	\$35.00
Full Market Value	\$1,610,000	\$1,060,000	\$1,620,000
Market Value per SqFt	\$167.00	\$106.00	\$167.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00907-0056	1-00881-0041	1-00928-0040
Address	200 EAST 27 STREET	344 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	284	185	213
Year Built	1965	1997	1965
Gross SqFt	233,320	151,346	153,800
Estimated Gross Income	\$7,466,240	\$5,973,641	\$6,188,521
Gross Income per SqFt	\$32.00	\$39.50	\$40.20
Full Market Value	\$35,800,000	\$30,000,000	\$31,000,000
Market Value per SqFt	\$153.00	\$198.00	\$202.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00908-0037	1-00897-0071	1-00896-0015
Address	236 EAST 28 STREET	206 EAST 17 STREET	231 EAST 14 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	31	27	16
Year Built	1920	1910	1915
Gross SqFt	14,981	15,416	13,788
Estimated Gross Income	\$524,335	\$700,732	\$559,969
Gross Income per SqFt	\$35.00	\$45.50	\$40.60
Full Market Value	\$2,510,000	\$3,510,000	\$2,810,000
Market Value per SqFt	\$168.00	\$228.00	\$204.00
Distance from Cooperative in miles		0.55	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00908-0047	1-00872-0001	1-00877-0060
Address	208 EAST 28 STREET	36 UNION SQUARE	134 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	70	78	96
Year Built	1940	1963	1977
Gross SqFt	50,000	65,430	57,538
Estimated Gross Income	\$1,750,000	\$2,975,419	\$2,113,291
Gross Income per SqFt	\$35.00	\$45.50	\$36.70
Full Market Value	\$8,380,000	\$14,900,000	\$10,600,000
Market Value per SqFt	\$168.00	\$228.00	\$184.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00909-0001	1-00913-0001	1-00889-0039
Address	407 3 AVENUE	471 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	264	311	223
Year Built	1964	1972	1975
Gross SqFt	253,489	351,560	182,767
Estimated Gross Income	\$8,365,137	\$12,168,616	\$7,949,233
Gross Income per SqFt	\$33.00	\$34.60	\$43.50
Full Market Value	\$40,100,000	\$58,300,000	\$39,900,000
Market Value per SqFt	\$158.00	\$166.00	\$218.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00909-0015	1-00916-0037	1-00860-0015
Address	229 EAST 28 STREET	657 2 AVENUE	118 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	84	45	13
Year Built	1962	1960	1920
Gross SqFt	44,912	23,200	34,545
Estimated Gross Income	\$1,527,008	\$1,095,863	\$1,348,000
Gross Income per SqFt	\$34.00	\$47.20	\$39.00
Full Market Value	\$7,310,000	\$5,500,000	\$6,760,000
Market Value per SqFt	\$163.00	\$237.00	\$196.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00909-0045	1-00886-0041	1-00916-0064
Address	218 EAST 29 STREET	155 EAST 30 STREET	535 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	24	23
Year Built	1984	1925	1910
Gross SqFt	14,575	13,000	13,334
Estimated Gross Income	\$495,550	\$612,530	\$559,269
Gross Income per SqFt	\$34.00	\$47.10	\$41.90
Full Market Value	\$2,370,000	\$3,070,000	\$2,800,000
Market Value per SqFt	\$163.00	\$236.00	\$210.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0012	1-00911-0028	1-00909-0049
Address	215 EAST 29 STREET	249 EAST 30 STREET	210 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	20	12	24
Year Built	1936	1917	1900
Gross SqFt	9,280	9,650	10,227
Estimated Gross Income	\$315,520	\$463,816	\$494,500
Gross Income per SqFt	\$34.00	\$48.10	\$48.40
Full Market Value	\$1,510,000	\$2,330,000	\$2,480,000
Market Value per SqFt	\$163.00	\$241.00	\$242.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0014	1-00888-0031	1-00887-0014
Address	229 EAST 29 STREET	153 EAST 32 STREET	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	113	71	96
Year Built	1940	1920	1930
Gross SqFt	55,737	62,188	58,321
Estimated Gross Income	\$1,783,584	\$2,367,139	\$2,187,633
Gross Income per SqFt	\$32.00	\$38.10	\$37.50
Full Market Value	\$8,540,000	\$11,900,000	\$11,000,000
Market Value per SqFt	\$153.00	\$191.00	\$189.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0039	1-00909-0049	
Address	244 EAST 30 STREET	210 EAST 29 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	11	24	
Year Built	1900	1900	
Gross SqFt	7,495	10,227	
Estimated Gross Income	\$254,830	\$494,500	
Gross Income per SqFt	\$34.00	\$48.40	
Full Market Value	\$1,220,000	\$2,480,000	
Market Value per SqFt	\$163.00	\$242.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00910-0041	1-00916-0037	1-00885-0066
Address	240 EAST 30 STREET	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	45	53
Year Built	1935	1960	1945
Gross SqFt	24,090	23,200	28,240
Estimated Gross Income	\$819,060	\$1,095,863	\$1,171,342
Gross Income per SqFt	\$34.00	\$47.20	\$41.50
Full Market Value	\$3,920,000	\$5,500,000	\$5,870,000
Market Value per SqFt	\$163.00	\$237.00	\$208.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00912-0043	1-00911-0028	1-00909-0049
Address	240 EAST 32 STREET	249 EAST 30 STREET	210 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	20	12	24
Year Built	1930	1917	1900
Gross SqFt	10,275	9,650	10,227
Estimated Gross Income	\$349,350	\$463,816	\$494,500
Gross Income per SqFt	\$34.00	\$48.10	\$48.40
Full Market Value	\$1,670,000	\$2,330,000	\$2,480,000
Market Value per SqFt	\$163.00	\$241.00	\$242.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00913-0028	1-00889-0039	1-00913-0001
Address	251 EAST 32 STREET	166 EAST 34 STREET	471 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	223	311
Year Built	1964	1975	1972
Gross SqFt	175,000	182,767	351,560
Estimated Gross Income	\$5,600,000	\$7,949,233	\$12,168,616
Gross Income per SqFt	\$32.00	\$43.50	\$34.60
Full Market Value	\$26,800,000	\$39,900,000	\$58,300,000
Market Value per SqFt	\$153.00	\$218.00	\$166.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00915-0038	1-00909-0028	1-00893-0082
Address	240 EAST 35 STREET	501 2 AVENUE	106 EAST 38 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	121	130	146
Year Built	1955	1978	1930
Gross SqFt	91,745	108,614	110,949
Estimated Gross Income	\$2,935,840	\$3,954,234	\$4,410,689
Gross Income per SqFt	\$32.00	\$36.40	\$39.80
Full Market Value	\$14,100,000	\$19,800,000	\$22,100,000
Market Value per SqFt	\$154.00	\$182.00	\$199.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00915-0044	1-00912-0009	1-00909-0020
Address	234 EAST 35 STREET	211 EAST 31 STREET	239 EAST 28 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	11	16	20
Year Built	1920	1915	1920
Gross SqFt	6,876	7,312	9,000
Estimated Gross Income	\$206,280	\$245,711	\$360,499
Gross Income per SqFt	\$30.00	\$33.60	\$40.10
Full Market Value	\$988,000	\$1,180,000	\$1,810,000
Market Value per SqFt	\$144.00	\$161.00	\$201.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00915-0046	1-00858-0014	1-00887-0014
Address	222 EAST 35 STREET	80 MADISON AVENUE	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	59	61	96
Year Built	1942	1923	1930
Gross SqFt	50,796	60,110	58,321
Estimated Gross Income	\$1,625,472	\$2,471,692	\$2,187,633
Gross Income per SqFt	\$32.00	\$41.10	\$37.50
Full Market Value	\$7,790,000	\$12,400,000	\$11,000,000
Market Value per SqFt	\$153.00	\$206.00	\$189.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0009	1-00890-0005	1-00887-0014
Address	211 EAST 35 STREET	15 PARK AVENUE	121 EAST 31 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	76	102	96
Year Built	1929	1924	1930
Gross SqFt	57,834	71,115	58,321
Estimated Gross Income	\$1,850,688	\$3,321,360	\$2,187,633
Gross Income per SqFt	\$32.00	\$46.70	\$37.50
Full Market Value	\$8,860,000	\$16,700,000	\$11,000,000
Market Value per SqFt	\$153.00	\$235.00	\$189.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0023	1-00887-0023	1-00909-0028
Address	245 EAST 35 STREET	184 LEXINGTON AVENUE	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	117	100	130
Year Built	1963	1984	1978
Gross SqFt	82,014	97,414	108,614
Estimated Gross Income	\$2,624,448	\$4,319,831	\$3,954,234
Gross Income per SqFt	\$32.00	\$44.30	\$36.40
Full Market Value	\$12,600,000	\$21,700,000	\$19,800,000
Market Value per SqFt	\$154.00	\$223.00	\$182.00
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0055	1-00890-0005	1-00888-0031
Address	210 EAST 36 STREET	15 PARK AVENUE	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	104	102	71
Year Built	1960	1924	1920
Gross SqFt	61,839	71,115	62,188
Estimated Gross Income	\$1,978,848	\$3,321,360	\$2,367,139
Gross Income per SqFt	\$32.00	\$46.70	\$38.10
Full Market Value	\$9,480,000	\$16,700,000	\$11,900,000
Market Value per SqFt	\$153.00	\$235.00	\$191.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00916-0061	1-00893-0082	1-00909-0028
Address	537 3 AVENUE	106 EAST 38 STREET	501 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	153	146	130
Year Built	1955	1930	1978
Gross SqFt	118,467	110,949	108,614
Estimated Gross Income	\$3,790,944	\$4,410,689	\$3,954,234
Gross Income per SqFt	\$32.00	\$39.80	\$36.40
Full Market Value	\$18,200,000	\$22,100,000	\$19,800,000
Market Value per SqFt	\$154.00	\$199.00	\$182.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00917-0017	1-00913-0001	1-00889-0039
Address	225 EAST 36 STREET	471 3 AVENUE	166 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	286	311	223
Year Built	1963	1972	1975
Gross SqFt	204,638	351,560	182,767
Estimated Gross Income	\$6,548,416	\$12,168,616	\$7,949,233
Gross Income per SqFt	\$32.00	\$34.60	\$43.50
Full Market Value	\$31,400,000	\$58,300,000	\$39,900,000
Market Value per SqFt	\$153.00	\$166.00	\$218.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00918-0001	1-00909-0028	
Address	561 3 AVENUE	501 2 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	108	130	
Year Built	1960	1978	
Gross SqFt	82,826	108,614	
Estimated Gross Income	\$2,650,432	\$3,954,234	
Gross Income per SqFt	\$32.00	\$36.40	
Full Market Value	\$12,700,000	\$19,800,000	
Market Value per SqFt	\$153.00	\$182.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00918-0025	1-00885-0066	1-00916-0037
Address	685 2 AVENUE	151 LEXINGTON AVENUE	657 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	47	53	45
Year Built	1942	1945	1960
Gross SqFt	45,300	28,240	23,200
Estimated Gross Income	\$1,540,200	\$1,171,342	\$1,095,863
Gross Income per SqFt	\$34.00	\$41.50	\$47.20
Full Market Value	\$7,380,000	\$5,870,000	\$5,500,000
Market Value per SqFt	\$163.00	\$208.00	\$237.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00918-0035	1-00916-0037	1-00885-0066
Address	699 2 AVENUE	657 2 AVENUE	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	44	45	53
Year Built	1955	1960	1945
Gross SqFt	30,662	23,200	28,240
Estimated Gross Income	\$1,042,508	\$1,095,863	\$1,171,342
Gross Income per SqFt	\$34.00	\$47.20	\$41.50
Full Market Value	\$4,990,000	\$5,500,000	\$5,870,000
Market Value per SqFt	\$163.00	\$237.00	\$208.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00921-0019	1-00934-0015	1-00944-0010
Address	333 EAST 14 STREET	332 EAST 28 STREET	330 EAST 39 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	210	224	511
Year Built	1965	1979	1980
Gross SqFt	173,630	165,739	438,635
Estimated Gross Income	\$6,597,940	\$5,888,713	\$19,195,940
Gross Income per SqFt	\$38.00	\$35.50	\$43.80
Full Market Value	\$33,100,000	\$28,200,000	\$96,300,000
Market Value per SqFt	\$191.00	\$170.00	\$220.00
Distance from Cooperative in miles		0.65	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00924-0013	1-00897-0008	1-00940-0017
Address	317 EAST 18 STREET	207 EAST 15 STREET	327 EAST 34 STREET
Neighborhood	KIPS BAY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	61	29
Year Built	1920	1930	1920
Gross SqFt	14,292	29,088	21,000
Estimated Gross Income	\$485,928	\$954,719	\$676,110
Gross Income per SqFt	\$34.00	\$32.80	\$32.20
Full Market Value	\$2,330,000	\$4,570,000	\$3,240,000
Market Value per SqFt	\$163.00	\$157.00	\$154.00
Distance from Cooperative in miles		0.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00927-0015	1-00927-0032	1-00939-0049
Address	323 EAST 21 STREET	375 1 AVENUE	320 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	13	24
Year Built	1910	1930	1940
Gross SqFt	11,718	9,900	11,586
Estimated Gross Income	\$374,976	\$365,127	\$419,625
Gross Income per SqFt	\$32.00	\$36.90	\$36.20
Full Market Value	\$1,800,000	\$1,830,000	\$2,100,000
Market Value per SqFt	\$154.00	\$185.00	\$181.00
Distance from Cooperative in miles		0.00	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00928-0001	1-00934-0015	1-00944-0010
Address	382 2 AVENUE	332 EAST 28 STREET	330 EAST 39 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	266	224	511
Year Built	1965	1979	1980
Gross SqFt	189,616	165,739	438,635
Estimated Gross Income	\$7,205,408	\$5,888,713	\$19,195,940
Gross Income per SqFt	\$38.00	\$35.50	\$43.80
Full Market Value	\$36,100,000	\$28,200,000	\$96,300,000
Market Value per SqFt	\$190.00	\$170.00	\$220.00
Distance from Cooperative in miles		0.25	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00929-0001	1-00944-0010	1-00966-0001
Address	401 1 AVENUE	330 EAST 39 STREET	606 1 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	522	511	707
Year Built	1970	1980	1985
Gross SqFt	927,591	438,635	835,279
Estimated Gross Income	\$26,975,000	\$19,195,940	\$29,112,548
Gross Income per SqFt	\$29.10	\$43.80	\$34.90
Full Market Value	\$63,100,000	\$96,300,000	\$139,000,000
Market Value per SqFt	\$68.00	\$220.00	\$166.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00930-0001	1-00944-0010	1-00966-0001
Address	422 2 AVENUE	330 EAST 39 STREET	606 1 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	394	511	707
Year Built	1964	1980	1985
Gross SqFt	392,100	438,635	835,279
Estimated Gross Income	\$11,605,000	\$19,195,940	\$29,112,548
Gross Income per SqFt	\$29.60	\$43.80	\$34.90
Full Market Value	\$55,600,000	\$96,300,000	\$139,000,000
Market Value per SqFt	\$142.00	\$220.00	\$166.00
Distance from Cooperative in miles		0.70	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00930-0012	1-00944-0010	1-00889-0068
Address	319 EAST 24 STREET	330 EAST 39 STREET	120 EAST 34 STREET
Neighborhood	KIPS BAY	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	236	511	282
Year Built	1975	1980	1962
Gross SqFt	265,541	438,635	310,860
Estimated Gross Income	\$7,966,230	\$19,195,940	\$10,334,928
Gross Income per SqFt	\$30.00	\$43.80	\$33.20
Full Market Value	\$18,600,000	\$96,300,000	\$49,500,000
Market Value per SqFt	\$70.00	\$220.00	\$159.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00930-0043	1-00921-0006	1-00927-0033
Address	326 EAST 25 STREET	307 EAST 14 STREET	340 EAST 22 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	19	13	20
Year Built	1910	1910	1925
Gross SqFt	7,220	4,865	8,885
Estimated Gross Income	\$231,040	\$248,400	\$258,000
Gross Income per SqFt	\$32.00	\$51.00	\$29.00
Full Market Value	\$1,110,000	\$1,250,000	\$1,240,000
Market Value per SqFt	\$154.00	\$257.00	\$140.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00931-0009	1-00935-0005	1-00897-0008
Address	311 EAST 25 STREET	530 2 AVENUE	207 EAST 15 STREET
Neighborhood	KIPS BAY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	42	53	61
Year Built	1930	1964	1930
Gross SqFt	22,812	28,431	29,088
Estimated Gross Income	\$775,608	\$1,057,749	\$954,719
Gross Income per SqFt	\$34.00	\$37.20	\$32.80
Full Market Value	\$3,720,000	\$5,300,000	\$4,570,000
Market Value per SqFt	\$163.00	\$186.00	\$157.00
Distance from Cooperative in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00940-0047	1-00940-0017	1-00935-0005
Address	324 EAST 35 STREET	327 EAST 34 STREET	530 2 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	29	53
Year Built	1910	1920	1964
Gross SqFt	13,375	21,000	28,431
Estimated Gross Income	\$454,750	\$676,110	\$1,057,749
Gross Income per SqFt	\$34.00	\$32.20	\$37.20
Full Market Value	\$2,180,000	\$3,240,000	\$5,300,000
Market Value per SqFt	\$163.00	\$154.00	\$186.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00940-0048	1-00897-0008	1-00935-0005
Address	320 EAST 35 STREET	207 EAST 15 STREET	530 2 AVENUE
Neighborhood	KIPS BAY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	51	61	53
Year Built	1959	1930	1964
Gross SqFt	30,000	29,088	28,431
Estimated Gross Income	\$1,020,000	\$954,719	\$1,057,749
Gross Income per SqFt	\$34.00	\$32.80	\$37.20
Full Market Value	\$4,890,000	\$4,570,000	\$5,300,000
Market Value per SqFt	\$163.00	\$157.00	\$186.00
Distance from Cooperative in miles		0.95	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-00943-0001	1-00927-0038	1-00934-0020
Address	686 2 AVENUE	320 EAST 22 STREET	339 EAST 28 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	83	94	123
Year Built	1941	1948	1900
Gross SqFt	80,000	67,048	110,139
Estimated Gross Income	\$2,720,000	\$2,524,317	\$4,445,278
Gross Income per SqFt	\$34.00	\$37.60	\$40.40
Full Market Value	\$13,000,000	\$12,700,000	\$22,300,000
Market Value per SqFt	\$163.00	\$189.00	\$202.00
Distance from Cooperative in miles		0.80	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01007-0054	1-01011-0025	1-01008-0026
Address	146 WEST 55 STREET	117 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	61	102	55
Year Built	1923	1900	1917
Gross SqFt	75,600	66,173	54,838
Estimated Gross Income	\$2,268,000	\$2,143,348	\$1,767,341
Gross Income per SqFt	\$30.00	\$32.40	\$32.20
Full Market Value	\$10,900,000	\$10,300,000	\$8,470,000
Market Value per SqFt	\$144.00	\$156.00	\$154.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01009-0018	1-01035-0005	1-01026-0009
Address	125 WEST 56 STREET	353 WEST 44 STREET	241 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	11	28	20
Year Built	1924	1959	1910
Gross SqFt	9,816	12,864	17,690
Estimated Gross Income	\$274,848	\$408,854	\$617,044
Gross Income per SqFt	\$28.00	\$31.80	\$34.90
Full Market Value	\$1,320,000	\$1,960,000	\$2,960,000
Market Value per SqFt	\$134.00	\$152.00	\$167.00
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01009-0029	1-01021-0001	
Address	1381 6 AVENUE	810 8 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	328	550	
Year Built	1962	1998	
Gross SqFt	418,114	578,099	
Estimated Gross Income	\$12,543,420	\$22,002,124	
Gross Income per SqFt	\$30.00	\$38.10	
Full Market Value	\$60,100,000	\$110,000,000	
Market Value per SqFt	\$144.00	\$190.00	
Distance from Cooperative in miles		0.40	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-0053	1-01036-0010	1-01043-0005
Address	152 WEST 58 STREET	341 WEST 45 STREET	369 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	38	90	48
Year Built	1916	1939	1940
Gross SqFt	38,928	42,396	37,030
Estimated Gross Income	\$1,245,696	\$1,858,969	\$1,317,377
Gross Income per SqFt	\$32.00	\$43.80	\$35.60
Full Market Value	\$5,970,000	\$9,320,000	\$6,310,000
Market Value per SqFt	\$153.00	\$220.00	\$170.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01010-0061	1-01006-0063	1-00997-0019
Address	911 7 AVENUE	162 WEST 54 STREET	123 WEST 44 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	77	83	121
Year Built	1909	1911	1900
Gross SqFt	120,738	98,616	115,355
Estimated Gross Income	\$3,863,616	\$3,590,510	\$5,027,226
Gross Income per SqFt	\$32.00	\$36.40	\$43.60
Full Market Value	\$18,500,000	\$18,000,000	\$25,200,000
Market Value per SqFt	\$153.00	\$183.00	\$218.00
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0038	1-00997-0019	1-01026-0049
Address	112 CENTRAL PARK SOUTH	123 WEST 44 STREET	230 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	69	121	237
Year Built	1927	1900	1979
Gross SqFt	142,283	115,355	210,213
Estimated Gross Income	\$6,402,735	\$5,027,226	\$8,785,649
Gross Income per SqFt	\$45.00	\$43.60	\$41.80
Full Market Value	\$32,100,000	\$25,200,000	\$44,100,000
Market Value per SqFt	\$226.00	\$218.00	\$210.00
Distance from Cooperative in miles		0.70	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0042	1-01006-0063	1-00997-0019
Address	120 CENTRAL PARK SOUTH	162 WEST 54 STREET	123 WEST 44 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	119	83	121
Year Built	1941	1911	1900
Gross SqFt	98,493	98,616	115,355
Estimated Gross Income	\$3,447,255	\$3,590,510	\$5,027,226
Gross Income per SqFt	\$35.00	\$36.40	\$43.60
Full Market Value	\$16,500,000	\$18,000,000	\$25,200,000
Market Value per SqFt	\$168.00	\$183.00	\$218.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0045	1-01011-0025	1-01006-0063
Address	128 CENTRAL PARK SOUTH	117 WEST 58 STREET	162 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	63	102	83
Year Built	1925	1900	1911
Gross SqFt	90,425	66,173	98,616
Estimated Gross Income	\$3,164,875	\$2,143,348	\$3,590,510
Gross Income per SqFt	\$35.00	\$32.40	\$36.40
Full Market Value	\$15,200,000	\$10,300,000	\$18,000,000
Market Value per SqFt	\$168.00	\$156.00	\$183.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01011-0052	1-01021-0001	
Address	150 CENTRAL PARK SOUTH	810 8 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	223	550	
Year Built	1940	1998	
Gross SqFt	307,549	578,099	
Estimated Gross Income	\$10,764,215	\$22,002,124	
Gross Income per SqFt	\$35.00	\$38.10	
Full Market Value	\$51,600,000	\$110,000,000	
Market Value per SqFt	\$168.00	\$190.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01026-0026	1-01011-0025	1-01008-0026
Address	203 WEST 54 STREET	117 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	80	102	55
Year Built	1903	1900	1917
Gross SqFt	64,757	66,173	54,838
Estimated Gross Income	\$1,942,710	\$2,143,348	\$1,767,341
Gross Income per SqFt	\$30.00	\$32.40	\$32.20
Full Market Value	\$9,310,000	\$10,300,000	\$8,470,000
Market Value per SqFt	\$144.00	\$156.00	\$154.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01029-0027	1-00997-0019	1-01026-0049
Address	205 WEST 57 STREET	123 WEST 44 STREET	230 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	119	121	237
Year Built	1900	1900	1979
Gross SqFt	167,076	115,355	210,213
Estimated Gross Income	\$5,847,660	\$5,027,226	\$8,785,649
Gross Income per SqFt	\$35.00	\$43.60	\$41.80
Full Market Value	\$28,000,000	\$25,200,000	\$44,100,000
Market Value per SqFt	\$168.00	\$218.00	\$210.00
Distance from Cooperative in miles		0.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01030-0029	1-01021-0001	
Address	200 CENTRAL PARK SOUTH	810 8 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	314	550	
Year Built	1963	1998	
Gross SqFt	564,196	578,099	
Estimated Gross Income	\$19,459,860	\$22,002,124	
Gross Income per SqFt	\$34.50	\$38.10	
Full Market Value	\$93,200,000	\$110,000,000	
Market Value per SqFt	\$165.00	\$190.00	
Distance from Cooperative in miles		0.45	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01030-0039	1-00997-0019	1-01006-0063
Address	210 CENTRAL PARK SOUTH	123 WEST 44 STREET	162 WEST 54 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	90	121	83
Year Built	1968	1900	1911
Gross SqFt	122,071	115,355	98,616
Estimated Gross Income	\$4,272,485	\$5,027,226	\$3,590,510
Gross Income per SqFt	\$35.00	\$43.60	\$36.40
Full Market Value	\$20,500,000	\$25,200,000	\$18,000,000
Market Value per SqFt	\$168.00	\$218.00	\$183.00
Distance from Cooperative in miles		0.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01030-0046	1-01011-0025	1-01008-0026
Address	222 CENTRAL PARK SOUTH	117 WEST 58 STREET	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	32	102	55
Year Built	1908	1900	1917
Gross SqFt	62,800	66,173	54,838
Estimated Gross Income	\$1,884,000	\$2,143,348	\$1,767,341
Gross Income per SqFt	\$30.00	\$32.40	\$32.20
Full Market Value	\$9,020,000	\$10,300,000	\$8,470,000
Market Value per SqFt	\$144.00	\$156.00	\$154.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01030-0048	1-01006-0063	1-01011-0025
Address	230 CENTRAL PARK SOUTH	162 WEST 54 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	78	83	102
Year Built	1938	1911	1900
Gross SqFt	82,835	98,616	66,173
Estimated Gross Income	\$2,485,050	\$3,590,510	\$2,143,348
Gross Income per SqFt	\$30.00	\$36.40	\$32.40
Full Market Value	\$11,900,000	\$18,000,000	\$10,300,000
Market Value per SqFt	\$144.00	\$183.00	\$156.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01034-0019	1-01038-0021	1-01034-0010
Address	325 WEST 43 STREET	321 WEST 47 STREET	331 WEST 43 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	12	19
Year Built	1930	1920	1910
Gross SqFt	9,535	9,975	8,715
Estimated Gross Income	\$276,515	\$279,881	\$253,500
Gross Income per SqFt	\$29.00	\$28.10	\$29.10
Full Market Value	\$647,000	\$1,340,000	\$1,210,000
Market Value per SqFt	\$68.00	\$134.00	\$139.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01034-0020	1-01039-0053	1-01041-0060
Address	323 WEST 43 STREET	334 WEST 49 STREET	364 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	15
Year Built	1920	1920	1920
Gross SqFt	9,535	9,695	9,725
Estimated Gross Income	\$276,515	\$263,295	\$338,151
Gross Income per SqFt	\$29.00	\$27.20	\$34.80
Full Market Value	\$647,000	\$1,260,000	\$1,620,000
Market Value per SqFt	\$68.00	\$130.00	\$167.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01035-0007	1-01042-0060	1-01033-0019
Address	349 WEST 44 STREET	366 WEST 52 STREET	325 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	17	13
Year Built	1920	1920	1920
Gross SqFt	10,570	11,500	8,957
Estimated Gross Income	\$306,530	\$315,080	\$288,407
Gross Income per SqFt	\$29.00	\$27.40	\$32.20
Full Market Value	\$1,470,000	\$1,510,000	\$1,380,000
Market Value per SqFt	\$139.00	\$131.00	\$154.00
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01035-0008	1-01042-0060	1-01033-0019
Address	347 WEST 44 STREET	366 WEST 52 STREET	325 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	17	13
Year Built	1930	1920	1920
Gross SqFt	10,600	11,500	8,957
Estimated Gross Income	\$307,400	\$315,080	\$288,407
Gross Income per SqFt	\$29.00	\$27.40	\$32.20
Full Market Value	\$1,470,000	\$1,510,000	\$1,380,000
Market Value per SqFt	\$139.00	\$131.00	\$154.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01036-0003	1-01032-0101	1-01033-0019
Address	646 9 AVENUE	355 WEST 41 STREET	325 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	17	13
Year Built	1930	1930	1920
Gross SqFt	9,090	9,045	8,957
Estimated Gross Income	\$304,515	\$312,726	\$288,407
Gross Income per SqFt	\$33.50	\$34.60	\$32.20
Full Market Value	\$1,460,000	\$1,500,000	\$1,380,000
Market Value per SqFt	\$161.00	\$166.00	\$154.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01036-0014	1-00631-0001	1-00731-0065
Address	325 WEST 45 STREET	669 WASHINGTON STREET	440 WEST 34 STREET
Neighborhood	MIDTOWN WEST	GREENWICH VILLAGE-WEST	JAVITS CENTER
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	200	144	134
Year Built	1924	1930	1928
Gross SqFt	127,000	137,589	119,194
Estimated Gross Income	\$2,698,750	\$4,514,830	\$2,115,808
Gross Income per SqFt	\$21.25	\$32.80	\$17.75
Full Market Value	\$11,700,000	\$21,600,000	\$8,370,000
Market Value per SqFt	\$92.00	\$157.00	\$70.00
Distance from Cooperative in miles		2.00	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0006	1-01042-0060	1-01062-0030
Address	353 WEST 47 STREET	366 WEST 52 STREET	783 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	13
Year Built	1920	1920	1901
Gross SqFt	10,735	11,500	10,625
Estimated Gross Income	\$322,050	\$315,080	\$332,464
Gross Income per SqFt	\$30.00	\$27.40	\$31.30
Full Market Value	\$754,000	\$1,510,000	\$1,590,000
Market Value per SqFt	\$70.00	\$131.00	\$150.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0012	1-00850-0019	1-00592-0080
Address	341 WEST 47 STREET	21 EAST 21 STREET	125 WEST WASHINGTON PLACE
Neighborhood	MIDTOWN WEST	FLATIRON	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	26	30
Year Built	1910	1900	1926
Gross SqFt	8,179	14,840	17,688
Estimated Gross Income	\$233,101	\$454,529	\$491,000
Gross Income per SqFt	\$28.50	\$30.60	\$27.80
Full Market Value	\$1,120,000	\$2,180,000	\$2,350,000
Market Value per SqFt	\$137.00	\$147.00	\$133.00
Distance from Cooperative in miles		1.45	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0022	1-01032-0101	1-01033-0019
Address	319 WEST 47 STREET	355 WEST 41 STREET	325 WEST 42 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	13
Year Built	1920	1930	1920
Gross SqFt	9,975	9,045	8,957
Estimated Gross Income	\$339,150	\$312,726	\$288,407
Gross Income per SqFt	\$34.00	\$34.60	\$32.20
Full Market Value	\$794,000	\$1,500,000	\$1,380,000
Market Value per SqFt	\$80.00	\$166.00	\$154.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0053	1-01053-0012	1-01033-0019
Address	342 WEST 48 STREET	447 WEST 43 STREET	325 WEST 42 STREET
Neighborhood	MIDTOWN WEST	CLINTON	MIDTOWN WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	18	20	13
Year Built	1920	1920	1920
Gross SqFt	10,035	9,855	8,957
Estimated Gross Income	\$361,260	\$347,576	\$288,407
Gross Income per SqFt	\$36.00	\$35.30	\$32.20
Full Market Value	\$846,000	\$1,660,000	\$1,380,000
Market Value per SqFt	\$84.00	\$168.00	\$154.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0054	1-01038-0021	1-01034-0010
Address	344 WEST 48 STREET	321 WEST 47 STREET	331 WEST 43 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	12	19
Year Built	1920	1920	1910
Gross SqFt	9,020	9,975	8,715
Estimated Gross Income	\$266,090	\$279,881	\$253,500
Gross Income per SqFt	\$29.50	\$28.10	\$29.10
Full Market Value	\$623,000	\$1,340,000	\$1,210,000
Market Value per SqFt	\$69.00	\$134.00	\$139.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01038-0058	1-01053-0023	1-00773-0081
Address	352 WEST 48 STREET	417 WEST 43 STREET	262 WEST 24 STREET
Neighborhood	MIDTOWN WEST	CLINTON	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	30	36	25
Year Built	1920	1910	1925
Gross SqFt	19,465	20,886	18,762
Estimated Gross Income	\$554,752	\$671,469	\$626,000
Gross Income per SqFt	\$28.50	\$32.10	\$33.40
Full Market Value	\$1,300,000	\$3,220,000	\$3,000,000
Market Value per SqFt	\$67.00	\$154.00	\$160.00
Distance from Cooperative in miles		0.25	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01039-0042	1-01034-0010	1-01038-0021
Address	312 WEST 49 STREET	331 WEST 43 STREET	321 WEST 47 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	19	12
Year Built	1920	1910	1920
Gross SqFt	9,545	8,715	9,975
Estimated Gross Income	\$283,963	\$253,500	\$279,881
Gross Income per SqFt	\$29.70	\$29.10	\$28.10
Full Market Value	\$665,000	\$1,210,000	\$1,340,000
Market Value per SqFt	\$70.00	\$139.00	\$134.00
Distance from Cooperative in miles		0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01039-0057	1-00722-0024	1-01053-0018
Address	344 WEST 49 STREET	421 WEST 24 STREET	433 WEST 43 STREET
Neighborhood	MIDTOWN WEST	CHELSEA	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	35	34
Year Built	1910	1927	1900
Gross SqFt	29,085	21,012	26,009
Estimated Gross Income	\$879,821	\$632,000	\$746,031
Gross Income per SqFt	\$30.20	\$30.10	\$28.70
Full Market Value	\$4,210,000	\$3,030,000	\$3,570,000
Market Value per SqFt	\$145.00	\$144.00	\$137.00
Distance from Cooperative in miles		1.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-0002	1-01057-0025	1-01057-0034
Address	786 9 AVENUE	415 WEST 47 STREET	693 9 AVENUE
Neighborhood	MIDTOWN WEST	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	26	14
Year Built	1920	1901	1901
Gross SqFt	9,336	10,250	9,444
Estimated Gross Income	\$354,768	\$377,545	\$360,098
Gross Income per SqFt	\$38.00	\$36.80	\$38.10
Full Market Value	\$831,000	\$1,890,000	\$1,810,000
Market Value per SqFt	\$89.00	\$184.00	\$192.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-0003	1-01044-0002	1-01042-0060
Address	788 9 AVENUE	802 9 AVENUE	366 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	12	17
Year Built	1920	1920	1920
Gross SqFt	11,071	10,025	11,500
Estimated Gross Income	\$354,272	\$246,098	\$315,080
Gross Income per SqFt	\$32.00	\$24.55	\$27.40
Full Market Value	\$1,700,000	\$1,070,000	\$1,510,000
Market Value per SqFt	\$154.00	\$107.00	\$131.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01043-0017	1-01036-0028	1-00576-0076
Address	327 WEST 52 STREET	305 WEST 45 STREET	71 WEST 12 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	45	85	46
Year Built	1910	1914	1922
Gross SqFt	41,900	44,466	37,824
Estimated Gross Income	\$1,204,625	\$1,176,070	\$970,000
Gross Income per SqFt	\$28.80	\$26.40	\$25.60
Full Market Value	\$5,770,000	\$5,110,000	\$4,210,000
Market Value per SqFt	\$138.00	\$115.00	\$111.00
Distance from Cooperative in miles		0.35	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0005	1-01038-0021	1-01034-0010
Address	357 WEST 54 STREET	321 WEST 47 STREET	331 WEST 43 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	12	19
Year Built	1910	1920	1910
Gross SqFt	9,120	9,975	8,715
Estimated Gross Income	\$228,000	\$279,881	\$253,500
Gross Income per SqFt	\$25.00	\$28.10	\$29.10
Full Market Value	\$990,000	\$1,340,000	\$1,210,000
Market Value per SqFt	\$109.00	\$134.00	\$139.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0020	1-00716-0055	1-01042-0012
Address	319 WEST 54 STREET	434 WEST 19 STREET	343 WEST 51 STREET
Neighborhood	MIDTOWN WEST	CHELSEA	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	40	24
Year Built	1980	1986	1986
Gross SqFt	22,580	21,000	20,000
Estimated Gross Income	\$779,010	\$609,640	\$757,967
Gross Income per SqFt	\$34.50	\$29.00	\$37.90
Full Market Value	\$3,730,000	\$2,920,000	\$3,800,000
Market Value per SqFt	\$165.00	\$139.00	\$190.00
Distance from Cooperative in miles		1.75	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0037	1-01076-0015	1-00753-0048
Address	304 WEST 55 STREET	525 WEST 47 STREET	308 WEST 30 STREET
Neighborhood	MIDTOWN WEST	CLINTON	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	49	61
Year Built	1941	1920	1925
Gross SqFt	57,500	52,850	53,449
Estimated Gross Income	\$1,598,500	\$1,380,159	\$1,221,000
Gross Income per SqFt	\$27.80	\$26.10	\$22.84
Full Market Value	\$7,660,000	\$3,230,000	\$5,300,000
Market Value per SqFt	\$133.00	\$61.00	\$99.00
Distance from Cooperative in miles		0.50	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01045-0051	1-01046-0009	1-01054-0056
Address	340 WEST 55 STREET	347 WEST 55 STREET	444 WEST 45 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	96	60
Year Built	1925	1911	1926
Gross SqFt	65,750	53,952	65,615
Estimated Gross Income	\$1,841,000	\$1,471,035	\$1,727,570
Gross Income per SqFt	\$28.00	\$27.30	\$26.30
Full Market Value	\$8,820,000	\$7,050,000	\$7,500,000
Market Value per SqFt	\$134.00	\$131.00	\$114.00
Distance from Cooperative in miles		0.05	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0001	1-01048-0026	1-00771-0046
Address	357 WEST 55 STREET	307 WEST 57 STREET	196 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	75	125	85
Year Built	1935	1928	1940
Gross SqFt	70,507	75,617	76,450
Estimated Gross Income	\$1,762,675	\$2,183,365	\$1,885,000
Gross Income per SqFt	\$25.00	\$28.90	\$24.66
Full Market Value	\$7,650,000	\$10,500,000	\$8,180,000
Market Value per SqFt	\$108.00	\$139.00	\$107.00
Distance from Cooperative in miles		0.10	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0013	1-01046-0009	1-01036-0028
Address	339 WEST 55 STREET	347 WEST 55 STREET	305 WEST 45 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	72	96	85
Year Built	1925	1911	1914
Gross SqFt	58,662	53,952	44,466
Estimated Gross Income	\$1,642,536	\$1,471,035	\$1,176,070
Gross Income per SqFt	\$28.00	\$27.30	\$26.40
Full Market Value	\$7,870,000	\$7,050,000	\$5,110,000
Market Value per SqFt	\$134.00	\$131.00	\$115.00
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0021	1-01036-0028	1-00576-0076
Address	321 WEST 55 STREET	305 WEST 45 STREET	71 WEST 12 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	36	85	46
Year Built	1912	1914	1922
Gross SqFt	43,243	44,466	37,824
Estimated Gross Income	\$1,048,642	\$1,176,070	\$970,000
Gross Income per SqFt	\$24.25	\$26.40	\$25.60
Full Market Value	\$4,550,000	\$5,110,000	\$4,210,000
Market Value per SqFt	\$105.00	\$115.00	\$111.00
Distance from Cooperative in miles		0.50	2.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0023	1-00620-0001	1-00611-0027
Address	315 WEST 55 STREET	520 HUDSON STREET	190 WAVERLY PLACE
Neighborhood	MIDTOWN WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	43	27	30
Year Built	1945	1950	1926
Gross SqFt	28,098	23,778	25,075
Estimated Gross Income	\$842,940	\$727,000	\$752,000
Gross Income per SqFt	\$30.00	\$30.60	\$30.00
Full Market Value	\$4,040,000	\$3,480,000	\$3,600,000
Market Value per SqFt	\$144.00	\$146.00	\$144.00
Distance from Cooperative in miles		2.40	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0028	1-01233-0024	1-01211-0028
Address	305 WEST 55 STREET	211 WEST 85 STREET	103 WEST 80 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	13	18
Year Built	1920	1910	1900
Gross SqFt	14,235	13,015	14,370
Estimated Gross Income	\$398,580	\$364,296	\$377,579
Gross Income per SqFt	\$28.00	\$28.00	\$26.30
Full Market Value	\$1,910,000	\$1,750,000	\$1,640,000
Market Value per SqFt	\$134.00	\$134.00	\$114.00
Distance from Cooperative in miles		1.55	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0038	1-00571-0025	1-00790-0028
Address	306 WEST 56 STREET	120 UNIVERSITY PLACE	103 WEST 14 STREET
Neighborhood	MIDTOWN WEST	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	116	95	58
Year Built	1964	1959	1950
Gross SqFt	65,000	59,299	55,233
Estimated Gross Income	\$1,868,750	\$1,600,000	\$1,659,000
Gross Income per SqFt	\$28.80	\$27.00	\$30.00
Full Market Value	\$8,950,000	\$7,660,000	\$7,950,000
Market Value per SqFt	\$138.00	\$129.00	\$144.00
Distance from Cooperative in miles		2.15	2.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0042	1-00764-0024	1-00567-0005
Address	316 WEST 56 STREET	225 WEST 14 STREET	29 5 AVENUE
Neighborhood	MIDTOWN WEST	CHELSEA	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	33	29	17
Year Built	1933	1928	1920
Gross SqFt	18,506	17,424	16,247
Estimated Gross Income	\$638,457	\$630,983	\$515,000
Gross Income per SqFt	\$34.50	\$36.20	\$31.70
Full Market Value	\$3,060,000	\$3,160,000	\$2,470,000
Market Value per SqFt	\$165.00	\$181.00	\$152.00
Distance from Cooperative in miles		2.00	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0054	1-00766-0071	1-00588-0009
Address	342 WEST 56 STREET	248 WEST 17 STREET	26 GROVE STREET
Neighborhood	MIDTOWN WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	48	42
Year Built	1930	1920	1926
Gross SqFt	28,034	25,362	22,392
Estimated Gross Income	\$714,867	\$672,000	\$546,000
Gross Income per SqFt	\$25.50	\$26.50	\$24.38
Full Market Value	\$3,100,000	\$2,920,000	\$2,370,000
Market Value per SqFt	\$111.00	\$115.00	\$106.00
Distance from Cooperative in miles		1.90	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01046-0056	1-01036-0028	1-01046-0009
Address	346 WEST 56 STREET	305 WEST 45 STREET	347 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	85	96
Year Built	1920	1914	1911
Gross SqFt	48,810	44,466	53,952
Estimated Gross Income	\$1,342,275	\$1,176,070	\$1,471,035
Gross Income per SqFt	\$27.50	\$26.40	\$27.30
Full Market Value	\$6,430,000	\$5,110,000	\$7,050,000
Market Value per SqFt	\$132.00	\$115.00	\$131.00
Distance from Cooperative in miles		0.50	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01049-0001	1-01024-0001	1-01079-9029
Address	345 WEST 58 STREET	870 8 AVENUE	737 10 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	590	387	394
Year Built	1957	1965	1975
Gross SqFt	588,527	380,441	419,217
Estimated Gross Income	\$17,361,546	\$10,836,163	\$11,626,089
Gross Income per SqFt	\$29.50	\$28.50	\$27.70
Full Market Value	\$83,200,000	\$51,900,000	\$55,700,000
Market Value per SqFt	\$141.00	\$136.00	\$133.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01053-0007	1-01054-0036	1-01067-0032
Address	455 WEST 43 STREET	637 9 AVENUE	401 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	34	52	34
Year Built	1939	1940	1890
Gross SqFt	17,415	21,840	20,265
Estimated Gross Income	\$487,620	\$693,410	\$935,569
Gross Income per SqFt	\$28.00	\$31.70	\$46.20
Full Market Value	\$2,340,000	\$3,320,000	\$4,690,000
Market Value per SqFt	\$134.00	\$152.00	\$231.00
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01053-0009	1-01053-0012	1-01058-0033
Address	453 WEST 43 STREET	447 WEST 43 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	20	20
Year Built	1920	1920	1901
Gross SqFt	8,450	9,855	9,743
Estimated Gross Income	\$261,950	\$347,576	\$362,783
Gross Income per SqFt	\$31.00	\$35.30	\$37.20
Full Market Value	\$1,250,000	\$1,660,000	\$1,820,000
Market Value per SqFt	\$148.00	\$168.00	\$187.00
Distance from Cooperative in miles		0.00	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01054-0002	1-01053-0037	1-01054-0036
Address	463 WEST 44 STREET	404 WEST 44 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	C4-WALK-UP	D9-ELEVATOR
Total Units	43	35	52
Year Built	1940	1901	1940
Gross SqFt	17,484	20,682	21,840
Estimated Gross Income	\$489,552	\$761,850	\$693,410
Gross Income per SqFt	\$28.00	\$36.80	\$31.70
Full Market Value	\$2,350,000	\$3,820,000	\$3,320,000
Market Value per SqFt	\$134.00	\$185.00	\$152.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01054-0024	1-01053-0023	1-01057-0048
Address	411 WEST 44 STREET	417 WEST 43 STREET	426 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	35	36	36
Year Built	1920	1910	1900
Gross SqFt	21,540	20,886	20,235
Estimated Gross Income	\$581,580	\$671,469	\$627,534
Gross Income per SqFt	\$27.00	\$32.10	\$31.00
Full Market Value	\$2,790,000	\$3,220,000	\$3,010,000
Market Value per SqFt	\$130.00	\$154.00	\$149.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0001	1-01056-0052	
Address	454 WEST 46 STREET	440 WEST 47 STREET	
Neighborhood	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	48	46	
Year Built	1900	1940	
Gross SqFt	60,000	37,480	
Estimated Gross Income	\$1,500,000	\$1,058,349	
Gross Income per SqFt	\$25.00	\$28.20	
Full Market Value	\$6,510,000	\$5,070,000	
Market Value per SqFt	\$109.00	\$135.00	
Distance from Cooperative in miles		0.05	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0028	1-01057-0048	1-01053-0023
Address	405 WEST 45 STREET	426 WEST 48 STREET	417 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	30	36	36
Year Built	1930	1900	1910
Gross SqFt	21,090	20,235	20,886
Estimated Gross Income	\$569,430	\$627,534	\$671,469
Gross Income per SqFt	\$27.00	\$31.00	\$32.10
Full Market Value	\$2,730,000	\$3,010,000	\$3,220,000
Market Value per SqFt	\$129.00	\$149.00	\$154.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0038	1-01078-0014	1-01053-0012
Address	406 WEST 46 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1910	1901	1920
Gross SqFt	10,945	9,690	9,855
Estimated Gross Income	\$339,295	\$312,208	\$347,576
Gross Income per SqFt	\$31.00	\$32.20	\$35.30
Full Market Value	\$1,630,000	\$1,500,000	\$1,660,000
Market Value per SqFt	\$149.00	\$155.00	\$168.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0044	1-01078-0014	1-01058-0033
Address	418 WEST 46 STREET	533 WEST 49 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	12	20	20
Year Built	1910	1901	1901
Gross SqFt	10,050	9,690	9,743
Estimated Gross Income	\$311,550	\$312,208	\$362,783
Gross Income per SqFt	\$31.00	\$32.20	\$37.20
Full Market Value	\$1,490,000	\$1,500,000	\$1,820,000
Market Value per SqFt	\$148.00	\$155.00	\$187.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0045	1-01078-0014	1-01053-0012
Address	420 WEST 46 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	21	20	20
Year Built	1910	1901	1920
Gross SqFt	10,974	9,690	9,855
Estimated Gross Income	\$340,194	\$312,208	\$347,576
Gross Income per SqFt	\$31.00	\$32.20	\$35.30
Full Market Value	\$1,630,000	\$1,500,000	\$1,660,000
Market Value per SqFt	\$149.00	\$155.00	\$168.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0047	1-01053-0012	1-01078-0014
Address	424 WEST 46 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1901
Gross SqFt	8,550	9,855	9,690
Estimated Gross Income	\$265,050	\$347,576	\$312,208
Gross Income per SqFt	\$31.00	\$35.30	\$32.20
Full Market Value	\$1,270,000	\$1,660,000	\$1,500,000
Market Value per SqFt	\$149.00	\$168.00	\$155.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0048	1-01063-0012	1-01060-0039
Address	426 WEST 46 STREET	437 WEST 53 STREET	408 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	13	20
Year Built	1910	1910	1920
Gross SqFt	8,175	8,641	9,375
Estimated Gross Income	\$253,425	\$210,858	\$258,154
Gross Income per SqFt	\$31.00	\$24.40	\$27.50
Full Market Value	\$1,210,000	\$916,000	\$1,240,000
Market Value per SqFt	\$148.00	\$106.00	\$132.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01055-0049	1-01053-0012	1-01078-0014
Address	428 WEST 46 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1901
Gross SqFt	8,175	9,855	9,690
Estimated Gross Income	\$253,425	\$347,576	\$312,208
Gross Income per SqFt	\$31.00	\$35.30	\$32.20
Full Market Value	\$1,210,000	\$1,660,000	\$1,500,000
Market Value per SqFt	\$148.00	\$168.00	\$155.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0001	1-01057-0048	1-01057-0029
Address	465 WEST 46 STREET	426 WEST 48 STREET	683 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	61	36	23
Year Built	1920	1900	1910
Gross SqFt	59,043	20,235	18,327
Estimated Gross Income	\$1,594,161	\$627,534	\$728,413
Gross Income per SqFt	\$27.00	\$31.00	\$39.70
Full Market Value	\$3,730,000	\$3,010,000	\$3,650,000
Market Value per SqFt	\$63.00	\$149.00	\$199.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0018	1-01053-0012	1-01058-0033
Address	433 WEST 46 STREET	447 WEST 43 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	20	20
Year Built	1910	1920	1901
Gross SqFt	9,390	9,855	9,743
Estimated Gross Income	\$291,090	\$347,576	\$362,783
Gross Income per SqFt	\$31.00	\$35.30	\$37.20
Full Market Value	\$681,000	\$1,660,000	\$1,820,000
Market Value per SqFt	\$73.00	\$168.00	\$187.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0025	1-01078-0014	1-01058-0033
Address	415 WEST 46 STREET	533 WEST 49 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	20
Year Built	1910	1901	1901
Gross SqFt	9,970	9,690	9,743
Estimated Gross Income	\$309,070	\$312,208	\$362,783
Gross Income per SqFt	\$31.00	\$32.20	\$37.20
Full Market Value	\$1,480,000	\$1,500,000	\$1,820,000
Market Value per SqFt	\$148.00	\$155.00	\$187.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0037	1-01053-0012	1-01078-0014
Address	406 WEST 47 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1901	1920	1901
Gross SqFt	10,520	9,855	9,690
Estimated Gross Income	\$326,120	\$347,576	\$312,208
Gross Income per SqFt	\$31.00	\$35.30	\$32.20
Full Market Value	\$763,000	\$1,660,000	\$1,500,000
Market Value per SqFt	\$73.00	\$168.00	\$155.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01056-0042	1-01053-0037	1-01054-0036
Address	420 WEST 47 STREET	404 WEST 44 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	C4-WALK-UP	D9-ELEVATOR
Total Units	27	35	52
Year Built	1910	1901	1940
Gross SqFt	20,160	20,682	21,840
Estimated Gross Income	\$564,480	\$761,850	\$693,410
Gross Income per SqFt	\$28.00	\$36.80	\$31.70
Full Market Value	\$2,700,000	\$3,820,000	\$3,320,000
Market Value per SqFt	\$134.00	\$185.00	\$152.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01057-0035	1-01053-0023	1-01057-0048
Address	695 9 AVENUE	417 WEST 43 STREET	426 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	36	36
Year Built	1900	1910	1900
Gross SqFt	21,225	20,886	20,235
Estimated Gross Income	\$573,075	\$671,469	\$627,534
Gross Income per SqFt	\$27.00	\$32.10	\$31.00
Full Market Value	\$1,340,000	\$3,220,000	\$3,010,000
Market Value per SqFt	\$63.00	\$154.00	\$149.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01057-0037	1-01055-0029	1-01061-0001
Address	404 WEST 48 STREET	643 9 AVENUE	750 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	21	24
Year Built	1900	1910	1910
Gross SqFt	13,375	13,500	15,506
Estimated Gross Income	\$414,625	\$618,396	\$577,554
Gross Income per SqFt	\$31.00	\$45.80	\$37.20
Full Market Value	\$971,000	\$3,100,000	\$2,900,000
Market Value per SqFt	\$73.00	\$230.00	\$187.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0024	1-01078-0014	1-01058-0033
Address	413 WEST 48 STREET	533 WEST 49 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	19	20	20
Year Built	1910	1901	1901
Gross SqFt	9,475	9,690	9,743
Estimated Gross Income	\$293,725	\$312,208	\$362,783
Gross Income per SqFt	\$31.00	\$32.20	\$37.20
Full Market Value	\$688,000	\$1,500,000	\$1,820,000
Market Value per SqFt	\$73.00	\$155.00	\$187.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0025	1-01078-0014	1-01053-0012
Address	411 WEST 48 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1901	1901	1920
Gross SqFt	10,200	9,690	9,855
Estimated Gross Income	\$316,200	\$312,208	\$347,576
Gross Income per SqFt	\$31.00	\$32.20	\$35.30
Full Market Value	\$1,510,000	\$1,500,000	\$1,660,000
Market Value per SqFt	\$148.00	\$155.00	\$168.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0026	1-01078-0014	1-01058-0033
Address	409 WEST 48 STREET	533 WEST 49 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	20
Year Built	1901	1901	1901
Gross SqFt	10,200	9,690	9,743
Estimated Gross Income	\$316,200	\$312,208	\$362,783
Gross Income per SqFt	\$31.00	\$32.20	\$37.20
Full Market Value	\$1,510,000	\$1,500,000	\$1,820,000
Market Value per SqFt	\$148.00	\$155.00	\$187.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0027	1-01056-0057	1-01055-0029
Address	405 WEST 48 STREET	450 WEST 47 STREET	643 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	17	16	21
Year Built	1910	1910	1910
Gross SqFt	12,315	11,285	13,500
Estimated Gross Income	\$381,765	\$369,578	\$618,396
Gross Income per SqFt	\$31.00	\$32.70	\$45.80
Full Market Value	\$894,000	\$1,770,000	\$3,100,000
Market Value per SqFt	\$73.00	\$157.00	\$230.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01058-0052	1-01058-0033	1-01078-0014
Address	438 WEST 49 STREET	709 9 AVENUE	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1910	1901	1901
Gross SqFt	9,925	9,743	9,690
Estimated Gross Income	\$307,675	\$362,783	\$312,208
Gross Income per SqFt	\$31.00	\$37.20	\$32.20
Full Market Value	\$1,470,000	\$1,820,000	\$1,500,000
Market Value per SqFt	\$148.00	\$187.00	\$155.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01060-0024	1-01053-0012	1-01058-0033
Address	413 WEST 50 STREET	447 WEST 43 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	20	20
Year Built	1901	1920	1901
Gross SqFt	7,640	9,855	9,743
Estimated Gross Income	\$236,840	\$347,576	\$362,783
Gross Income per SqFt	\$31.00	\$35.30	\$37.20
Full Market Value	\$1,130,000	\$1,660,000	\$1,820,000
Market Value per SqFt	\$148.00	\$168.00	\$187.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01062-0026	1-01053-0012	1-01058-0033
Address	411 WEST 52 STREET	447 WEST 43 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	20
Year Built	1901	1920	1901
Gross SqFt	7,500	9,855	9,743
Estimated Gross Income	\$232,500	\$347,576	\$362,783
Gross Income per SqFt	\$31.00	\$35.30	\$37.20
Full Market Value	\$1,110,000	\$1,660,000	\$1,820,000
Market Value per SqFt	\$148.00	\$168.00	\$187.00
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01063-0054	1-01053-0012	1-01056-0040
Address	444 WEST 54 STREET	447 WEST 43 STREET	416 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1910	1920	1901
Gross SqFt	9,660	9,855	10,050
Estimated Gross Income	\$299,460	\$347,576	\$293,674
Gross Income per SqFt	\$31.00	\$35.30	\$29.20
Full Market Value	\$701,000	\$1,660,000	\$1,410,000
Market Value per SqFt	\$73.00	\$168.00	\$140.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-0001	1-01055-0029	1-01061-0001
Address	812 10 AVENUE	643 9 AVENUE	750 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	21	24
Year Built	1920	1910	1910
Gross SqFt	13,574	13,500	15,506
Estimated Gross Income	\$420,794	\$618,396	\$577,554
Gross Income per SqFt	\$31.00	\$45.80	\$37.20
Full Market Value	\$985,000	\$3,100,000	\$2,900,000
Market Value per SqFt	\$73.00	\$230.00	\$187.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-0014	1-01078-0014	1-01058-0033
Address	433 WEST 54 STREET	533 WEST 49 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	20
Year Built	1920	1901	1901
Gross SqFt	9,920	9,690	9,743
Estimated Gross Income	\$307,520	\$312,208	\$362,783
Gross Income per SqFt	\$31.00	\$32.20	\$37.20
Full Market Value	\$1,470,000	\$1,500,000	\$1,820,000
Market Value per SqFt	\$148.00	\$155.00	\$187.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01064-0015	1-01078-0014	1-01058-0033
Address	431 WEST 54 STREET	533 WEST 49 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	20
Year Built	1910	1901	1901
Gross SqFt	9,920	9,690	9,743
Estimated Gross Income	\$307,520	\$312,208	\$362,783
Gross Income per SqFt	\$31.00	\$32.20	\$37.20
Full Market Value	\$1,470,000	\$1,500,000	\$1,820,000
Market Value per SqFt	\$148.00	\$155.00	\$187.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0021	1-01067-0052	1-01056-0052
Address	419 WEST 55 STREET	448 WEST 58 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	53	46
Year Built	1911	1926	1940
Gross SqFt	31,000	32,665	37,480
Estimated Gross Income	\$775,000	\$1,020,074	\$1,058,349
Gross Income per SqFt	\$25.00	\$31.20	\$28.20
Full Market Value	\$3,370,000	\$4,890,000	\$5,070,000
Market Value per SqFt	\$109.00	\$150.00	\$135.00
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0023	1-01067-0052	1-01056-0052
Address	415 WEST 55 STREET	448 WEST 58 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	53	46
Year Built	1911	1926	1940
Gross SqFt	31,468	32,665	37,480
Estimated Gross Income	\$786,700	\$1,020,074	\$1,058,349
Gross Income per SqFt	\$25.00	\$31.20	\$28.20
Full Market Value	\$3,420,000	\$4,890,000	\$5,070,000
Market Value per SqFt	\$109.00	\$150.00	\$135.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0033	1-01053-0012	1-01058-0033
Address	855 9 AVENUE	447 WEST 43 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	20	20
Year Built	1901	1920	1901
Gross SqFt	7,920	9,855	9,743
Estimated Gross Income	\$245,520	\$347,576	\$362,783
Gross Income per SqFt	\$31.00	\$35.30	\$37.20
Full Market Value	\$1,180,000	\$1,660,000	\$1,820,000
Market Value per SqFt	\$149.00	\$168.00	\$187.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01065-0034	1-01055-0029	1-01061-0001
Address	857 9 AVENUE	643 9 AVENUE	750 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	21	24
Year Built	1901	1910	1910
Gross SqFt	14,220	13,500	15,506
Estimated Gross Income	\$511,920	\$618,396	\$577,554
Gross Income per SqFt	\$36.00	\$45.80	\$37.20
Full Market Value	\$2,570,000	\$3,100,000	\$2,900,000
Market Value per SqFt	\$181.00	\$230.00	\$187.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01066-0037	1-01066-0053	1-01054-0056
Address	408 WEST 57 STREET	442 WEST 57 STREET	444 WEST 45 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	147	118	60
Year Built	1957	1960	1926
Gross SqFt	104,966	103,612	65,615
Estimated Gross Income	\$2,624,150	\$2,427,799	\$1,727,570
Gross Income per SqFt	\$25.00	\$23.43	\$26.30
Full Market Value	\$11,400,000	\$10,500,000	\$7,500,000
Market Value per SqFt	\$109.00	\$101.00	\$114.00
Distance from Cooperative in miles		0.00	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01066-0063	1-01078-0014	1-01053-0012
Address	458 WEST 57 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1910	1901	1920
Gross SqFt	10,100	9,690	9,855
Estimated Gross Income	\$313,100	\$312,208	\$347,576
Gross Income per SqFt	\$31.00	\$32.20	\$35.30
Full Market Value	\$733,000	\$1,500,000	\$1,660,000
Market Value per SqFt	\$73.00	\$155.00	\$168.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0008	1-01054-0056	1-01066-0053
Address	457 WEST 57 STREET	444 WEST 45 STREET	442 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	237	60	118
Year Built	1929	1926	1960
Gross SqFt	114,992	65,615	103,612
Estimated Gross Income	\$2,874,800	\$1,727,570	\$2,427,799
Gross Income per SqFt	\$25.00	\$26.30	\$23.43
Full Market Value	\$12,500,000	\$7,500,000	\$10,500,000
Market Value per SqFt	\$109.00	\$114.00	\$101.00
Distance from Cooperative in miles		0.65	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0022	1-01054-0036	1-01067-0032
Address	421 WEST 57 STREET	637 9 AVENUE	401 WEST 57 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	42	52	34
Year Built	1940	1940	1890
Gross SqFt	24,426	21,840	20,265
Estimated Gross Income	\$683,928	\$693,410	\$935,569
Gross Income per SqFt	\$28.00	\$31.70	\$46.20
Full Market Value	\$3,280,000	\$3,320,000	\$4,690,000
Market Value per SqFt	\$134.00	\$152.00	\$231.00
Distance from Cooperative in miles		0.65	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0026	1-01067-0032	1-01054-0036
Address	413 WEST 57 STREET	401 WEST 57 STREET	637 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	29	34	52
Year Built	1900	1890	1940
Gross SqFt	12,500	20,265	21,840
Estimated Gross Income	\$350,000	\$935,569	\$693,410
Gross Income per SqFt	\$28.00	\$46.20	\$31.70
Full Market Value	\$1,680,000	\$4,690,000	\$3,320,000
Market Value per SqFt	\$134.00	\$231.00	\$152.00
Distance from Cooperative in miles		0.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0028	1-01067-0052	1-01056-0052
Address	405 WEST 57 STREET	448 WEST 58 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	53	46
Year Built	1940	1926	1940
Gross SqFt	43,809	32,665	37,480
Estimated Gross Income	\$1,095,225	\$1,020,074	\$1,058,349
Gross Income per SqFt	\$25.00	\$31.20	\$28.20
Full Market Value	\$4,760,000	\$4,890,000	\$5,070,000
Market Value per SqFt	\$109.00	\$150.00	\$135.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01067-0033	1-01067-0052	1-01056-0052
Address	400 WEST 58 STREET	448 WEST 58 STREET	440 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	50	53	46
Year Built	1957	1926	1940
Gross SqFt	40,512	32,665	37,480
Estimated Gross Income	\$1,012,800	\$1,020,074	\$1,058,349
Gross Income per SqFt	\$25.00	\$31.20	\$28.20
Full Market Value	\$4,400,000	\$4,890,000	\$5,070,000
Market Value per SqFt	\$109.00	\$150.00	\$135.00
Distance from Cooperative in miles		0.00	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01075-0033	1-01057-0048	1-01055-0029
Address	661 10 AVENUE	426 WEST 48 STREET	643 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	36	21
Year Built	1910	1900	1910
Gross SqFt	15,500	20,235	13,500
Estimated Gross Income	\$480,500	\$627,534	\$618,396
Gross Income per SqFt	\$31.00	\$31.00	\$45.80
Full Market Value	\$2,300,000	\$3,010,000	\$3,100,000
Market Value per SqFt	\$148.00	\$149.00	\$230.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01076-0019	1-01053-0023	1-01057-0048
Address	521 WEST 47 STREET	417 WEST 43 STREET	426 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	36	36
Year Built	1910	1910	1900
Gross SqFt	19,471	20,886	20,235
Estimated Gross Income	\$525,717	\$671,469	\$627,534
Gross Income per SqFt	\$27.00	\$32.10	\$31.00
Full Market Value	\$2,520,000	\$3,220,000	\$3,010,000
Market Value per SqFt	\$129.00	\$154.00	\$149.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01077-0015	1-01053-0012	1-01078-0014
Address	531 WEST 48 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1901	1920	1901
Gross SqFt	9,730	9,855	9,690
Estimated Gross Income	\$301,630	\$347,576	\$312,208
Gross Income per SqFt	\$31.00	\$35.30	\$32.20
Full Market Value	\$1,440,000	\$1,660,000	\$1,500,000
Market Value per SqFt	\$148.00	\$168.00	\$155.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01077-0022	1-01053-0012	1-01078-0014
Address	517 WEST 48 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	18	20	20
Year Built	1901	1920	1901
Gross SqFt	9,730	9,855	9,690
Estimated Gross Income	\$301,630	\$347,576	\$312,208
Gross Income per SqFt	\$31.00	\$35.30	\$32.20
Full Market Value	\$706,000	\$1,660,000	\$1,500,000
Market Value per SqFt	\$73.00	\$168.00	\$155.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01078-0042	1-01053-0012	1-01058-0033
Address	514 WEST 50 STREET	447 WEST 43 STREET	709 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	18	20	20
Year Built	1901	1920	1901
Gross SqFt	9,650	9,855	9,743
Estimated Gross Income	\$299,150	\$347,576	\$362,783
Gross Income per SqFt	\$31.00	\$35.30	\$37.20
Full Market Value	\$700,000	\$1,660,000	\$1,820,000
Market Value per SqFt	\$73.00	\$168.00	\$187.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01078-0045	1-01078-0014	1-01053-0012
Address	520 WEST 50 STREET	533 WEST 49 STREET	447 WEST 43 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1901	1901	1920
Gross SqFt	9,525	9,690	9,855
Estimated Gross Income	\$295,275	\$312,208	\$347,576
Gross Income per SqFt	\$31.00	\$32.20	\$35.30
Full Market Value	\$1,410,000	\$1,500,000	\$1,660,000
Market Value per SqFt	\$148.00	\$155.00	\$168.00
Distance from Cooperative in miles		0.00	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01078-0046	1-01053-0012	1-01078-0014
Address	522 WEST 50 STREET	447 WEST 43 STREET	533 WEST 49 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1901	1920	1901
Gross SqFt	9,645	9,855	9,690
Estimated Gross Income	\$298,995	\$347,576	\$312,208
Gross Income per SqFt	\$31.00	\$35.30	\$32.20
Full Market Value	\$1,430,000	\$1,660,000	\$1,500,000
Market Value per SqFt	\$148.00	\$168.00	\$155.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01083-0035	1-01078-0008	1-01064-0025
Address	498 WEST 55 STREET	541 WEST 49 STREET	411 WEST 54 STREET
Neighborhood	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	47	66	72
Year Built	1920	1910	1910
Gross SqFt	35,625	30,618	30,200
Estimated Gross Income	\$961,875	\$849,039	\$1,024,256
Gross Income per SqFt	\$27.00	\$27.70	\$33.90
Full Market Value	\$2,250,000	\$4,070,000	\$4,910,000
Market Value per SqFt	\$63.00	\$133.00	\$163.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01114-0061	1-01577-0001	1-01581-0049
Address	44 WEST 62 STREET	1520 YORK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	161	272	237
Year Built	1974	1972	1968
Gross SqFt	247,176	281,902	241,983
Estimated Gross Income	\$9,392,688	\$11,189,071	\$7,795,687
Gross Income per SqFt	\$38.00	\$39.70	\$32.20
Full Market Value	\$47,100,000	\$56,100,000	\$37,300,000
Market Value per SqFt	\$191.00	\$199.00	\$154.00
Distance from Cooperative in miles		1.80	1.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0016	1-01139-0057	1-01412-0012
Address	29 WEST 64 STREET	146 WEST 68 STREET	117 EAST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	45	46	40
Year Built	1938	1926	1929
Gross SqFt	38,563	24,370	29,500
Estimated Gross Income	\$1,349,705	\$781,069	\$1,242,149
Gross Income per SqFt	\$35.00	\$32.10	\$42.10
Full Market Value	\$6,470,000	\$3,740,000	\$6,230,000
Market Value per SqFt	\$168.00	\$153.00	\$211.00
Distance from Cooperative in miles		0.25	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0019	1-00775-0009	1-00768-0077
Address	25 WEST 64 STREET	245 WEST 25 STREET	274 WEST 19 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	68	25
Year Built	1923	1938	1920
Gross SqFt	33,492	36,500	22,506
Estimated Gross Income	\$1,121,982	\$1,226,104	\$656,000
Gross Income per SqFt	\$33.50	\$33.60	\$29.10
Full Market Value	\$5,370,000	\$5,870,000	\$3,140,000
Market Value per SqFt	\$160.00	\$161.00	\$140.00
Distance from Cooperative in miles		1.95	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0021	1-01139-0057	1-01129-0047
Address	17 WEST 64 STREET	146 WEST 68 STREET	22 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	54	46	42
Year Built	1924	1926	1921
Gross SqFt	32,881	24,370	26,910
Estimated Gross Income	\$1,052,192	\$781,069	\$764,073
Gross Income per SqFt	\$32.00	\$32.10	\$28.40
Full Market Value	\$5,040,000	\$3,740,000	\$3,660,000
Market Value per SqFt	\$153.00	\$153.00	\$136.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0029	1-00934-0020	1-01150-0041
Address	1 WEST 64 STREET	339 EAST 28 STREET	120 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	KIPS BAY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	94	123	64
Year Built	1910	1900	1926
Gross SqFt	119,866	110,139	114,696
Estimated Gross Income	\$4,015,511	\$4,445,278	\$2,958,545
Gross Income per SqFt	\$33.50	\$40.40	\$25.80
Full Market Value	\$19,200,000	\$22,300,000	\$12,800,000
Market Value per SqFt	\$160.00	\$202.00	\$112.00
Distance from Cooperative in miles		2.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01117-0036	1-01162-0046	
Address	46 CENTRAL PARK WEST	228 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	43	170	
Year Built	1907	1917	
Gross SqFt	122,273	106,920	
Estimated Gross Income	\$4,768,647	\$3,545,324	
Gross Income per SqFt	\$39.00	\$33.20	
Full Market Value	\$23,900,000	\$17,000,000	
Market Value per SqFt	\$195.00	\$159.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01118-0022	1-01364-0034	1-01314-0021
Address	5 WEST 65 STREET	422 EAST 53 STREET	747 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	277	295	276
Year Built	1969	1974	1972
Gross SqFt	400,000	312,416	387,761
Estimated Gross Income	\$12,000,000	\$9,704,630	\$12,821,726
Gross Income per SqFt	\$30.00	\$31.10	\$33.10
Full Market Value	\$57,500,000	\$46,500,000	\$61,400,000
Market Value per SqFt	\$144.00	\$149.00	\$158.00
Distance from Cooperative in miles		1.50	1.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01118-0036	1-01167-0011	1-01233-0016
Address	55 CENTRAL PARK WEST	2139 BROADWAY	2350 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	111	224	321
Year Built	1930	1901	1903
Gross SqFt	231,733	224,803	236,789
Estimated Gross Income	\$9,037,587	\$9,076,815	\$7,472,883
Gross Income per SqFt	\$39.00	\$40.40	\$31.60
Full Market Value	\$45,300,000	\$45,500,000	\$35,800,000
Market Value per SqFt	\$195.00	\$202.00	\$151.00
Distance from Cooperative in miles		0.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0029	1-01158-0033	1-01230-0043
Address	65 CENTRAL PARK WEST	212 AMSTERDAM AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	111	233	125
Year Built	1929	1926	1924
Gross SqFt	182,048	160,049	165,452
Estimated Gross Income	\$6,007,584	\$5,732,379	\$4,783,437
Gross Income per SqFt	\$33.00	\$35.80	\$28.90
Full Market Value	\$28,800,000	\$27,500,000	\$22,900,000
Market Value per SqFt	\$158.00	\$172.00	\$138.00
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0036	1-00934-0020	1-01150-0041
Address	70 CENTRAL PARK WEST	339 EAST 28 STREET	120 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	KIPS BAY	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	67	123	64
Year Built	1918	1900	1926
Gross SqFt	126,557	110,139	114,696
Estimated Gross Income	\$4,302,938	\$4,445,278	\$2,958,545
Gross Income per SqFt	\$34.00	\$40.40	\$25.80
Full Market Value	\$20,600,000	\$22,300,000	\$12,800,000
Market Value per SqFt	\$163.00	\$202.00	\$112.00
Distance from Cooperative in miles		2.25	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0047	1-01424-0029	1-01585-0036
Address	40 WEST 67 STREET	226 EAST 70 STREET	530 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	39	50	80
Year Built	1930	1921	1920
Gross SqFt	56,245	41,898	48,600
Estimated Gross Income	\$1,856,085	\$1,669,663	\$1,518,576
Gross Income per SqFt	\$33.00	\$39.90	\$31.20
Full Market Value	\$8,890,000	\$8,370,000	\$7,270,000
Market Value per SqFt	\$158.00	\$200.00	\$150.00
Distance from Cooperative in miles		1.10	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01119-0050	1-01409-0021	1-01305-0023
Address	50 WEST 67 STREET	1033 LEXINGTON AVENUE	135 EAST 50 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	62	35	107
Year Built	1917	1923	1924
Gross SqFt	84,062	71,189	70,836
Estimated Gross Income	\$2,900,139	\$2,048,170	\$2,806,614
Gross Income per SqFt	\$34.50	\$28.80	\$39.60
Full Market Value	\$13,900,000	\$9,810,000	\$14,100,000
Market Value per SqFt	\$165.00	\$138.00	\$199.00
Distance from Cooperative in miles		1.05	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0007	1-01245-0088	1-01472-0034
Address	39 WEST 67 STREET	324 WEST 84 STREET	440 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	41	48	47
Year Built	1906	1914	1936
Gross SqFt	42,857	38,016	44,856
Estimated Gross Income	\$1,360,709	\$962,512	\$1,271,765
Gross Income per SqFt	\$31.70	\$25.30	\$28.40
Full Market Value	\$6,520,000	\$4,180,000	\$6,090,000
Market Value per SqFt	\$152.00	\$110.00	\$136.00
Distance from Cooperative in miles		0.95	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0011	1-01128-0061	1-01239-0044
Address	33 WEST 67 STREET	331 COLUMBUS AVENUE	2476 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	36	57	64
Year Built	1905	1900	1920
Gross SqFt	66,847	62,434	67,954
Estimated Gross Income	\$1,905,139	\$1,932,438	\$1,739,335
Gross Income per SqFt	\$28.50	\$31.00	\$25.60
Full Market Value	\$9,130,000	\$9,260,000	\$7,550,000
Market Value per SqFt	\$137.00	\$148.00	\$111.00
Distance from Cooperative in miles		0.40	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0014	1-01424-0029	1-01585-0036
Address	27 WEST 67 STREET	226 EAST 70 STREET	530 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	32	50	80
Year Built	1902	1921	1920
Gross SqFt	59,431	41,898	48,600
Estimated Gross Income	\$1,604,637	\$1,669,663	\$1,518,576
Gross Income per SqFt	\$27.00	\$39.90	\$31.20
Full Market Value	\$7,690,000	\$8,370,000	\$7,270,000
Market Value per SqFt	\$129.00	\$200.00	\$150.00
Distance from Cooperative in miles		1.05	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0017	1-01439-0042	1-01511-0030
Address	17 WEST 67 STREET	320 EAST 65 STREET	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	73	71	43
Year Built	1930	1930	1929
Gross SqFt	61,568	58,325	57,419
Estimated Gross Income	\$2,093,312	\$2,227,973	\$1,352,029
Gross Income per SqFt	\$34.00	\$38.20	\$23.55
Full Market Value	\$10,000,000	\$11,200,000	\$5,870,000
Market Value per SqFt	\$162.00	\$192.00	\$102.00
Distance from Cooperative in miles		1.20	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0022	1-01439-0042	1-01252-0001
Address	15 WEST 67 STREET	320 EAST 65 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	34	71	59
Year Built	1905	1930	1906
Gross SqFt	64,899	58,325	63,794
Estimated Gross Income	\$2,206,566	\$2,227,973	\$1,783,615
Gross Income per SqFt	\$34.00	\$38.20	\$28.00
Full Market Value	\$10,600,000	\$11,200,000	\$8,540,000
Market Value per SqFt	\$163.00	\$192.00	\$134.00
Distance from Cooperative in miles		1.20	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0023	1-01418-0045	1-01230-0043
Address	11 WEST 67 STREET	1081 3 AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	122	116	125
Year Built	1917	1968	1924
Gross SqFt	212,000	174,273	165,452
Estimated Gross Income	\$6,996,000	\$6,855,800	\$4,783,437
Gross Income per SqFt	\$33.00	\$39.30	\$28.90
Full Market Value	\$33,500,000	\$34,400,000	\$22,900,000
Market Value per SqFt	\$158.00	\$197.00	\$138.00
Distance from Cooperative in miles		1.10	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0029	1-01426-0029	1-01162-0046
Address	75 CENTRAL PARK WEST	242 EAST 72 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	61	71	170
Year Built	1929	1930	1917
Gross SqFt	117,150	97,750	106,920
Estimated Gross Income	\$3,865,950	\$2,805,654	\$3,545,324
Gross Income per SqFt	\$33.00	\$28.70	\$33.20
Full Market Value	\$18,500,000	\$13,400,000	\$17,000,000
Market Value per SqFt	\$158.00	\$137.00	\$159.00
Distance from Cooperative in miles		1.10	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0057	1-01518-0009	1-01439-0042
Address	60 WEST 68 STREET	115 EAST 89 STREET	320 EAST 65 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	73	45	71
Year Built	1920	1924	1930
Gross SqFt	61,908	52,848	58,325
Estimated Gross Income	\$2,662,044	\$2,341,969	\$2,227,973
Gross Income per SqFt	\$43.00	\$44.30	\$38.20
Full Market Value	\$13,400,000	\$11,700,000	\$11,200,000
Market Value per SqFt	\$216.00	\$221.00	\$192.00
Distance from Cooperative in miles		1.40	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01120-0061	1-01229-0006	1-01518-0009
Address	74 WEST 68 STREET	265 WEST 81 STREET	115 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	58	36	45
Year Built	1924	1900	1924
Gross SqFt	51,428	41,137	52,848
Estimated Gross Income	\$1,645,696	\$1,160,460	\$2,341,969
Gross Income per SqFt	\$32.00	\$28.20	\$44.30
Full Market Value	\$7,880,000	\$5,560,000	\$11,700,000
Market Value per SqFt	\$153.00	\$135.00	\$221.00
Distance from Cooperative in miles		0.80	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0002	1-01138-0033	1-01142-0035
Address	75 WEST 68 STREET	152 COLUMBUS AVENUE	104 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	13	17
Year Built	1910	1910	1900
Gross SqFt	9,465	9,250	5,170
Estimated Gross Income	\$558,435	\$559,886	\$298,406
Gross Income per SqFt	\$59.00	\$61.00	\$58.00
Full Market Value	\$2,800,000	\$2,810,000	\$1,500,000
Market Value per SqFt	\$296.00	\$304.00	\$290.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0008	1-01145-0034	1-01117-0013
Address	61 WEST 68 STREET	102 WEST 74 STREET	41 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	16	16	15
Year Built	1910	1900	1910
Gross SqFt	11,197	10,540	10,120
Estimated Gross Income	\$335,910	\$311,706	\$314,890
Gross Income per SqFt	\$30.00	\$29.60	\$31.10
Full Market Value	\$1,610,000	\$1,490,000	\$1,510,000
Market Value per SqFt	\$144.00	\$141.00	\$149.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0029	1-01427-0028	1-01516-0013
Address	80 CENTRAL PARK WEST	1393 2 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	175	149	123
Year Built	1968	1964	1962
Gross SqFt	201,052	166,432	151,184
Estimated Gross Income	\$6,282,875	\$5,215,996	\$4,450,493
Gross Income per SqFt	\$31.30	\$31.30	\$29.40
Full Market Value	\$30,100,000	\$25,000,000	\$21,300,000
Market Value per SqFt	\$150.00	\$150.00	\$141.00
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0036	1-00631-0001	1-01200-0025
Address	88 CENTRAL PARK WEST	669 WASHINGTON STREET	5 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	42	144	85
Year Built	1910	1930	1937
Gross SqFt	132,291	137,589	116,021
Estimated Gross Income	\$4,451,592	\$4,514,830	\$2,989,442
Gross Income per SqFt	\$33.60	\$32.80	\$25.80
Full Market Value	\$21,300,000	\$21,600,000	\$13,000,000
Market Value per SqFt	\$161.00	\$157.00	\$112.00
Distance from Cooperative in miles		3.15	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0043	1-01579-0002	1-01547-0043
Address	24 WEST 69 STREET	1556 YORK AVENUE	320 EAST 85 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	19	30	40
Year Built	1922	1920	1925
Gross SqFt	28,168	18,852	19,990
Estimated Gross Income	\$1,098,552	\$832,988	\$674,217
Gross Income per SqFt	\$39.00	\$44.20	\$33.70
Full Market Value	\$5,510,000	\$4,180,000	\$3,230,000
Market Value per SqFt	\$196.00	\$222.00	\$162.00
Distance from Cooperative in miles		1.65	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01121-0045	1-01167-0007	1-01139-0057
Address	26 WEST 69 STREET	245 WEST 75 STREET	146 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	20	48	46
Year Built	1925	1924	1926
Gross SqFt	27,308	24,840	24,370
Estimated Gross Income	\$983,088	\$915,571	\$781,069
Gross Income per SqFt	\$36.00	\$36.90	\$32.10
Full Market Value	\$4,930,000	\$4,590,000	\$3,740,000
Market Value per SqFt	\$181.00	\$185.00	\$153.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01122-0023	1-01229-0006	1-01553-0016
Address	11 WEST 69 STREET	265 WEST 81 STREET	327 EAST 90 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	39	36	59
Year Built	1928	1900	1930
Gross SqFt	43,820	41,137	33,300
Estimated Gross Income	\$1,411,004	\$1,160,460	\$1,053,672
Gross Income per SqFt	\$32.20	\$28.20	\$31.60
Full Market Value	\$6,760,000	\$5,560,000	\$5,050,000
Market Value per SqFt	\$154.00	\$135.00	\$152.00
Distance from Cooperative in miles		0.75	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01122-0029	1-01302-0033	1-01336-0040
Address	91 CENTRAL PARK WEST	760 3 AVENUE	310 EAST 44 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	94	310	328
Year Built	1929	1929	1929
Gross SqFt	209,355	297,703	206,598
Estimated Gross Income	\$6,804,037	\$9,318,529	\$6,882,578
Gross Income per SqFt	\$32.50	\$31.30	\$33.30
Full Market Value	\$32,600,000	\$44,600,000	\$33,000,000
Market Value per SqFt	\$156.00	\$150.00	\$160.00
Distance from Cooperative in miles		1.45	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01122-0040	1-01439-0042	1-01511-0030
Address	18 WEST 70 STREET	320 EAST 65 STREET	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	71	43
Year Built	1926	1930	1929
Gross SqFt	60,300	58,325	57,419
Estimated Gross Income	\$1,989,900	\$2,227,973	\$1,352,029
Gross Income per SqFt	\$33.00	\$38.20	\$23.55
Full Market Value	\$9,530,000	\$11,200,000	\$5,870,000
Market Value per SqFt	\$158.00	\$192.00	\$102.00
Distance from Cooperative in miles		1.25	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01123-0029	1-00015-0022	1-00863-0044
Address	101 CENTRAL PARK WEST	21 WEST STREET	66 EAST 34 STREET
Neighborhood	UPPER WEST SIDE (59-79)	FINANCIAL	MURRAY HILL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	104	293	370
Year Built	1930	1931	1913
Gross SqFt	384,336	335,746	341,950
Estimated Gross Income	\$13,797,662	\$9,996,882	\$10,563,000
Gross Income per SqFt	\$35.90	\$29.80	\$30.90
Full Market Value	\$66,100,000	\$47,900,000	\$50,600,000
Market Value per SqFt	\$172.00	\$143.00	\$148.00
Distance from Cooperative in miles		5.20	1.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0005	1-01472-0034	1-01509-0006
Address	59 WEST 71 STREET	440 EAST 78 STREET	107 EAST 80 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	47	33
Year Built	1924	1936	1925
Gross SqFt	54,976	44,856	52,272
Estimated Gross Income	\$1,814,208	\$1,271,765	\$1,992,954
Gross Income per SqFt	\$33.00	\$28.40	\$38.10
Full Market Value	\$8,690,000	\$6,090,000	\$9,990,000
Market Value per SqFt	\$158.00	\$136.00	\$191.00
Distance from Cooperative in miles		1.40	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0021	1-01439-0042	1-01252-0001
Address	17 WEST 71 STREET	320 EAST 65 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	39	71	59
Year Built	1923	1930	1906
Gross SqFt	71,907	58,325	63,794
Estimated Gross Income	\$2,444,838	\$2,227,973	\$1,783,615
Gross Income per SqFt	\$34.00	\$38.20	\$28.00
Full Market Value	\$11,700,000	\$11,200,000	\$8,540,000
Market Value per SqFt	\$163.00	\$192.00	\$134.00
Distance from Cooperative in miles		1.25	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0027	1-00015-0022	1-00863-0044
Address	115 CENTRAL PARK WEST	21 WEST STREET	66 EAST 34 STREET
Neighborhood	UPPER WEST SIDE (59-79)	FINANCIAL	MURRAY HILL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	238	293	370
Year Built	1931	1931	1913
Gross SqFt	617,569	335,746	341,950
Estimated Gross Income	\$18,527,070	\$9,996,882	\$10,563,000
Gross Income per SqFt	\$30.00	\$29.80	\$30.90
Full Market Value	\$88,700,000	\$47,900,000	\$50,600,000
Market Value per SqFt	\$144.00	\$143.00	\$148.00
Distance from Cooperative in miles		5.20	2.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0042	1-01201-0034	1-00427-0001
Address	12 WEST 72 STREET	275 CENTRAL PARK WEST	10 STANTON STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	174	114	145
Year Built	1927	1931	1900
Gross SqFt	178,893	248,962	167,453
Estimated Gross Income	\$5,411,513	\$6,804,345	\$4,571,132
Gross Income per SqFt	\$30.20	\$27.30	\$27.30
Full Market Value	\$25,900,000	\$32,600,000	\$10,700,000
Market Value per SqFt	\$145.00	\$131.00	\$64.00
Distance from Cooperative in miles		0.85	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01124-0046	1-01169-0008	1-01415-0021
Address	20 WEST 72 STREET	2181 BROADWAY	1143 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	170	115	108
Year Built	1925	1924	1940
Gross SqFt	127,961	114,767	103,304
Estimated Gross Income	\$3,518,927	\$3,182,029	\$2,781,886
Gross Income per SqFt	\$27.50	\$27.70	\$26.90
Full Market Value	\$16,900,000	\$15,200,000	\$13,300,000
Market Value per SqFt	\$132.00	\$132.00	\$129.00
Distance from Cooperative in miles		0.50	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-0002	1-01502-0052	1-00911-0001
Address	49 WEST 72 STREET	46 EAST 91 STREET	431 3 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	81	28	58
Year Built	1930	1930	1920
Gross SqFt	54,488	46,718	45,947
Estimated Gross Income	\$1,798,104	\$1,774,864	\$1,371,202
Gross Income per SqFt	\$33.00	\$38.00	\$29.80
Full Market Value	\$8,610,000	\$8,900,000	\$6,570,000
Market Value per SqFt	\$158.00	\$191.00	\$143.00
Distance from Cooperative in miles		1.20	2.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-0024	1-01418-0021	1-01422-0021
Address	15 WEST 72 STREET	1201 2 AVENUE	1283 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	504	547	176
Year Built	1964	1963	1973
Gross SqFt	625,517	566,083	348,130
Estimated Gross Income	\$21,111,198	\$20,392,634	\$10,769,786
Gross Income per SqFt	\$33.70	\$36.00	\$30.90
Full Market Value	\$101,000,000	\$102,000,000	\$51,600,000
Market Value per SqFt	\$161.00	\$180.00	\$148.00
Distance from Cooperative in miles		1.15	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01125-0025	1-01126-0029	1-01201-0034
Address	121 CENTRAL PARK WEST	135 CENTRAL PARK WEST	275 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	94	64	114
Year Built	1900	1906	1931
Gross SqFt	309,608	217,280	248,962
Estimated Gross Income	\$10,526,672	\$9,762,795	\$6,804,345
Gross Income per SqFt	\$34.00	\$44.90	\$27.30
Full Market Value	\$50,400,000	\$49,000,000	\$32,600,000
Market Value per SqFt	\$163.00	\$226.00	\$131.00
Distance from Cooperative in miles		0.05	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0014	1-01142-0064	1-01565-0035
Address	23 WEST 73 STREET	2054 BROADWAY	430 EAST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	258	320	133
Year Built	1926	1923	1931
Gross SqFt	289,066	235,400	205,967
Estimated Gross Income	\$8,484,087	\$6,373,682	\$5,445,403
Gross Income per SqFt	\$29.30	\$27.10	\$26.40
Full Market Value	\$40,600,000	\$30,500,000	\$23,600,000
Market Value per SqFt	\$140.00	\$130.00	\$115.00
Distance from Cooperative in miles		0.20	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0042	1-01451-0040	1-01428-0007
Address	16 WEST 74 STREET	330 EAST 77 STREET	211 EAST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	20	24
Year Built	1900	1900	1930
Gross SqFt	10,174	10,130	13,585
Estimated Gross Income	\$427,308	\$443,094	\$707,613
Gross Income per SqFt	\$42.00	\$43.70	\$52.00
Full Market Value	\$2,140,000	\$2,220,000	\$3,550,000
Market Value per SqFt	\$210.00	\$219.00	\$261.00
Distance from Cooperative in miles		1.20	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0048	1-01451-0040	1-01428-0007
Address	28 WEST 74 STREET	330 EAST 77 STREET	211 EAST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	18	20	24
Year Built	1902	1900	1930
Gross SqFt	18,940	10,130	13,585
Estimated Gross Income	\$795,480	\$443,094	\$707,613
Gross Income per SqFt	\$42.00	\$43.70	\$52.00
Full Market Value	\$3,990,000	\$2,220,000	\$3,550,000
Market Value per SqFt	\$211.00	\$219.00	\$261.00
Distance from Cooperative in miles		1.20	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01126-0050	1-01468-0031	1-01382-0045
Address	32 WEST 74 STREET	490 EAST 74 STREET	40 EAST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	26	22
Year Built	1910	1910	1910
Gross SqFt	18,569	13,482	16,039
Estimated Gross Income	\$603,492	\$438,374	\$463,589
Gross Income per SqFt	\$32.50	\$32.50	\$28.90
Full Market Value	\$2,890,000	\$2,100,000	\$2,220,000
Market Value per SqFt	\$156.00	\$156.00	\$138.00
Distance from Cooperative in miles		1.35	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01127-0017	1-01428-0007	1-01468-0031
Address	29 WEST 74 STREET	211 EAST 73 STREET	490 EAST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	11	24	26
Year Built	1910	1930	1910
Gross SqFt	9,160	13,585	13,482
Estimated Gross Income	\$316,020	\$707,613	\$438,374
Gross Income per SqFt	\$34.50	\$52.00	\$32.50
Full Market Value	\$1,510,000	\$3,550,000	\$2,100,000
Market Value per SqFt	\$165.00	\$261.00	\$156.00
Distance from Cooperative in miles		1.05	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01127-0029	1-01497-0009	1-01030-0058
Address	145 CENTRAL PARK WEST	1150 MADISON AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	146	360	340
Year Built	1930	1923	1940
Gross SqFt	490,265	472,600	387,428
Estimated Gross Income	\$13,972,552	\$13,274,353	\$11,105,975
Gross Income per SqFt	\$28.50	\$28.10	\$28.70
Full Market Value	\$66,900,000	\$63,600,000	\$53,200,000
Market Value per SqFt	\$136.00	\$135.00	\$137.00
Distance from Cooperative in miles		0.90	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01128-0029	1-01150-0041	
Address	151 CENTRAL PARK WEST	120 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	35	64	
Year Built	1907	1926	
Gross SqFt	124,867	114,696	
Estimated Gross Income	\$3,652,359	\$2,958,545	
Gross Income per SqFt	\$29.20	\$25.80	
Full Market Value	\$17,500,000	\$12,800,000	
Market Value per SqFt	\$140.00	\$112.00	
Distance from Cooperative in miles		0.25	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01128-0052	1-01117-0023	1-01128-0014
Address	34 WEST 76 STREET	15 WEST 64 STREET	35 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	20	13
Year Built	1900	1910	1910
Gross SqFt	9,603	9,415	8,615
Estimated Gross Income	\$360,112	\$371,764	\$306,457
Gross Income per SqFt	\$37.50	\$39.50	\$35.60
Full Market Value	\$1,810,000	\$1,860,000	\$1,470,000
Market Value per SqFt	\$188.00	\$198.00	\$171.00
Distance from Cooperative in miles		0.55	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0039	1-01126-0029	1-00631-0001
Address	6 WEST 77 STREET	135 CENTRAL PARK WEST	669 WASHINGTON STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	102	64	144
Year Built	1928	1906	1930
Gross SqFt	176,891	217,280	137,589
Estimated Gross Income	\$6,544,967	\$9,762,795	\$4,514,830
Gross Income per SqFt	\$37.00	\$44.90	\$32.80
Full Market Value	\$32,800,000	\$49,000,000	\$21,600,000
Market Value per SqFt	\$185.00	\$226.00	\$157.00
Distance from Cooperative in miles		0.15	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0045	1-01424-0029	1-01585-0036
Address	20 WEST 77 STREET	226 EAST 70 STREET	530 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	50	80
Year Built	1926	1921	1920
Gross SqFt	58,723	41,898	48,600
Estimated Gross Income	\$1,937,859	\$1,669,663	\$1,518,576
Gross Income per SqFt	\$33.00	\$39.90	\$31.20
Full Market Value	\$9,280,000	\$8,370,000	\$7,270,000
Market Value per SqFt	\$158.00	\$200.00	\$150.00
Distance from Cooperative in miles		1.10	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0050	1-01141-0051	1-01158-0033
Address	40 WEST 77 STREET	2028 BROADWAY	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	183	233
Year Built	1928	1900	1926
Gross SqFt	162,676	133,460	160,049
Estimated Gross Income	\$6,019,012	\$5,910,134	\$5,732,379
Gross Income per SqFt	\$37.00	\$44.30	\$35.80
Full Market Value	\$30,200,000	\$29,600,000	\$27,500,000
Market Value per SqFt	\$186.00	\$222.00	\$172.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01129-0055	1-01249-0036	1-01195-0014
Address	44 WEST 77 STREET	575 WEST END AVENUE	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	54	64
Year Built	1909	1915	1927
Gross SqFt	118,168	104,942	109,896
Estimated Gross Income	\$4,638,094	\$3,387,623	\$3,069,385
Gross Income per SqFt	\$39.30	\$32.30	\$27.90
Full Market Value	\$23,300,000	\$16,200,000	\$14,700,000
Market Value per SqFt	\$197.00	\$154.00	\$134.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-0001	1-01340-0001	1-01314-0021
Address	141 AMSTERDAM AVENUE	884 2 AVENUE	747 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	376	262	276
Year Built	1962	1961	1972
Gross SqFt	367,600	290,000	387,761
Estimated Gross Income	\$10,844,200	\$7,586,346	\$12,821,726
Gross Income per SqFt	\$29.50	\$26.20	\$33.10
Full Market Value	\$51,900,000	\$32,900,000	\$61,400,000
Market Value per SqFt	\$141.00	\$113.00	\$158.00
Distance from Cooperative in miles		1.70	1.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01138-0053	1-00345-0048	1-00934-0015
Address	130 WEST 67 STREET	115 PITT STREET	332 EAST 28 STREET
Neighborhood	UPPER WEST SIDE (59-79)	LOWER EAST SIDE	KIPS BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	245	172	224
Year Built	1975	1983	1979
Gross SqFt	186,737	170,100	165,739
Estimated Gross Income	\$6,162,321	\$4,870,778	\$5,888,713
Gross Income per SqFt	\$33.00	\$28.60	\$35.50
Full Market Value	\$29,500,000	\$11,400,000	\$28,200,000
Market Value per SqFt	\$158.00	\$67.00	\$170.00
Distance from Cooperative in miles		3.70	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01140-0036	1-01144-0040	1-01128-0014
Address	108 WEST 69 STREET	118 WEST 73 STREET	35 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	11	13	13
Year Built	1900	1900	1910
Gross SqFt	7,813	7,400	8,615
Estimated Gross Income	\$281,268	\$263,492	\$306,457
Gross Income per SqFt	\$36.00	\$35.60	\$35.60
Full Market Value	\$1,410,000	\$1,260,000	\$1,470,000
Market Value per SqFt	\$180.00	\$170.00	\$171.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01140-0046	1-01124-0059	1-01300-0050
Address	140 WEST 69 STREET	50 WEST 72 STREET	140 EAST 46 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	246	213	202
Year Built	1905	1927	1924
Gross SqFt	142,894	143,791	131,175
Estimated Gross Income	\$4,572,608	\$4,489,161	\$4,220,205
Gross Income per SqFt	\$32.00	\$31.20	\$32.20
Full Market Value	\$21,900,000	\$21,500,000	\$20,200,000
Market Value per SqFt	\$153.00	\$150.00	\$154.00
Distance from Cooperative in miles		0.25	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-0037	1-01229-0006	1-01509-0064
Address	114 WEST 70 STREET	265 WEST 81 STREET	108 EAST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	36	20
Year Built	1922	1900	1922
Gross SqFt	41,034	41,137	32,383
Estimated Gross Income	\$1,261,795	\$1,160,460	\$996,313
Gross Income per SqFt	\$30.70	\$28.20	\$30.80
Full Market Value	\$6,040,000	\$5,560,000	\$4,770,000
Market Value per SqFt	\$147.00	\$135.00	\$147.00
Distance from Cooperative in miles		0.65	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01141-0039	1-01393-0040	1-01509-0006
Address	120 WEST 70 STREET	74 EAST 79 STREET	107 EAST 80 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	42	33
Year Built	1917	1899	1925
Gross SqFt	66,917	62,472	52,272
Estimated Gross Income	\$2,409,012	\$2,944,086	\$1,992,954
Gross Income per SqFt	\$36.00	\$47.10	\$38.10
Full Market Value	\$12,100,000	\$14,800,000	\$9,990,000
Market Value per SqFt	\$181.00	\$237.00	\$191.00
Distance from Cooperative in miles		1.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01142-0048	1-01424-0029	1-01585-0036
Address	140 WEST 71 STREET	226 EAST 70 STREET	530 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	80	50	80
Year Built	1920	1921	1920
Gross SqFt	57,086	41,898	48,600
Estimated Gross Income	\$1,998,010	\$1,669,663	\$1,518,576
Gross Income per SqFt	\$35.00	\$39.90	\$31.20
Full Market Value	\$9,570,000	\$8,370,000	\$7,270,000
Market Value per SqFt	\$168.00	\$200.00	\$150.00
Distance from Cooperative in miles		1.20	1.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0001	1-01129-0059	1-01496-0021
Address	2060 BROADWAY	52 WEST 77 STREET	1125 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	149	41
Year Built	1902	1903	1922
Gross SqFt	130,410	113,309	113,052
Estimated Gross Income	\$4,303,530	\$3,460,437	\$4,223,193
Gross Income per SqFt	\$33.00	\$30.50	\$37.40
Full Market Value	\$20,600,000	\$16,600,000	\$21,200,000
Market Value per SqFt	\$158.00	\$147.00	\$188.00
Distance from Cooperative in miles		0.30	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0007	1-01468-0031	1-01382-0045
Address	167 WEST 71 STREET	490 EAST 74 STREET	40 EAST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	26	22
Year Built	1920	1910	1910
Gross SqFt	11,224	13,482	16,039
Estimated Gross Income	\$353,556	\$438,374	\$463,589
Gross Income per SqFt	\$31.50	\$32.50	\$28.90
Full Market Value	\$1,690,000	\$2,100,000	\$2,220,000
Market Value per SqFt	\$151.00	\$156.00	\$138.00
Distance from Cooperative in miles		1.50	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0024	1-01229-0006	1-01518-0009
Address	119 WEST 71 STREET	265 WEST 81 STREET	115 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	36	45
Year Built	1913	1900	1924
Gross SqFt	55,382	41,137	52,848
Estimated Gross Income	\$1,882,988	\$1,160,460	\$2,341,969
Gross Income per SqFt	\$34.00	\$28.20	\$44.30
Full Market Value	\$9,020,000	\$5,560,000	\$11,700,000
Market Value per SqFt	\$163.00	\$135.00	\$221.00
Distance from Cooperative in miles		0.55	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0037	1-01165-0056	1-00590-0022
Address	116 WEST 72 STREET	244 WEST 74 STREET	12 JONES STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	92	39	59
Year Built	1918	1922	1920
Gross SqFt	50,590	40,050	56,700
Estimated Gross Income	\$1,264,750	\$951,619	\$1,765,933
Gross Income per SqFt	\$25.00	\$23.76	\$31.10
Full Market Value	\$5,490,000	\$4,130,000	\$8,460,000
Market Value per SqFt	\$109.00	\$103.00	\$149.00
Distance from Cooperative in miles		0.25	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01143-0039	1-01147-0030	1-01227-0027
Address	118 WEST 72 STREET	322 COLUMBUS AVENUE	207 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	45	66	38
Year Built	1915	1926	1920
Gross SqFt	26,911	36,258	23,952
Estimated Gross Income	\$1,116,806	\$1,597,670	\$885,414
Gross Income per SqFt	\$41.50	\$44.10	\$37.00
Full Market Value	\$5,600,000	\$8,010,000	\$4,440,000
Market Value per SqFt	\$208.00	\$221.00	\$185.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01144-0024	1-01517-0050	1-01231-0007
Address	121 WEST 72 STREET	1329 LEXINGTON AVENUE	2301 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	92	98	37
Year Built	1926	1929	1910
Gross SqFt	74,654	80,351	61,250
Estimated Gross Income	\$2,247,085	\$2,414,297	\$1,640,769
Gross Income per SqFt	\$30.10	\$30.00	\$26.80
Full Market Value	\$10,800,000	\$11,600,000	\$7,120,000
Market Value per SqFt	\$145.00	\$144.00	\$116.00
Distance from Cooperative in miles		1.40	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01144-0043	1-01246-0044	1-01244-0020
Address	126 WEST 73 STREET	328 WEST 85 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	40	48	30
Year Built	1915	1920	1910
Gross SqFt	24,596	24,544	22,740
Estimated Gross Income	\$811,668	\$841,525	\$713,111
Gross Income per SqFt	\$33.00	\$34.30	\$31.40
Full Market Value	\$3,890,000	\$4,030,000	\$3,420,000
Market Value per SqFt	\$158.00	\$164.00	\$150.00
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0001	1-01162-0046	1-01426-0029
Address	175 WEST 73 STREET	228 WEST 71 STREET	242 EAST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	152	170	71
Year Built	1924	1917	1930
Gross SqFt	120,383	106,920	97,750
Estimated Gross Income	\$4,032,830	\$3,545,324	\$2,805,654
Gross Income per SqFt	\$33.50	\$33.20	\$28.70
Full Market Value	\$19,300,000	\$17,000,000	\$13,400,000
Market Value per SqFt	\$160.00	\$159.00	\$137.00
Distance from Cooperative in miles		0.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0007	1-01145-0155	1-01117-0013
Address	167 WEST 73 STREET	156 WEST 74 STREET	41 WEST 64 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	15
Year Built	1910	1920	1910
Gross SqFt	11,655	11,960	10,120
Estimated Gross Income	\$419,580	\$407,369	\$314,890
Gross Income per SqFt	\$36.00	\$34.10	\$31.10
Full Market Value	\$2,100,000	\$1,950,000	\$1,510,000
Market Value per SqFt	\$180.00	\$163.00	\$149.00
Distance from Cooperative in miles		0.00	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0029	1-01391-0002	1-01509-0064
Address	105 WEST 73 STREET	952 5 AVENUE	108 EAST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	38	20
Year Built	1920	1923	1922
Gross SqFt	46,621	39,030	32,383
Estimated Gross Income	\$1,631,735	\$1,577,218	\$996,313
Gross Income per SqFt	\$35.00	\$40.40	\$30.80
Full Market Value	\$7,820,000	\$7,910,000	\$4,770,000
Market Value per SqFt	\$168.00	\$203.00	\$147.00
Distance from Cooperative in miles		0.85	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0049	1-01244-0022	1-01244-0020
Address	140 WEST 74 STREET	310 WEST 80 STREET	306 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	31	36	30
Year Built	1910	1910	1910
Gross SqFt	19,190	22,728	22,740
Estimated Gross Income	\$690,840	\$882,803	\$713,111
Gross Income per SqFt	\$36.00	\$38.80	\$31.40
Full Market Value	\$3,460,000	\$4,430,000	\$3,420,000
Market Value per SqFt	\$180.00	\$195.00	\$150.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0061	1-01232-0055	1-01508-0001
Address	287 AMSTERDAM AVENUE	2333 BROADWAY	903 PARK AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	156	128	70
Year Built	1913	1922	1913
Gross SqFt	114,150	111,811	113,281
Estimated Gross Income	\$3,595,725	\$3,355,495	\$3,191,711
Gross Income per SqFt	\$31.50	\$30.00	\$28.20
Full Market Value	\$17,200,000	\$16,100,000	\$15,300,000
Market Value per SqFt	\$151.00	\$144.00	\$135.00
Distance from Cooperative in miles		0.60	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01145-0105	1-01129-0020	1-01185-0029
Address	171 WEST 73 STREET	17 WEST 76 STREET	304 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	11	20	21
Year Built	1910	1900	1900
Gross SqFt	5,525	8,168	8,519
Estimated Gross Income	\$176,800	\$279,258	\$307,460
Gross Income per SqFt	\$32.00	\$34.20	\$36.10
Full Market Value	\$847,000	\$1,340,000	\$1,540,000
Market Value per SqFt	\$153.00	\$164.00	\$181.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-0008	1-01391-0002	1-01509-0064
Address	151 WEST 74 STREET	952 5 AVENUE	108 EAST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	38	20
Year Built	1923	1923	1922
Gross SqFt	47,551	39,030	32,383
Estimated Gross Income	\$1,640,509	\$1,577,218	\$996,313
Gross Income per SqFt	\$34.50	\$40.40	\$30.80
Full Market Value	\$7,860,000	\$7,910,000	\$4,770,000
Market Value per SqFt	\$165.00	\$203.00	\$147.00
Distance from Cooperative in miles		0.85	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-0018	1-01509-0006	1-00882-0028
Address	123 WEST 74 STREET	107 EAST 80 STREET	95 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	33	77
Year Built	1925	1925	1939
Gross SqFt	54,105	52,272	52,092
Estimated Gross Income	\$1,947,780	\$1,992,954	\$1,560,886
Gross Income per SqFt	\$36.00	\$38.10	\$30.00
Full Market Value	\$9,770,000	\$9,990,000	\$7,480,000
Market Value per SqFt	\$181.00	\$191.00	\$144.00
Distance from Cooperative in miles		1.10	2.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01146-0049	1-01139-0057	1-01169-0042
Address	136 WEST 75 STREET	146 WEST 68 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	30	46	42
Year Built	1940	1926	1925
Gross SqFt	27,176	24,370	27,100
Estimated Gross Income	\$856,044	\$781,069	\$772,498
Gross Income per SqFt	\$31.50	\$32.10	\$28.50
Full Market Value	\$4,100,000	\$3,740,000	\$3,700,000
Market Value per SqFt	\$151.00	\$153.00	\$137.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01147-0056	1-01129-0047	1-01198-0017
Address	166 WEST 76 STREET	22 WEST 77 STREET	25 WEST 84 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	41	42	42
Year Built	1900	1921	1900
Gross SqFt	28,300	26,910	21,990
Estimated Gross Income	\$764,100	\$764,073	\$503,530
Gross Income per SqFt	\$27.00	\$28.40	\$22.90
Full Market Value	\$3,660,000	\$3,660,000	\$2,190,000
Market Value per SqFt	\$129.00	\$136.00	\$100.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01147-0059	1-01129-0047	1-01139-0057
Address	170 WEST 76 STREET	22 WEST 77 STREET	146 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	42	46
Year Built	1926	1921	1926
Gross SqFt	28,971	26,910	24,370
Estimated Gross Income	\$869,130	\$764,073	\$781,069
Gross Income per SqFt	\$30.00	\$28.40	\$32.10
Full Market Value	\$4,160,000	\$3,660,000	\$3,740,000
Market Value per SqFt	\$144.00	\$136.00	\$153.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01148-0021	1-01229-0006	1-01509-0064
Address	125 WEST 76 STREET	265 WEST 81 STREET	108 EAST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	36	20
Year Built	1922	1900	1922
Gross SqFt	46,118	41,137	32,383
Estimated Gross Income	\$1,411,210	\$1,160,460	\$996,313
Gross Income per SqFt	\$30.60	\$28.20	\$30.80
Full Market Value	\$6,760,000	\$5,560,000	\$4,770,000
Market Value per SqFt	\$147.00	\$135.00	\$147.00
Distance from Cooperative in miles		0.35	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01148-0056	1-01229-0006	1-01518-0009
Address	160 WEST 77 STREET	265 WEST 81 STREET	115 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	36	45
Year Built	1927	1900	1924
Gross SqFt	53,427	41,137	52,848
Estimated Gross Income	\$1,709,664	\$1,160,460	\$2,341,969
Gross Income per SqFt	\$32.00	\$28.20	\$44.30
Full Market Value	\$8,190,000	\$5,560,000	\$11,700,000
Market Value per SqFt	\$153.00	\$135.00	\$221.00
Distance from Cooperative in miles		0.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01149-0043	1-01428-0007	1-01468-0031
Address	120 WEST 78 STREET	211 EAST 73 STREET	490 EAST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	18	24	26
Year Built	1910	1930	1910
Gross SqFt	10,934	13,585	13,482
Estimated Gross Income	\$382,690	\$707,613	\$438,374
Gross Income per SqFt	\$35.00	\$52.00	\$32.50
Full Market Value	\$1,830,000	\$3,550,000	\$2,100,000
Market Value per SqFt	\$167.00	\$261.00	\$156.00
Distance from Cooperative in miles		1.25	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-0037	1-01195-0014	1-01249-0036
Address	112 WEST 79 STREET	25 WEST 81 STREET	575 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	50	64	54
Year Built	1925	1927	1915
Gross SqFt	104,238	109,896	104,942
Estimated Gross Income	\$3,231,378	\$3,069,385	\$3,387,623
Gross Income per SqFt	\$31.00	\$27.90	\$32.30
Full Market Value	\$15,500,000	\$14,700,000	\$16,200,000
Market Value per SqFt	\$149.00	\$134.00	\$154.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-0055	1-01439-0042	1-01252-0001
Address	150 WEST 79 STREET	320 EAST 65 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	72	71	59
Year Built	1911	1930	1906
Gross SqFt	70,080	58,325	63,794
Estimated Gross Income	\$2,312,640	\$2,227,973	\$1,783,615
Gross Income per SqFt	\$33.00	\$38.20	\$28.00
Full Market Value	\$11,100,000	\$11,200,000	\$8,540,000
Market Value per SqFt	\$158.00	\$192.00	\$134.00
Distance from Cooperative in miles		1.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01150-0056	1-01305-0023	1-01039-0032
Address	160 WEST 79 STREET	135 EAST 50 STREET	799 8 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN CBD	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	107	115
Year Built	1925	1924	1910
Gross SqFt	93,100	70,836	95,026
Estimated Gross Income	\$3,211,950	\$2,806,614	\$3,486,061
Gross Income per SqFt	\$34.50	\$39.60	\$36.70
Full Market Value	\$15,400,000	\$14,100,000	\$17,500,000
Market Value per SqFt	\$165.00	\$199.00	\$184.00
Distance from Cooperative in miles		1.80	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01156-0001	1-01314-0021	1-01465-0021
Address	110 WEST END AVENUE	747 2 AVENUE	1313 YORK AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	188	276	442
Year Built	1976	1972	1966
Gross SqFt	403,200	387,761	400,612
Estimated Gross Income	\$11,692,800	\$12,821,726	\$11,203,842
Gross Income per SqFt	\$29.00	\$33.10	\$28.00
Full Market Value	\$27,400,000	\$61,400,000	\$53,700,000
Market Value per SqFt	\$68.00	\$158.00	\$134.00
Distance from Cooperative in miles		1.85	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0001	1-01517-0050	1-01521-0020
Address	230 WEST END AVENUE	1329 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	115	98	49
Year Built	1927	1929	1929
Gross SqFt	92,239	80,351	85,924
Estimated Gross Income	\$2,305,975	\$2,414,297	\$1,838,155
Gross Income per SqFt	\$25.00	\$30.00	\$21.39
Full Market Value	\$10,000,000	\$11,600,000	\$7,980,000
Market Value per SqFt	\$108.00	\$144.00	\$93.00
Distance from Cooperative in miles		1.60	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0012	1-01252-0001	1-01440-0033
Address	243 WEST 70 STREET	200 RIVERSIDE DRIVE	340 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	53	59	60
Year Built	1926	1906	1940
Gross SqFt	68,989	63,794	53,446
Estimated Gross Income	\$1,845,455	\$1,783,615	\$1,399,703
Gross Income per SqFt	\$26.70	\$28.00	\$26.20
Full Market Value	\$8,010,000	\$8,540,000	\$6,080,000
Market Value per SqFt	\$116.00	\$134.00	\$114.00
Distance from Cooperative in miles		1.15	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0016	1-01529-0018	1-00927-0009
Address	235 WEST 70 STREET	235 EAST 83 STREET	311 EAST 21 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	KIPS BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	61	55	76
Year Built	1965	1963	1967
Gross SqFt	44,975	36,800	44,919
Estimated Gross Income	\$1,394,225	\$939,001	\$1,465,613
Gross Income per SqFt	\$31.00	\$25.50	\$32.60
Full Market Value	\$6,680,000	\$4,080,000	\$7,020,000
Market Value per SqFt	\$149.00	\$111.00	\$156.00
Distance from Cooperative in miles		1.55	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0020	1-01517-0025	
Address	225 WEST 70 STREET	155 EAST 88 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	42	50	
Year Built	1975	1976	
Gross SqFt	22,626	29,000	
Estimated Gross Income	\$837,162	\$969,932	
Gross Income per SqFt	\$37.00	\$33.40	
Full Market Value	\$4,200,000	\$4,650,000	
Market Value per SqFt	\$186.00	\$160.00	
Distance from Cooperative in miles		1.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01162-0029	1-01139-0001	1-01314-0021
Address	2039 BROADWAY	145 WEST 67 STREET	747 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	396	453	276
Year Built	1971	1986	1972
Gross SqFt	421,205	568,001	387,761
Estimated Gross Income	\$15,689,886	\$22,043,628	\$12,821,726
Gross Income per SqFt	\$37.20	\$38.80	\$33.10
Full Market Value	\$78,700,000	\$111,000,000	\$61,400,000
Market Value per SqFt	\$187.00	\$195.00	\$158.00
Distance from Cooperative in miles		0.20	2.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01163-0001	1-01249-0036	1-01195-0014
Address	246 WEST END AVENUE	575 WEST END AVENUE	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	102	54	64
Year Built	1912	1915	1927
Gross SqFt	125,284	104,942	109,896
Estimated Gross Income	\$3,758,520	\$3,387,623	\$3,069,385
Gross Income per SqFt	\$30.00	\$32.30	\$27.90
Full Market Value	\$18,000,000	\$16,200,000	\$14,700,000
Market Value per SqFt	\$144.00	\$154.00	\$134.00
Distance from Cooperative in miles		0.85	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01163-0061	1-01162-0046	1-01496-0021
Address	260 WEST END AVENUE	228 WEST 71 STREET	1125 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	80	170	41
Year Built	1925	1917	1922
Gross SqFt	109,069	106,920	113,052
Estimated Gross Income	\$3,762,880	\$3,545,324	\$4,223,193
Gross Income per SqFt	\$34.50	\$33.20	\$37.40
Full Market Value	\$18,000,000	\$17,000,000	\$21,200,000
Market Value per SqFt	\$165.00	\$159.00	\$188.00
Distance from Cooperative in miles		0.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01164-0002	1-01391-0002	1-01509-0064
Address	269 WEST 72 STREET	952 5 AVENUE	108 EAST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	38	20
Year Built	1924	1923	1922
Gross SqFt	49,327	39,030	32,383
Estimated Gross Income	\$1,627,791	\$1,577,218	\$996,313
Gross Income per SqFt	\$33.00	\$40.40	\$30.80
Full Market Value	\$7,800,000	\$7,910,000	\$4,770,000
Market Value per SqFt	\$158.00	\$203.00	\$147.00
Distance from Cooperative in miles		1.05	1.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01164-0063	1-01409-0021	1-01125-0009
Address	270 WEST END AVENUE	1033 LEXINGTON AVENUE	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	36	35	94
Year Built	1918	1923	1929
Gross SqFt	80,463	71,189	80,281
Estimated Gross Income	\$2,293,195	\$2,048,170	\$2,183,172
Gross Income per SqFt	\$28.50	\$28.80	\$27.20
Full Market Value	\$11,000,000	\$9,810,000	\$10,500,000
Market Value per SqFt	\$137.00	\$138.00	\$131.00
Distance from Cooperative in miles		1.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01165-0004	1-00631-0001	1-01200-0025
Address	290 WEST END AVENUE	669 WASHINGTON STREET	5 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	GREENWICH VILLAGE-WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	63	144	85
Year Built	1925	1930	1937
Gross SqFt	148,845	137,589	116,021
Estimated Gross Income	\$4,874,673	\$4,514,830	\$2,989,442
Gross Income per SqFt	\$32.70	\$32.80	\$25.80
Full Market Value	\$23,300,000	\$21,600,000	\$13,000,000
Market Value per SqFt	\$157.00	\$157.00	\$112.00
Distance from Cooperative in miles		3.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0001	1-01162-0046	1-01169-0008
Address	300 WEST END AVENUE	228 WEST 71 STREET	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	35	170	115
Year Built	1917	1917	1924
Gross SqFt	125,030	106,920	114,767
Estimated Gross Income	\$4,125,990	\$3,545,324	\$3,182,029
Gross Income per SqFt	\$33.00	\$33.20	\$27.70
Full Market Value	\$19,800,000	\$17,000,000	\$15,200,000
Market Value per SqFt	\$158.00	\$159.00	\$132.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0006	1-01253-0016	1-01429-0041
Address	251 WEST 74 STREET	311 WEST 94 STREET	210 EAST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	24	42
Year Built	1948	1930	1932
Gross SqFt	22,400	22,290	25,758
Estimated Gross Income	\$658,560	\$646,802	\$734,401
Gross Income per SqFt	\$29.40	\$29.00	\$28.50
Full Market Value	\$3,150,000	\$3,100,000	\$3,520,000
Market Value per SqFt	\$141.00	\$139.00	\$137.00
Distance from Cooperative in miles		1.00	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0007	1-01200-0005	1-01143-0015
Address	245 WEST 74 STREET	51 WEST 86 STREET	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	59	83	68
Year Built	1924	1927	1923
Gross SqFt	75,312	70,144	75,144
Estimated Gross Income	\$2,033,424	\$1,894,690	\$1,776,191
Gross Income per SqFt	\$27.00	\$27.00	\$23.64
Full Market Value	\$9,740,000	\$9,080,000	\$7,710,000
Market Value per SqFt	\$129.00	\$129.00	\$103.00
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0058	1-01129-0047	1-01139-0057
Address	250 WEST 75 STREET	22 WEST 77 STREET	146 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	42	46
Year Built	1922	1921	1926
Gross SqFt	38,277	26,910	24,370
Estimated Gross Income	\$1,148,310	\$764,073	\$781,069
Gross Income per SqFt	\$30.00	\$28.40	\$32.10
Full Market Value	\$5,500,000	\$3,660,000	\$3,740,000
Market Value per SqFt	\$144.00	\$136.00	\$153.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0061	1-01200-0005	1-01490-0122
Address	310 WEST END AVENUE	51 WEST 86 STREET	555 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	66	83	87
Year Built	1925	1927	1940
Gross SqFt	85,836	70,144	75,854
Estimated Gross Income	\$2,832,588	\$1,894,690	\$2,771,467
Gross Income per SqFt	\$33.00	\$27.00	\$36.50
Full Market Value	\$13,600,000	\$9,080,000	\$13,900,000
Market Value per SqFt	\$158.00	\$129.00	\$183.00
Distance from Cooperative in miles		0.70	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01166-0154	1-01229-0006	1-01437-0022
Address	240 WEST 75 STREET	265 WEST 81 STREET	359 EAST 62 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	36	54
Year Built	1920	1900	1930
Gross SqFt	44,351	41,137	46,356
Estimated Gross Income	\$1,197,477	\$1,160,460	\$1,294,331
Gross Income per SqFt	\$27.00	\$28.20	\$27.90
Full Market Value	\$5,740,000	\$5,560,000	\$6,200,000
Market Value per SqFt	\$129.00	\$135.00	\$134.00
Distance from Cooperative in miles		0.35	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-0001	1-01409-0021	1-01125-0009
Address	320 WEST END AVENUE	1033 LEXINGTON AVENUE	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	34	35	94
Year Built	1924	1923	1929
Gross SqFt	77,008	71,189	80,281
Estimated Gross Income	\$2,213,980	\$2,048,170	\$2,183,172
Gross Income per SqFt	\$28.80	\$28.80	\$27.20
Full Market Value	\$10,600,000	\$9,810,000	\$10,500,000
Market Value per SqFt	\$138.00	\$138.00	\$131.00
Distance from Cooperative in miles		1.35	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-0061	1-01162-0046	1-01169-0008
Address	336 WEST END AVENUE	228 WEST 71 STREET	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	105	170	115
Year Built	1931	1917	1924
Gross SqFt	126,811	106,920	114,767
Estimated Gross Income	\$3,931,141	\$3,545,324	\$3,182,029
Gross Income per SqFt	\$31.00	\$33.20	\$27.70
Full Market Value	\$18,800,000	\$17,000,000	\$15,200,000
Market Value per SqFt	\$148.00	\$159.00	\$132.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01167-0064	1-01139-0057	1-01167-0007
Address	330 WEST END AVENUE	146 WEST 68 STREET	245 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	22	46	48
Year Built	1916	1926	1924
Gross SqFt	39,466	24,370	24,840
Estimated Gross Income	\$1,312,244	\$781,069	\$915,571
Gross Income per SqFt	\$33.20	\$32.10	\$36.90
Full Market Value	\$6,290,000	\$3,740,000	\$4,590,000
Market Value per SqFt	\$159.00	\$153.00	\$185.00
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01168-0022	1-01158-0033	1-01230-0043
Address	2162 BROADWAY	212 AMSTERDAM AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	121	233	125
Year Built	1930	1926	1924
Gross SqFt	195,491	160,049	165,452
Estimated Gross Income	\$6,646,694	\$5,732,379	\$4,783,437
Gross Income per SqFt	\$34.00	\$35.80	\$28.90
Full Market Value	\$31,800,000	\$27,500,000	\$22,900,000
Market Value per SqFt	\$163.00	\$172.00	\$138.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01169-0036	1-01122-0008	1-01144-0049
Address	204 WEST 78 STREET	51 WEST 69 STREET	140 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	20
Year Built	1920	1910	1895
Gross SqFt	14,015	13,557	12,931
Estimated Gross Income	\$420,450	\$410,477	\$357,600
Gross Income per SqFt	\$30.00	\$30.30	\$27.70
Full Market Value	\$2,010,000	\$1,970,000	\$1,710,000
Market Value per SqFt	\$143.00	\$145.00	\$132.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01169-0037	1-01229-0006	1-01518-0009
Address	210 WEST 78 STREET	265 WEST 81 STREET	115 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	36	45
Year Built	1926	1900	1924
Gross SqFt	56,147	41,137	52,848
Estimated Gross Income	\$1,740,557	\$1,160,460	\$2,341,969
Gross Income per SqFt	\$31.00	\$28.20	\$44.30
Full Market Value	\$8,340,000	\$5,560,000	\$11,700,000
Market Value per SqFt	\$149.00	\$135.00	\$221.00
Distance from Cooperative in miles		0.25	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01170-0023	1-01440-0033	1-01252-0001
Address	215 WEST 78 STREET	340 EAST 66 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	60	59
Year Built	1926	1940	1906
Gross SqFt	62,403	53,446	63,794
Estimated Gross Income	\$1,747,284	\$1,399,703	\$1,783,615
Gross Income per SqFt	\$28.00	\$26.20	\$28.00
Full Market Value	\$8,370,000	\$6,080,000	\$8,540,000
Market Value per SqFt	\$134.00	\$114.00	\$134.00
Distance from Cooperative in miles		1.65	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01179-0019	1-01422-0021	1-01549-0001
Address	139 WEST END AVENUE	1283 2 AVENUE	1660 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	421	176	698
Year Built	1962	1973	1964
Gross SqFt	426,476	348,130	690,703
Estimated Gross Income	\$12,261,185	\$10,769,786	\$19,385,377
Gross Income per SqFt	\$28.80	\$30.90	\$28.10
Full Market Value	\$58,700,000	\$51,600,000	\$92,900,000
Market Value per SqFt	\$138.00	\$148.00	\$135.00
Distance from Cooperative in miles		1.55	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01182-0012	1-01245-0088	1-01472-0034
Address	345 WEST 70 STREET	324 WEST 84 STREET	440 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	36	48	47
Year Built	1910	1914	1936
Gross SqFt	41,106	38,016	44,856
Estimated Gross Income	\$1,220,848	\$962,512	\$1,271,765
Gross Income per SqFt	\$29.70	\$25.30	\$28.40
Full Market Value	\$5,850,000	\$4,180,000	\$6,090,000
Market Value per SqFt	\$142.00	\$110.00	\$136.00
Distance from Cooperative in miles		0.65	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01182-0020	1-01309-0050	1-01390-0067
Address	315 WEST 70 STREET	136 EAST 55 STREET	945 5 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	185	200	110
Year Built	1963	1957	1949
Gross SqFt	243,741	204,269	188,810
Estimated Gross Income	\$8,896,546	\$6,589,870	\$6,803,752
Gross Income per SqFt	\$36.50	\$32.30	\$36.00
Full Market Value	\$44,600,000	\$31,600,000	\$34,100,000
Market Value per SqFt	\$183.00	\$155.00	\$181.00
Distance from Cooperative in miles		1.65	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0029	1-01169-0008	1-01162-0046
Address	243 WEST END AVENUE	2181 BROADWAY	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	186	115	170
Year Built	1925	1924	1917
Gross SqFt	105,996	114,767	106,920
Estimated Gross Income	\$3,285,876	\$3,182,029	\$3,545,324
Gross Income per SqFt	\$31.00	\$27.70	\$33.20
Full Market Value	\$15,700,000	\$15,200,000	\$17,000,000
Market Value per SqFt	\$148.00	\$132.00	\$159.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0032	1-01128-0061	1-01241-0046
Address	255 WEST END AVENUE	331 COLUMBUS AVENUE	2512 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	60	57	68
Year Built	1917	1900	1900
Gross SqFt	63,495	62,434	62,280
Estimated Gross Income	\$2,095,335	\$1,932,438	\$2,298,709
Gross Income per SqFt	\$33.00	\$31.00	\$36.90
Full Market Value	\$10,000,000	\$9,260,000	\$11,500,000
Market Value per SqFt	\$157.00	\$148.00	\$185.00
Distance from Cooperative in miles		0.55	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0035	1-01412-0029	1-01426-0021
Address	257 WEST END AVENUE	169 EAST 77 STREET	1349 2 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	35	42	41
Year Built	1942	1930	1950
Gross SqFt	32,940	23,925	21,330
Estimated Gross Income	\$988,200	\$732,296	\$629,560
Gross Income per SqFt	\$30.00	\$30.60	\$29.50
Full Market Value	\$4,730,000	\$3,510,000	\$3,020,000
Market Value per SqFt	\$144.00	\$147.00	\$142.00
Distance from Cooperative in miles		1.45	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0037	1-01369-0045	1-01169-0029
Address	310 WEST 72 STREET	1058 1 AVENUE	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	123	130	134
Year Built	1925	1929	1929
Gross SqFt	143,554	140,000	131,476
Estimated Gross Income	\$4,364,041	\$4,008,113	\$3,505,019
Gross Income per SqFt	\$30.40	\$28.60	\$26.70
Full Market Value	\$20,900,000	\$19,200,000	\$15,200,000
Market Value per SqFt	\$146.00	\$137.00	\$116.00
Distance from Cooperative in miles		1.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0042	1-01249-0036	1-01195-0014
Address	322 WEST 72 STREET	575 WEST END AVENUE	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	62	54	64
Year Built	1925	1915	1927
Gross SqFt	107,376	104,942	109,896
Estimated Gross Income	\$3,462,876	\$3,387,623	\$3,069,385
Gross Income per SqFt	\$32.30	\$32.30	\$27.90
Full Market Value	\$16,600,000	\$16,200,000	\$14,700,000
Market Value per SqFt	\$155.00	\$154.00	\$134.00
Distance from Cooperative in miles		0.80	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01183-0046	1-01195-0014	1-01249-0036
Address	330 WEST 72 STREET	25 WEST 81 STREET	575 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	64	54
Year Built	1927	1927	1915
Gross SqFt	100,056	109,896	104,942
Estimated Gross Income	\$3,001,680	\$3,069,385	\$3,387,623
Gross Income per SqFt	\$30.00	\$27.90	\$32.30
Full Market Value	\$14,400,000	\$14,700,000	\$16,200,000
Market Value per SqFt	\$144.00	\$134.00	\$154.00
Distance from Cooperative in miles		0.70	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0007	1-01229-0006	1-01518-0009
Address	305 WEST 72 STREET	265 WEST 81 STREET	115 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	36	45
Year Built	1913	1900	1924
Gross SqFt	56,074	41,137	52,848
Estimated Gross Income	\$1,738,294	\$1,160,460	\$2,341,969
Gross Income per SqFt	\$31.00	\$28.20	\$44.30
Full Market Value	\$8,330,000	\$5,560,000	\$11,700,000
Market Value per SqFt	\$149.00	\$135.00	\$221.00
Distance from Cooperative in miles		0.45	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0010	1-01158-0033	1-01230-0043
Address	263 WEST END AVENUE	212 AMSTERDAM AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	233	125
Year Built	1929	1926	1924
Gross SqFt	172,671	160,049	165,452
Estimated Gross Income	\$5,698,143	\$5,732,379	\$4,783,437
Gross Income per SqFt	\$33.00	\$35.80	\$28.90
Full Market Value	\$27,300,000	\$27,500,000	\$22,900,000
Market Value per SqFt	\$158.00	\$172.00	\$138.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0019	1-01418-0045	1-01230-0043
Address	277 WEST END AVENUE	1081 3 AVENUE	2290 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	116	125
Year Built	1926	1968	1924
Gross SqFt	203,479	174,273	165,452
Estimated Gross Income	\$6,765,676	\$6,855,800	\$4,783,437
Gross Income per SqFt	\$33.20	\$39.30	\$28.90
Full Market Value	\$32,400,000	\$34,400,000	\$22,900,000
Market Value per SqFt	\$159.00	\$197.00	\$138.00
Distance from Cooperative in miles		1.60	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0028	1-01150-0041	1-01199-0045
Address	5 RIVERSIDE DRIVE	120 WEST 79 STREET	20 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	64	64
Year Built	1936	1926	1929
Gross SqFt	127,782	114,696	103,112
Estimated Gross Income	\$4,600,152	\$2,958,545	\$2,604,182
Gross Income per SqFt	\$36.00	\$25.80	\$25.30
Full Market Value	\$23,100,000	\$12,800,000	\$11,300,000
Market Value per SqFt	\$181.00	\$112.00	\$110.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0031	1-01549-0001	1-01465-0021
Address	11 RIVERSIDE DRIVE	1660 2 AVENUE	1313 YORK AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	658	698	442
Year Built	1950	1964	1966
Gross SqFt	676,308	690,703	400,612
Estimated Gross Income	\$22,825,395	\$19,385,377	\$11,203,842
Gross Income per SqFt	\$33.80	\$28.10	\$28.00
Full Market Value	\$109,000,000	\$92,900,000	\$53,700,000
Market Value per SqFt	\$161.00	\$135.00	\$134.00
Distance from Cooperative in miles		1.80	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0083	1-01471-0015	1-01535-0031
Address	315 WEST END AVENUE	427 EAST 76 STREET	240 EAST 90 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	35	25
Year Built	1950	1940	1960
Gross SqFt	33,880	24,131	21,000
Estimated Gross Income	\$1,185,800	\$911,300	\$840,960
Gross Income per SqFt	\$35.00	\$37.80	\$40.00
Full Market Value	\$5,680,000	\$4,570,000	\$4,220,000
Market Value per SqFt	\$168.00	\$189.00	\$201.00
Distance from Cooperative in miles		1.80	1.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01184-0087	1-01517-0050	1-01163-0053
Address	304 WEST 75 STREET	1329 LEXINGTON AVENUE	244 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	98	92
Year Built	1930	1929	1928
Gross SqFt	77,310	80,351	87,150
Estimated Gross Income	\$2,377,282	\$2,414,297	\$2,264,912
Gross Income per SqFt	\$30.70	\$30.00	\$26.00
Full Market Value	\$11,400,000	\$11,600,000	\$9,830,000
Market Value per SqFt	\$147.00	\$144.00	\$113.00
Distance from Cooperative in miles		1.60	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0001	1-01230-0043	1-01158-0033
Address	33 RIVERSIDE DRIVE	2290 BROADWAY	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	144	125	233
Year Built	1928	1924	1926
Gross SqFt	186,100	165,452	160,049
Estimated Gross Income	\$6,141,300	\$4,783,437	\$5,732,379
Gross Income per SqFt	\$33.00	\$28.90	\$35.80
Full Market Value	\$29,400,000	\$22,900,000	\$27,500,000
Market Value per SqFt	\$158.00	\$138.00	\$172.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0019	1-01158-0033	1-01141-0051
Address	325 WEST END AVENUE	212 AMSTERDAM AVENUE	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	233	183
Year Built	1916	1926	1900
Gross SqFt	160,203	160,049	133,460
Estimated Gross Income	\$5,607,105	\$5,732,379	\$5,910,134
Gross Income per SqFt	\$35.00	\$35.80	\$44.30
Full Market Value	\$26,900,000	\$27,500,000	\$29,600,000
Market Value per SqFt	\$168.00	\$172.00	\$222.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0025	1-01195-0014	1-01249-0036
Address	333 WEST END AVENUE	25 WEST 81 STREET	575 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	50	64	54
Year Built	1925	1927	1915
Gross SqFt	100,772	109,896	104,942
Estimated Gross Income	\$3,249,897	\$3,069,385	\$3,387,623
Gross Income per SqFt	\$32.30	\$27.90	\$32.30
Full Market Value	\$15,600,000	\$14,700,000	\$16,200,000
Market Value per SqFt	\$155.00	\$134.00	\$154.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0032	1-01472-0022	1-01331-0039
Address	320 WEST 76 STREET	1453 YORK AVENUE	210 EAST 58 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	75	96	109
Year Built	1948	1958	1959
Gross SqFt	79,050	75,936	84,000
Estimated Gross Income	\$2,845,800	\$2,456,604	\$2,405,780
Gross Income per SqFt	\$36.00	\$32.40	\$28.60
Full Market Value	\$14,300,000	\$11,800,000	\$11,500,000
Market Value per SqFt	\$181.00	\$155.00	\$137.00
Distance from Cooperative in miles		1.80	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0042	1-01200-0005	1-01490-0122
Address	37 RIVERSIDE DRIVE	51 WEST 86 STREET	555 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	32	83	87
Year Built	1925	1927	1940
Gross SqFt	82,662	70,144	75,854
Estimated Gross Income	\$2,727,846	\$1,894,690	\$2,771,467
Gross Income per SqFt	\$33.00	\$27.00	\$36.50
Full Market Value	\$13,100,000	\$9,080,000	\$13,900,000
Market Value per SqFt	\$158.00	\$129.00	\$183.00
Distance from Cooperative in miles		0.75	2.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01185-0082	1-00768-0077	1-00775-0009
Address	314 WEST 77 STREET	274 WEST 19 STREET	245 WEST 25 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	25	68
Year Built	1924	1920	1938
Gross SqFt	30,265	22,506	36,500
Estimated Gross Income	\$983,612	\$656,000	\$1,226,104
Gross Income per SqFt	\$32.50	\$29.10	\$33.60
Full Market Value	\$4,710,000	\$3,140,000	\$5,870,000
Market Value per SqFt	\$156.00	\$140.00	\$161.00
Distance from Cooperative in miles		2.95	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0001	1-01201-0034	1-00427-0001
Address	329 WEST 77 STREET	275 CENTRAL PARK WEST	10 STANTON STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	97	114	145
Year Built	1930	1931	1900
Gross SqFt	209,780	248,962	167,453
Estimated Gross Income	\$6,188,510	\$6,804,345	\$4,571,132
Gross Income per SqFt	\$29.50	\$27.30	\$27.30
Full Market Value	\$29,600,000	\$32,600,000	\$10,700,000
Market Value per SqFt	\$141.00	\$131.00	\$64.00
Distance from Cooperative in miles		0.70	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0016	1-01129-0020	1-01185-0029
Address	313 WEST 77 STREET	17 WEST 76 STREET	304 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	11	20	21
Year Built	1920	1900	1900
Gross SqFt	5,898	8,168	8,519
Estimated Gross Income	\$188,736	\$279,258	\$307,460
Gross Income per SqFt	\$32.00	\$34.20	\$36.10
Full Market Value	\$904,000	\$1,340,000	\$1,540,000
Market Value per SqFt	\$153.00	\$164.00	\$181.00
Distance from Cooperative in miles		0.50	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0033	1-01210-0012	1-01582-0031
Address	375 WEST END AVENUE	147 WEST 79 STREET	544 EAST 86 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	61	31
Year Built	1912	1926	1929
Gross SqFt	80,613	76,193	74,396
Estimated Gross Income	\$2,740,842	\$2,192,311	\$3,193,971
Gross Income per SqFt	\$34.00	\$28.80	\$42.90
Full Market Value	\$13,100,000	\$10,500,000	\$16,000,000
Market Value per SqFt	\$163.00	\$138.00	\$215.00
Distance from Cooperative in miles		0.35	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0048	1-01369-0045	1-01169-0029
Address	54 RIVERSIDE DRIVE	1058 1 AVENUE	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	130	134
Year Built	1926	1929	1929
Gross SqFt	147,001	140,000	131,476
Estimated Gross Income	\$4,814,282	\$4,008,113	\$3,505,019
Gross Income per SqFt	\$32.70	\$28.60	\$26.70
Full Market Value	\$23,100,000	\$19,200,000	\$15,200,000
Market Value per SqFt	\$157.00	\$137.00	\$116.00
Distance from Cooperative in miles		2.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0051	1-01128-0061	1-01239-0044
Address	52 RIVERSIDE DRIVE	331 COLUMBUS AVENUE	2476 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	48	57	64
Year Built	1926	1900	1920
Gross SqFt	62,487	62,434	67,954
Estimated Gross Income	\$1,812,123	\$1,932,438	\$1,739,335
Gross Income per SqFt	\$29.00	\$31.00	\$25.60
Full Market Value	\$8,680,000	\$9,260,000	\$7,550,000
Market Value per SqFt	\$139.00	\$148.00	\$111.00
Distance from Cooperative in miles		0.50	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0052	1-01344-0030	1-01418-0045
Address	60 RIVERSIDE DRIVE	939 1 AVENUE	1081 3 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	152	142	116
Year Built	1965	1962	1968
Gross SqFt	177,041	146,072	174,273
Estimated Gross Income	\$5,930,873	\$3,993,315	\$6,855,800
Gross Income per SqFt	\$33.50	\$27.30	\$39.30
Full Market Value	\$28,400,000	\$19,100,000	\$34,400,000
Market Value per SqFt	\$160.00	\$131.00	\$197.00
Distance from Cooperative in miles		2.15	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0059	1-01195-0014	1-01249-0036
Address	321 WEST 78 STREET	25 WEST 81 STREET	575 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	56	64	54
Year Built	1925	1927	1915
Gross SqFt	95,992	109,896	104,942
Estimated Gross Income	\$3,225,331	\$3,069,385	\$3,387,623
Gross Income per SqFt	\$33.60	\$27.90	\$32.30
Full Market Value	\$15,400,000	\$14,700,000	\$16,200,000
Market Value per SqFt	\$160.00	\$134.00	\$154.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0084	1-01245-0088	1-01472-0034
Address	302 WEST 79 STREET	324 WEST 84 STREET	440 EAST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	45	48	47
Year Built	1905	1914	1936
Gross SqFt	41,800	38,016	44,856
Estimated Gross Income	\$1,366,860	\$962,512	\$1,271,765
Gross Income per SqFt	\$32.70	\$25.30	\$28.40
Full Market Value	\$6,550,000	\$4,180,000	\$6,090,000
Market Value per SqFt	\$157.00	\$110.00	\$136.00
Distance from Cooperative in miles		0.25	1.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0087	1-01424-0029	1-01585-0036
Address	310 WEST 79 STREET	226 EAST 70 STREET	530 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	35	50	80
Year Built	1910	1921	1920
Gross SqFt	58,266	41,898	48,600
Estimated Gross Income	\$2,097,576	\$1,669,663	\$1,518,576
Gross Income per SqFt	\$36.00	\$39.90	\$31.20
Full Market Value	\$10,500,000	\$8,370,000	\$7,270,000
Market Value per SqFt	\$180.00	\$200.00	\$150.00
Distance from Cooperative in miles		1.60	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0091	1-01424-0029	1-01585-0036
Address	316 WEST 79 STREET	226 EAST 70 STREET	530 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	50	80
Year Built	1910	1921	1920
Gross SqFt	58,266	41,898	48,600
Estimated Gross Income	\$2,097,576	\$1,669,663	\$1,518,576
Gross Income per SqFt	\$36.00	\$39.90	\$31.20
Full Market Value	\$10,500,000	\$8,370,000	\$7,270,000
Market Value per SqFt	\$180.00	\$200.00	\$150.00
Distance from Cooperative in miles		1.60	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01186-0095	1-00773-0056	1-01167-0059
Address	67 RIVERSIDE DRIVE	220 WEST 24 STREET	252 WEST 76 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CHELSEA	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	37	118	61
Year Built	1907	1930	1903
Gross SqFt	64,421	57,207	50,600
Estimated Gross Income	\$1,707,156	\$1,417,000	\$1,066,228
Gross Income per SqFt	\$26.50	\$24.77	\$21.07
Full Market Value	\$7,410,000	\$6,150,000	\$4,630,000
Market Value per SqFt	\$115.00	\$108.00	\$92.00
Distance from Cooperative in miles		2.80	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0001	1-01249-0036	1-01252-0005
Address	441 COLUMBUS AVENUE	575 WEST END AVENUE	202 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	130	54	90
Year Built	1905	1915	1905
Gross SqFt	101,145	104,942	102,791
Estimated Gross Income	\$2,756,201	\$3,387,623	\$2,492,985
Gross Income per SqFt	\$27.20	\$32.30	\$24.25
Full Market Value	\$13,200,000	\$16,200,000	\$10,800,000
Market Value per SqFt	\$131.00	\$154.00	\$105.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0010	1-01517-0043	1-01252-0001
Address	35 WEST 81 STREET	160 EAST 89 STREET	200 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	72	51	59
Year Built	1914	1938	1906
Gross SqFt	69,707	64,272	63,794
Estimated Gross Income	\$1,794,955	\$1,587,802	\$1,783,615
Gross Income per SqFt	\$25.70	\$24.70	\$28.00
Full Market Value	\$7,790,000	\$6,890,000	\$8,540,000
Market Value per SqFt	\$112.00	\$107.00	\$134.00
Distance from Cooperative in miles		1.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0018	1-01201-0034	1-00055-0014
Address	15 WEST 81 STREET	275 CENTRAL PARK WEST	71 WEST STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	FINANCIAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	134	114	192
Year Built	1930	1931	1926
Gross SqFt	325,873	248,962	250,471
Estimated Gross Income	\$8,880,039	\$6,804,345	\$6,704,076
Gross Income per SqFt	\$27.20	\$27.30	\$26.80
Full Market Value	\$42,500,000	\$32,600,000	\$29,100,000
Market Value per SqFt	\$130.00	\$131.00	\$116.00
Distance from Cooperative in miles		0.30	5.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0023	1-01229-0006	1-01509-0066
Address	11 WEST 81 STREET	265 WEST 81 STREET	104 EAST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	36	36	48
Year Built	1908	1900	1900
Gross SqFt	46,086	41,137	40,632
Estimated Gross Income	\$1,255,843	\$1,160,460	\$998,106
Gross Income per SqFt	\$27.20	\$28.20	\$24.56
Full Market Value	\$6,020,000	\$5,560,000	\$4,330,000
Market Value per SqFt	\$131.00	\$135.00	\$107.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0029	1-01497-0009	1-01366-0001
Address	211 CENTRAL PARK WEST	1150 MADISON AVENUE	984 1 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	193	360	411
Year Built	1929	1923	1930
Gross SqFt	600,613	472,600	436,842
Estimated Gross Income	\$16,216,551	\$13,274,353	\$8,783,212
Gross Income per SqFt	\$27.00	\$28.10	\$20.11
Full Market Value	\$77,700,000	\$63,600,000	\$38,100,000
Market Value per SqFt	\$129.00	\$135.00	\$87.00
Distance from Cooperative in miles		0.70	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0048	1-01212-0053	1-01437-0022
Address	32 WEST 82 STREET	150 WEST 82 STREET	359 EAST 62 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	57	60	54
Year Built	1926	1926	1930
Gross SqFt	55,120	49,977	46,356
Estimated Gross Income	\$1,419,340	\$1,277,548	\$1,294,331
Gross Income per SqFt	\$25.80	\$25.60	\$27.90
Full Market Value	\$6,160,000	\$5,550,000	\$6,200,000
Market Value per SqFt	\$112.00	\$111.00	\$134.00
Distance from Cooperative in miles		0.15	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01195-0054	1-01195-0062	1-01196-0046
Address	56 WEST 82 STREET	76 WEST 82 STREET	28 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	19	12	30
Year Built	1900	1900	1900
Gross SqFt	14,214	14,065	17,755
Estimated Gross Income	\$412,206	\$350,195	\$522,133
Gross Income per SqFt	\$29.00	\$24.90	\$29.40
Full Market Value	\$1,970,000	\$1,520,000	\$2,500,000
Market Value per SqFt	\$139.00	\$108.00	\$141.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0009	1-01511-0030	1-01076-0015
Address	41 WEST 82 STREET	167 EAST 82 STREET	525 WEST 47 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	38	43	49
Year Built	1916	1929	1920
Gross SqFt	59,824	57,419	52,850
Estimated Gross Income	\$1,525,512	\$1,352,029	\$1,380,159
Gross Income per SqFt	\$25.50	\$23.55	\$26.10
Full Market Value	\$6,620,000	\$5,870,000	\$3,230,000
Market Value per SqFt	\$111.00	\$102.00	\$61.00
Distance from Cooperative in miles		0.95	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0013	1-01143-0020	1-01248-0051
Address	35 WEST 82 STREET	133 WEST 71 STREET	340 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	29	36	29
Year Built	1912	1928	1925
Gross SqFt	33,102	30,712	29,303
Estimated Gross Income	\$888,788	\$812,305	\$765,637
Gross Income per SqFt	\$26.80	\$26.40	\$26.10
Full Market Value	\$3,860,000	\$3,530,000	\$3,320,000
Market Value per SqFt	\$117.00	\$115.00	\$113.00
Distance from Cooperative in miles		0.60	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0029	1-01142-0064	1-01406-0001
Address	225 CENTRAL PARK WEST	2054 BROADWAY	737 PARK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	345	320	120
Year Built	1926	1923	1940
Gross SqFt	245,676	235,400	215,600
Estimated Gross Income	\$6,878,928	\$6,373,682	\$6,199,050
Gross Income per SqFt	\$28.00	\$27.10	\$28.80
Full Market Value	\$33,000,000	\$30,500,000	\$29,700,000
Market Value per SqFt	\$134.00	\$130.00	\$138.00
Distance from Cooperative in miles		0.65	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0035	1-01453-0035	1-01581-0037
Address	227 CENTRAL PARK WEST	334 EAST 79 STREET	532 EAST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	22	46	36
Year Built	1900	1920	1900
Gross SqFt	28,206	27,124	21,500
Estimated Gross Income	\$1,022,467	\$983,986	\$741,854
Gross Income per SqFt	\$36.20	\$36.30	\$34.50
Full Market Value	\$5,130,000	\$4,930,000	\$3,550,000
Market Value per SqFt	\$182.00	\$182.00	\$165.00
Distance from Cooperative in miles		1.20	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01196-0052	1-01437-0022	1-01212-0053
Address	46 WEST 83 STREET	359 EAST 62 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	66	54	60
Year Built	1911	1930	1926
Gross SqFt	56,949	46,356	49,977
Estimated Gross Income	\$1,466,436	\$1,294,331	\$1,277,548
Gross Income per SqFt	\$25.70	\$27.90	\$25.60
Full Market Value	\$6,370,000	\$6,200,000	\$5,550,000
Market Value per SqFt	\$112.00	\$134.00	\$111.00
Distance from Cooperative in miles		1.55	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0001	1-01211-0002	1-01229-0045
Address	481 COLUMBUS AVENUE	423 AMSTERDAM AVENUE	2276 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	16	17
Year Built	1900	1910	1910
Gross SqFt	10,910	10,790	11,840
Estimated Gross Income	\$556,410	\$559,022	\$604,026
Gross Income per SqFt	\$51.00	\$52.00	\$51.00
Full Market Value	\$2,790,000	\$2,800,000	\$3,030,000
Market Value per SqFt	\$256.00	\$259.00	\$256.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0005	1-01117-0013	1-01228-0027
Address	71 WEST 83 STREET	41 WEST 64 STREET	207 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	15	20
Year Built	1900	1910	1910
Gross SqFt	11,000	10,120	11,445
Estimated Gross Income	\$363,000	\$314,890	\$411,096
Gross Income per SqFt	\$33.00	\$31.10	\$35.90
Full Market Value	\$1,740,000	\$1,510,000	\$1,970,000
Market Value per SqFt	\$158.00	\$149.00	\$172.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0010	1-01529-0015	1-01468-0031
Address	55 WEST 83 STREET	227 EAST 83 STREET	490 EAST 74 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	31	26
Year Built	1900	1925	1910
Gross SqFt	12,641	15,376	13,482
Estimated Gross Income	\$360,268	\$511,376	\$438,374
Gross Income per SqFt	\$28.50	\$33.30	\$32.50
Full Market Value	\$1,730,000	\$2,450,000	\$2,100,000
Market Value per SqFt	\$137.00	\$159.00	\$156.00
Distance from Cooperative in miles		1.05	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0029	1-01195-0014	1-01200-0025
Address	232 CENTRAL PARK WEST	25 WEST 81 STREET	5 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	164	64	85
Year Built	1929	1927	1937
Gross SqFt	156,360	109,896	116,021
Estimated Gross Income	\$4,331,172	\$3,069,385	\$2,989,442
Gross Income per SqFt	\$27.70	\$27.90	\$25.80
Full Market Value	\$20,700,000	\$14,700,000	\$13,000,000
Market Value per SqFt	\$132.00	\$134.00	\$112.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0036	1-01230-0043	1-01142-0064
Address	239 CENTRAL PARK WEST	2290 BROADWAY	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	125	320
Year Built	1926	1924	1923
Gross SqFt	203,217	165,452	235,400
Estimated Gross Income	\$5,740,880	\$4,783,437	\$6,373,682
Gross Income per SqFt	\$28.20	\$28.90	\$27.10
Full Market Value	\$27,500,000	\$22,900,000	\$30,500,000
Market Value per SqFt	\$135.00	\$138.00	\$130.00
Distance from Cooperative in miles		0.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0050	1-01437-0032	1-01245-0088
Address	36 WEST 84 STREET	340 EAST 63 STREET	324 WEST 84 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	42	48
Year Built	1924	1940	1914
Gross SqFt	42,814	32,964	38,016
Estimated Gross Income	\$1,149,555	\$844,168	\$962,512
Gross Income per SqFt	\$26.80	\$25.60	\$25.30
Full Market Value	\$4,990,000	\$3,670,000	\$4,180,000
Market Value per SqFt	\$117.00	\$111.00	\$110.00
Distance from Cooperative in miles		1.60	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0052	1-01211-0052	1-01162-0141
Address	40 WEST 84 STREET	158 WEST 81 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	38	37
Year Built	1917	1930	1920
Gross SqFt	36,265	37,251	38,463
Estimated Gross Income	\$779,697	\$822,074	\$731,275
Gross Income per SqFt	\$21.50	\$22.07	\$19.01
Full Market Value	\$3,390,000	\$3,570,000	\$2,890,000
Market Value per SqFt	\$93.00	\$96.00	\$75.00
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01197-0061	1-01412-0029	1-01447-0031
Address	493 COLUMBUS AVENUE	169 EAST 77 STREET	336 EAST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	33	42	39
Year Built	1900	1930	1910
Gross SqFt	20,350	23,925	19,730
Estimated Gross Income	\$590,150	\$732,296	\$575,667
Gross Income per SqFt	\$29.00	\$30.60	\$29.20
Full Market Value	\$2,830,000	\$3,510,000	\$2,760,000
Market Value per SqFt	\$139.00	\$147.00	\$140.00
Distance from Cooperative in miles		1.00	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01198-0019	1-01581-0045	1-01577-0027
Address	15 WEST 84 STREET	510 EAST 85 STREET	28 EAST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	97	103
Year Built	1950	1956	1950
Gross SqFt	89,840	77,768	109,723
Estimated Gross Income	\$2,425,680	\$2,136,513	\$3,031,399
Gross Income per SqFt	\$27.00	\$27.50	\$27.60
Full Market Value	\$11,600,000	\$10,200,000	\$14,500,000
Market Value per SqFt	\$129.00	\$131.00	\$132.00
Distance from Cooperative in miles		1.50	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-0029	1-01200-0025	1-01868-0001
Address	251 CENTRAL PARK WEST	5 WEST 86 STREET	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	68	85	107
Year Built	1925	1937	1915
Gross SqFt	128,194	116,021	135,463
Estimated Gross Income	\$2,820,268	\$2,989,442	\$2,513,951
Gross Income per SqFt	\$22.00	\$25.80	\$18.56
Full Market Value	\$12,200,000	\$13,000,000	\$9,950,000
Market Value per SqFt	\$95.00	\$112.00	\$73.00
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-0036	1-01230-0043	1-01169-0029
Address	257 CENTRAL PARK WEST	2290 BROADWAY	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	72	125	134
Year Built	1925	1924	1929
Gross SqFt	148,380	165,452	131,476
Estimated Gross Income	\$4,191,735	\$4,783,437	\$3,505,019
Gross Income per SqFt	\$28.30	\$28.90	\$26.70
Full Market Value	\$20,100,000	\$22,900,000	\$15,200,000
Market Value per SqFt	\$135.00	\$138.00	\$116.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01199-0040	1-01239-0044	1-01517-0058
Address	10 WEST 86 STREET	2476 BROADWAY	1328 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	30	64	60
Year Built	1925	1920	1936
Gross SqFt	66,227	67,954	64,344
Estimated Gross Income	\$1,705,345	\$1,739,335	\$1,832,378
Gross Income per SqFt	\$25.70	\$25.60	\$28.50
Full Market Value	\$7,400,000	\$7,550,000	\$8,780,000
Market Value per SqFt	\$112.00	\$111.00	\$136.00
Distance from Cooperative in miles		0.45	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01200-0031	1-01142-0064	1-01164-0005
Address	261 CENTRAL PARK WEST	2054 BROADWAY	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	91	320	265
Year Built	1927	1923	1926
Gross SqFt	238,548	235,400	218,851
Estimated Gross Income	\$6,082,974	\$6,373,682	\$5,603,029
Gross Income per SqFt	\$25.50	\$27.10	\$25.60
Full Market Value	\$26,400,000	\$30,500,000	\$24,300,000
Market Value per SqFt	\$111.00	\$130.00	\$111.00
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01201-0029	1-01236-0044	1-01216-0027
Address	271 CENTRAL PARK WEST	2412 BROADWAY	101 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	27	52	44
Year Built	1913	1915	1900
Gross SqFt	83,743	76,626	73,764
Estimated Gross Income	\$1,632,988	\$1,497,272	\$1,424,568
Gross Income per SqFt	\$19.50	\$19.54	\$19.31
Full Market Value	\$7,090,000	\$6,500,000	\$6,190,000
Market Value per SqFt	\$85.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01202-0036	1-01312-0033	1-01527-0028
Address	285 CENTRAL PARK WEST	157 EAST 57 STREET	1571 2 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	58	118	182
Year Built	1966	1960	1963
Gross SqFt	177,679	173,168	189,612
Estimated Gross Income	\$4,752,913	\$4,661,128	\$4,603,948
Gross Income per SqFt	\$26.70	\$26.90	\$24.28
Full Market Value	\$20,600,000	\$22,300,000	\$20,000,000
Market Value per SqFt	\$116.00	\$129.00	\$105.00
Distance from Cooperative in miles		1.80	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01203-0001	1-01560-0021	1-01561-0001
Address	609 COLUMBUS AVENUE	1511 YORK AVENUE	1562 1 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	189	156	205
Year Built	1971	1966	1964
Gross SqFt	224,530	223,798	210,428
Estimated Gross Income	\$4,939,660	\$4,321,496	\$4,694,955
Gross Income per SqFt	\$22.00	\$19.31	\$22.31
Full Market Value	\$11,600,000	\$18,800,000	\$20,400,000
Market Value per SqFt	\$52.00	\$84.00	\$97.00
Distance from Cooperative in miles		1.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01203-0037	1-01428-0007	1-01451-0011
Address	2 WEST 90 STREET	211 EAST 73 STREET	343 EAST 76 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	23	24	24
Year Built	1930	1930	1920
Gross SqFt	15,658	13,585	12,750
Estimated Gross Income	\$579,346	\$707,613	\$434,723
Gross Income per SqFt	\$37.00	\$52.00	\$34.10
Full Market Value	\$2,910,000	\$3,550,000	\$2,080,000
Market Value per SqFt	\$186.00	\$261.00	\$163.00
Distance from Cooperative in miles		1.35	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01204-0001	1-01560-0021	1-01561-0001
Address	621 COLUMBUS AVENUE	1511 YORK AVENUE	1562 1 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	183	156	205
Year Built	1970	1966	1964
Gross SqFt	221,587	223,798	210,428
Estimated Gross Income	\$4,542,533	\$4,321,496	\$4,694,955
Gross Income per SqFt	\$20.50	\$19.31	\$22.31
Full Market Value	\$10,600,000	\$18,800,000	\$20,400,000
Market Value per SqFt	\$47.80	\$84.00	\$97.00
Distance from Cooperative in miles		1.45	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01204-0016	1-01199-0055	1-00731-0065
Address	35 WEST 90 STREET	40 WEST 86 STREET	440 WEST 34 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	JAVITS CENTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	61	134
Year Built	1931	1931	1928
Gross SqFt	109,451	92,065	119,194
Estimated Gross Income	\$2,353,196	\$2,107,460	\$2,115,808
Gross Income per SqFt	\$21.50	\$22.89	\$17.75
Full Market Value	\$10,200,000	\$9,150,000	\$8,370,000
Market Value per SqFt	\$93.00	\$99.00	\$70.00
Distance from Cooperative in miles		0.25	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01204-0029	1-01170-0001	1-01302-0033
Address	300 CENTRAL PARK WEST	2201 BROADWAY	760 3 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	212	174	310
Year Built	1930	1908	1929
Gross SqFt	608,532	455,328	297,703
Estimated Gross Income	\$16,430,364	\$14,115,168	\$9,318,529
Gross Income per SqFt	\$27.00	\$31.00	\$31.30
Full Market Value	\$78,700,000	\$67,600,000	\$44,600,000
Market Value per SqFt	\$129.00	\$148.00	\$150.00
Distance from Cooperative in miles		0.75	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01205-0034	1-00015-0022	1-01186-0083
Address	320 CENTRAL PARK WEST	21 WEST STREET	393 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	FINANCIAL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	201	293	114
Year Built	1931	1931	1927
Gross SqFt	349,342	335,746	134,183
Estimated Gross Income	\$8,034,866	\$9,996,882	\$2,402,126
Gross Income per SqFt	\$23.00	\$29.80	\$17.90
Full Market Value	\$34,900,000	\$47,900,000	\$9,510,000
Market Value per SqFt	\$100.00	\$143.00	\$71.00
Distance from Cooperative in miles		6.20	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0017	1-01252-0005	1-01199-0055
Address	35 WEST 92 STREET	202 RIVERSIDE DRIVE	40 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	87	90	61
Year Built	1931	1905	1931
Gross SqFt	98,081	102,791	92,065
Estimated Gross Income	\$2,133,261	\$2,492,985	\$2,107,460
Gross Income per SqFt	\$21.75	\$24.25	\$22.89
Full Market Value	\$9,260,000	\$10,800,000	\$9,150,000
Market Value per SqFt	\$94.00	\$105.00	\$99.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0029	1-01891-0026	1-01890-0015
Address	322 CENTRAL PARK WEST	915 WEST END AVENUE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	94	78
Year Built	1926	1923	1925
Gross SqFt	120,112	118,591	143,604
Estimated Gross Income	\$2,906,710	\$2,283,779	\$2,388,298
Gross Income per SqFt	\$24.20	\$19.26	\$16.63
Full Market Value	\$12,600,000	\$9,920,000	\$9,450,000
Market Value per SqFt	\$105.00	\$84.00	\$66.00
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0032	1-01549-0038	1-01129-0047
Address	325 CENTRAL PARK WEST	340 EAST 87 STREET	22 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	47	42
Year Built	1930	1925	1921
Gross SqFt	32,725	25,380	26,910
Estimated Gross Income	\$834,487	\$567,210	\$764,073
Gross Income per SqFt	\$25.50	\$22.35	\$28.40
Full Market Value	\$3,620,000	\$2,460,000	\$3,660,000
Market Value per SqFt	\$111.00	\$97.00	\$136.00
Distance from Cooperative in miles		1.25	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01206-0042	1-01184-0089	1-00768-0077
Address	10 WEST 93 STREET	306 WEST 75 STREET	274 WEST 19 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	30	25
Year Built	1915	1920	1920
Gross SqFt	21,692	20,130	22,506
Estimated Gross Income	\$629,068	\$552,725	\$656,000
Gross Income per SqFt	\$29.00	\$27.50	\$29.10
Full Market Value	\$1,470,000	\$2,650,000	\$3,140,000
Market Value per SqFt	\$68.00	\$132.00	\$140.00
Distance from Cooperative in miles		1.05	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0001	1-01340-0001	1-01568-0001
Address	689 COLUMBUS AVENUE	884 2 AVENUE	1700 1 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	243	262	213
Year Built	1965	1961	1964
Gross SqFt	303,950	290,000	227,259
Estimated Gross Income	\$6,762,887	\$7,586,346	\$5,330,656
Gross Income per SqFt	\$22.25	\$26.20	\$23.46
Full Market Value	\$15,800,000	\$32,900,000	\$23,100,000
Market Value per SqFt	\$52.00	\$113.00	\$102.00
Distance from Cooperative in miles		2.60	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0006	1-01129-0047	1-01198-0017
Address	57 WEST 93 STREET	22 WEST 77 STREET	25 WEST 84 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	42	42	42
Year Built	1926	1921	1900
Gross SqFt	28,764	26,910	21,990
Estimated Gross Income	\$719,100	\$764,073	\$503,530
Gross Income per SqFt	\$25.00	\$28.40	\$22.90
Full Market Value	\$3,120,000	\$3,660,000	\$2,190,000
Market Value per SqFt	\$108.00	\$136.00	\$100.00
Distance from Cooperative in miles		0.85	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0015	1-01167-0059	1-01875-0058
Address	37 WEST 93 STREET	252 WEST 76 STREET	250 WEST 104 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	32	61	40
Year Built	1920	1903	1912
Gross SqFt	53,478	50,600	47,673
Estimated Gross Income	\$1,056,190	\$1,066,228	\$941,084
Gross Income per SqFt	\$19.75	\$21.07	\$19.74
Full Market Value	\$4,590,000	\$4,630,000	\$4,090,000
Market Value per SqFt	\$86.00	\$92.00	\$86.00
Distance from Cooperative in miles		1.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0016	1-01253-0045	1-01253-0048
Address	31 WEST 93 STREET	336 WEST 95 STREET	227 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	34	24	39
Year Built	1920	1940	1930
Gross SqFt	47,349	41,000	48,178
Estimated Gross Income	\$916,203	\$793,888	\$857,920
Gross Income per SqFt	\$19.35	\$19.36	\$17.81
Full Market Value	\$3,980,000	\$3,450,000	\$3,400,000
Market Value per SqFt	\$84.00	\$84.00	\$71.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0029	1-01200-0015	1-01186-0083
Address	333 CENTRAL PARK WEST	27 WEST 86 STREET	393 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	64	114
Year Built	1910	1926	1927
Gross SqFt	163,032	126,045	134,183
Estimated Gross Income	\$3,342,156	\$2,969,771	\$2,402,126
Gross Income per SqFt	\$20.50	\$23.56	\$17.90
Full Market Value	\$14,500,000	\$12,900,000	\$9,510,000
Market Value per SqFt	\$89.00	\$102.00	\$71.00
Distance from Cooperative in miles		0.35	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01207-0034	1-01186-0083	1-01200-0015
Address	336 CENTRAL PARK WEST	393 WEST END AVENUE	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	97	114	64
Year Built	1929	1927	1926
Gross SqFt	202,485	134,183	126,045
Estimated Gross Income	\$4,150,942	\$2,402,126	\$2,969,771
Gross Income per SqFt	\$20.50	\$17.90	\$23.56
Full Market Value	\$18,000,000	\$9,510,000	\$12,900,000
Market Value per SqFt	\$89.00	\$71.00	\$102.00
Distance from Cooperative in miles		0.90	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01208-0052	1-01350-0035	1-01053-0044
Address	46 WEST 95 STREET	330 EAST 58 STREET	414 WEST 44 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	34	52
Year Built	1923	1939	1930
Gross SqFt	39,941	30,225	33,250
Estimated Gross Income	\$788,834	\$686,767	\$757,664
Gross Income per SqFt	\$19.75	\$22.72	\$22.79
Full Market Value	\$3,430,000	\$2,980,000	\$3,290,000
Market Value per SqFt	\$86.00	\$99.00	\$99.00
Distance from Cooperative in miles		2.20	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0006	1-01223-0047	1-01449-0038
Address	65 WEST 95 STREET	134 WEST 93 STREET	310 EAST 75 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	71	54	66
Year Built	1928	1925	1936
Gross SqFt	75,686	61,365	76,368
Estimated Gross Income	\$1,305,583	\$938,653	\$1,560,533
Gross Income per SqFt	\$17.25	\$15.30	\$20.43
Full Market Value	\$5,170,000	\$3,720,000	\$6,780,000
Market Value per SqFt	\$68.00	\$61.00	\$89.00
Distance from Cooperative in miles		0.25	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0037	1-01891-0026	1-01888-0043
Address	12 WEST 96 STREET	915 WEST END AVENUE	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	94	60
Year Built	1930	1923	1920
Gross SqFt	127,289	118,591	119,315
Estimated Gross Income	\$2,354,846	\$2,283,779	\$1,918,034
Gross Income per SqFt	\$18.50	\$19.26	\$16.08
Full Market Value	\$9,320,000	\$9,920,000	\$7,590,000
Market Value per SqFt	\$73.00	\$84.00	\$64.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0049	1-01406-0007	1-00885-0054
Address	44 WEST 96 STREET	115 EAST 71 STREET	148 EAST 30 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	30	39
Year Built	1964	1966	1959
Gross SqFt	20,358	17,930	20,660
Estimated Gross Income	\$483,502	\$539,563	\$683,137
Gross Income per SqFt	\$23.75	\$30.10	\$33.10
Full Market Value	\$2,100,000	\$2,580,000	\$3,270,000
Market Value per SqFt	\$103.00	\$144.00	\$158.00
Distance from Cooperative in miles		1.50	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0051	1-01382-0045	1-01199-0013
Address	46 WEST 96 STREET	40 EAST 68 STREET	49 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	22	25
Year Built	1910	1910	1900
Gross SqFt	21,258	16,039	16,100
Estimated Gross Income	\$531,450	\$463,589	\$384,676
Gross Income per SqFt	\$25.00	\$28.90	\$23.89
Full Market Value	\$2,310,000	\$2,220,000	\$1,670,000
Market Value per SqFt	\$109.00	\$138.00	\$104.00
Distance from Cooperative in miles		1.60	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0053	1-01228-0001	1-01891-0026
Address	50 WEST 96 STREET	420 WEST END AVENUE	915 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	38	94
Year Built	1929	1916	1923
Gross SqFt	108,666	85,942	118,591
Estimated Gross Income	\$2,254,819	\$1,669,216	\$2,283,779
Gross Income per SqFt	\$20.75	\$19.42	\$19.26
Full Market Value	\$9,790,000	\$7,250,000	\$9,920,000
Market Value per SqFt	\$90.00	\$84.00	\$84.00
Distance from Cooperative in miles		0.85	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0109	1-01511-0030	1-01223-0047
Address	55 WEST 95 STREET	167 EAST 82 STREET	134 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	43	54
Year Built	1913	1929	1925
Gross SqFt	61,605	57,419	61,365
Estimated Gross Income	\$1,232,100	\$1,352,029	\$938,653
Gross Income per SqFt	\$20.00	\$23.55	\$15.30
Full Market Value	\$5,350,000	\$5,870,000	\$3,720,000
Market Value per SqFt	\$87.00	\$102.00	\$61.00
Distance from Cooperative in miles		1.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01209-0146	1-01228-0030	1-01243-0031
Address	36 WEST 96 STREET	422 AMSTERDAM AVENUE	724 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	15	17
Year Built	1910	1910	1910
Gross SqFt	5,355	8,750	8,550
Estimated Gross Income	\$133,875	\$260,269	\$259,241
Gross Income per SqFt	\$25.00	\$29.70	\$30.30
Full Market Value	\$581,000	\$1,250,000	\$1,240,000
Market Value per SqFt	\$108.00	\$143.00	\$145.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0005	1-01150-0001	1-01008-0008
Address	171 WEST 79 STREET	173 WEST 78 STREET	139 WEST 55 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	90	93
Year Built	1924	1929	1921
Gross SqFt	94,659	96,992	106,438
Estimated Gross Income	\$2,129,827	\$2,218,435	\$2,160,343
Gross Income per SqFt	\$22.50	\$22.87	\$20.30
Full Market Value	\$9,250,000	\$9,630,000	\$9,380,000
Market Value per SqFt	\$98.00	\$99.00	\$88.00
Distance from Cooperative in miles		0.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0009	1-01167-0059	1-01182-0029
Address	157 WEST 79 STREET	252 WEST 76 STREET	225 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	60	61	43
Year Built	1911	1903	1910
Gross SqFt	51,453	50,600	44,838
Estimated Gross Income	\$1,029,060	\$1,066,228	\$850,675
Gross Income per SqFt	\$20.00	\$21.07	\$18.97
Full Market Value	\$4,470,000	\$4,630,000	\$3,370,000
Market Value per SqFt	\$87.00	\$92.00	\$75.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0015	1-01239-0044	1-01517-0058
Address	145 WEST 79 STREET	2476 BROADWAY	1328 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	67	64	60
Year Built	1928	1920	1936
Gross SqFt	59,544	67,954	64,344
Estimated Gross Income	\$1,360,580	\$1,739,335	\$1,832,378
Gross Income per SqFt	\$22.85	\$25.60	\$28.50
Full Market Value	\$5,910,000	\$7,550,000	\$8,780,000
Market Value per SqFt	\$99.00	\$111.00	\$136.00
Distance from Cooperative in miles		0.60	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0017	1-01167-0059	1-01875-0058
Address	135 WEST 79 STREET	252 WEST 76 STREET	250 WEST 104 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	53	61	40
Year Built	1914	1903	1912
Gross SqFt	53,370	50,600	47,673
Estimated Gross Income	\$1,187,482	\$1,066,228	\$941,084
Gross Income per SqFt	\$22.25	\$21.07	\$19.74
Full Market Value	\$5,160,000	\$4,630,000	\$4,090,000
Market Value per SqFt	\$97.00	\$92.00	\$86.00
Distance from Cooperative in miles		0.30	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0019	1-01236-0010	1-01240-0010
Address	127 WEST 79 STREET	2401 BROADWAY	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	132	79	91
Year Built	1926	1924	1925
Gross SqFt	123,898	164,530	132,975
Estimated Gross Income	\$2,725,756	\$3,691,342	\$2,336,552
Gross Income per SqFt	\$22.00	\$22.44	\$17.57
Full Market Value	\$11,800,000	\$16,000,000	\$9,250,000
Market Value per SqFt	\$95.00	\$97.00	\$70.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01210-0037	1-01211-0052	1-01547-0032
Address	102 WEST 80 STREET	158 WEST 81 STREET	344 EAST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	65	38	40
Year Built	1901	1930	1920
Gross SqFt	40,916	37,251	34,000
Estimated Gross Income	\$941,068	\$822,074	\$1,091,266
Gross Income per SqFt	\$23.00	\$22.07	\$32.10
Full Market Value	\$4,090,000	\$3,570,000	\$5,230,000
Market Value per SqFt	\$100.00	\$96.00	\$154.00
Distance from Cooperative in miles		0.05	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0013	1-01239-0027	1-01250-0045
Address	153 WEST 80 STREET	205 WEST 91 STREET	312 WEST 89 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	20	22	20
Year Built	1910	1900	1900
Gross SqFt	14,100	11,900	12,008
Estimated Gross Income	\$380,700	\$361,191	\$401,635
Gross Income per SqFt	\$27.00	\$30.40	\$33.40
Full Market Value	\$1,820,000	\$1,730,000	\$1,920,000
Market Value per SqFt	\$129.00	\$145.00	\$160.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0026	1-01239-0027	1-01250-0045
Address	123 WEST 80 STREET	205 WEST 91 STREET	312 WEST 89 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	23	22	20
Year Built	1890	1900	1900
Gross SqFt	11,700	11,900	12,008
Estimated Gross Income	\$339,300	\$361,191	\$401,635
Gross Income per SqFt	\$29.00	\$30.40	\$33.40
Full Market Value	\$1,630,000	\$1,730,000	\$1,920,000
Market Value per SqFt	\$139.00	\$145.00	\$160.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0029	1-01143-0042	1-01602-0050
Address	418 COLUMBUS AVENUE	124 WEST 72 STREET	1391 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	63	53	48
Year Built	1900	1916	1920
Gross SqFt	47,487	40,982	44,184
Estimated Gross Income	\$1,080,329	\$998,576	\$1,031,250
Gross Income per SqFt	\$22.75	\$24.37	\$23.34
Full Market Value	\$4,690,000	\$4,340,000	\$4,480,000
Market Value per SqFt	\$99.00	\$106.00	\$101.00
Distance from Cooperative in miles		0.45	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0034	1-01239-0029	1-01213-0034
Address	430 COLUMBUS AVENUE	640 AMSTERDAM AVENUE	472 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	23	16
Year Built	1900	1900	1900
Gross SqFt	12,628	12,777	10,400
Estimated Gross Income	\$372,526	\$363,575	\$318,889
Gross Income per SqFt	\$29.50	\$28.50	\$30.70
Full Market Value	\$1,780,000	\$1,740,000	\$1,530,000
Market Value per SqFt	\$141.00	\$136.00	\$147.00
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0042	1-01245-0046	1-01226-0039
Address	118 WEST 81 STREET	104 RIVERSIDE DRIVE	106 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	15	23
Year Built	1900	1910	1900
Gross SqFt	6,150	7,722	9,785
Estimated Gross Income	\$184,500	\$234,531	\$293,111
Gross Income per SqFt	\$30.00	\$30.40	\$30.00
Full Market Value	\$884,000	\$1,120,000	\$1,400,000
Market Value per SqFt	\$144.00	\$145.00	\$143.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0056	1-01143-0042	1-01877-0031
Address	170 WEST 81 STREET	124 WEST 72 STREET	920 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	49	53	32
Year Built	1927	1916	1925
Gross SqFt	43,896	40,982	35,290
Estimated Gross Income	\$1,106,179	\$998,576	\$884,240
Gross Income per SqFt	\$25.20	\$24.37	\$25.10
Full Market Value	\$4,800,000	\$4,340,000	\$3,840,000
Market Value per SqFt	\$109.00	\$106.00	\$109.00
Distance from Cooperative in miles		0.45	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0061	1-01211-0028	1-01066-0007
Address	176 WEST 81 STREET	103 WEST 80 STREET	447 WEST 56 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	11	18	20
Year Built	1900	1900	1880
Gross SqFt	15,240	14,370	15,920
Estimated Gross Income	\$441,960	\$377,579	\$462,862
Gross Income per SqFt	\$29.00	\$26.30	\$29.10
Full Market Value	\$1,030,000	\$1,640,000	\$2,220,000
Market Value per SqFt	\$68.00	\$114.00	\$139.00
Distance from Cooperative in miles		0.00	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01211-0135	1-01163-0011	1-01578-0023
Address	100 WEST 81 STREET	251 WEST 71 STREET	40 EAST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	17	25	43
Year Built	1920	1920	1920
Gross SqFt	29,540	33,600	34,792
Estimated Gross Income	\$856,660	\$980,488	\$974,577
Gross Income per SqFt	\$29.00	\$29.20	\$28.00
Full Market Value	\$4,100,000	\$4,700,000	\$4,670,000
Market Value per SqFt	\$139.00	\$140.00	\$134.00
Distance from Cooperative in miles		0.50	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01212-0047	1-01529-0015	1-01468-0031
Address	134 WEST 82 STREET	227 EAST 83 STREET	490 EAST 74 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	31	26
Year Built	1900	1925	1910
Gross SqFt	10,568	15,376	13,482
Estimated Gross Income	\$301,188	\$511,376	\$438,374
Gross Income per SqFt	\$28.50	\$33.30	\$32.50
Full Market Value	\$1,440,000	\$2,450,000	\$2,100,000
Market Value per SqFt	\$136.00	\$159.00	\$156.00
Distance from Cooperative in miles		1.25	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01212-0052	1-01529-0015	1-01468-0031
Address	146 WEST 82 STREET	227 EAST 83 STREET	490 EAST 74 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	31	26
Year Built	1900	1925	1910
Gross SqFt	11,863	15,376	13,482
Estimated Gross Income	\$338,095	\$511,376	\$438,374
Gross Income per SqFt	\$28.50	\$33.30	\$32.50
Full Market Value	\$1,620,000	\$2,450,000	\$2,100,000
Market Value per SqFt	\$137.00	\$159.00	\$156.00
Distance from Cooperative in miles		1.25	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01213-0009	1-01226-0040	1-00901-0021
Address	139 WEST 82 STREET	110 WEST 96 STREET	237 EAST 20 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	75	60	72
Year Built	1929	1926	1929
Gross SqFt	77,188	81,030	74,120
Estimated Gross Income	\$1,543,760	\$1,609,267	\$1,637,011
Gross Income per SqFt	\$20.00	\$19.86	\$22.09
Full Market Value	\$6,700,000	\$6,990,000	\$7,110,000
Market Value per SqFt	\$87.00	\$86.00	\$96.00
Distance from Cooperative in miles		0.65	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01214-0001	1-01228-0028	1-01148-0062
Address	177 WEST 83 STREET	205 WEST 80 STREET	353 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	20	14
Year Built	1900	1910	1900
Gross SqFt	11,855	11,445	11,282
Estimated Gross Income	\$379,360	\$369,686	\$412,465
Gross Income per SqFt	\$32.00	\$32.30	\$36.60
Full Market Value	\$888,000	\$1,770,000	\$2,070,000
Market Value per SqFt	\$75.00	\$155.00	\$183.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01215-0035	1-01511-0030	1-01517-0043
Address	102 WEST 85 STREET	167 EAST 82 STREET	160 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	91	43	51
Year Built	1931	1929	1938
Gross SqFt	64,429	57,419	64,272
Estimated Gross Income	\$1,620,389	\$1,352,029	\$1,587,802
Gross Income per SqFt	\$25.10	\$23.55	\$24.70
Full Market Value	\$7,040,000	\$5,870,000	\$6,890,000
Market Value per SqFt	\$109.00	\$102.00	\$107.00
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01215-0056	1-00775-0017	1-01206-0010
Address	160 WEST 85 STREET	231 WEST 25 STREET	55 WEST 92 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	69	55
Year Built	1950	1961	1951
Gross SqFt	56,023	50,029	55,535
Estimated Gross Income	\$1,134,465	\$1,270,443	\$764,322
Gross Income per SqFt	\$20.25	\$25.40	\$13.76
Full Market Value	\$4,930,000	\$5,520,000	\$2,790,000
Market Value per SqFt	\$88.00	\$110.00	\$50.00
Distance from Cooperative in miles		2.95	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01215-0061	1-01232-0029	1-00767-0002
Address	170 WEST 85 STREET	498 AMSTERDAM AVENUE	146 8 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	CHELSEA
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	28	22	89
Year Built	1900	1900	1920
Gross SqFt	20,945	19,573	19,615
Estimated Gross Income	\$502,680	\$491,940	\$579,000
Gross Income per SqFt	\$24.00	\$25.10	\$29.50
Full Market Value	\$1,180,000	\$2,140,000	\$2,510,000
Market Value per SqFt	\$56.00	\$109.00	\$128.00
Distance from Cooperative in miles		0.15	3.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-0016	1-01129-0047	1-01169-0042
Address	131 WEST 85 STREET	22 WEST 77 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	42	42
Year Built	1900	1921	1925
Gross SqFt	25,090	26,910	27,100
Estimated Gross Income	\$715,065	\$764,073	\$772,498
Gross Income per SqFt	\$28.50	\$28.40	\$28.50
Full Market Value	\$3,430,000	\$3,660,000	\$3,700,000
Market Value per SqFt	\$137.00	\$136.00	\$137.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01216-0044	1-01239-0044	1-01235-0010
Address	130 WEST 86 STREET	2476 BROADWAY	2381 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	64	44
Year Built	1926	1920	1900
Gross SqFt	69,125	67,954	60,500
Estimated Gross Income	\$1,555,312	\$1,739,335	\$1,191,765
Gross Income per SqFt	\$22.50	\$25.60	\$19.70
Full Market Value	\$6,750,000	\$7,550,000	\$5,170,000
Market Value per SqFt	\$98.00	\$111.00	\$85.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0006	1-00901-0021	1-01226-0040
Address	161 WEST 86 STREET	237 EAST 20 STREET	110 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	GRAMERCY	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	33	72	60
Year Built	1914	1929	1926
Gross SqFt	83,329	74,120	81,030
Estimated Gross Income	\$1,833,238	\$1,637,011	\$1,609,267
Gross Income per SqFt	\$22.00	\$22.09	\$19.86
Full Market Value	\$7,960,000	\$7,110,000	\$6,990,000
Market Value per SqFt	\$96.00	\$96.00	\$86.00
Distance from Cooperative in miles		3.50	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0011	1-01239-0044	1-01235-0010
Address	151 WEST 86 STREET	2476 BROADWAY	2381 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	64	44
Year Built	1914	1920	1900
Gross SqFt	70,744	67,954	60,500
Estimated Gross Income	\$1,591,740	\$1,739,335	\$1,191,765
Gross Income per SqFt	\$22.50	\$25.60	\$19.70
Full Market Value	\$6,910,000	\$7,550,000	\$5,170,000
Market Value per SqFt	\$98.00	\$111.00	\$85.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0014	1-01150-0001	1-01008-0008
Address	145 WEST 86 STREET	173 WEST 78 STREET	139 WEST 55 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	90	93
Year Built	1925	1929	1921
Gross SqFt	97,476	96,992	106,438
Estimated Gross Income	\$2,120,103	\$2,218,435	\$2,160,343
Gross Income per SqFt	\$21.75	\$22.87	\$20.30
Full Market Value	\$9,210,000	\$9,630,000	\$9,380,000
Market Value per SqFt	\$94.00	\$99.00	\$88.00
Distance from Cooperative in miles		0.40	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0029	1-01236-0010	1-01240-0010
Address	105 WEST 86 STREET	2401 BROADWAY	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	130	79	91
Year Built	1929	1924	1925
Gross SqFt	123,217	164,530	132,975
Estimated Gross Income	\$2,710,774	\$3,691,342	\$2,336,552
Gross Income per SqFt	\$22.00	\$22.44	\$17.57
Full Market Value	\$11,800,000	\$16,000,000	\$9,250,000
Market Value per SqFt	\$96.00	\$97.00	\$70.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0050	1-01167-0059	1-00504-0036
Address	150 WEST 87 STREET	252 WEST 76 STREET	100 SULLIVAN STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	41	61	70
Year Built	1914	1903	1920
Gross SqFt	59,175	50,600	53,200
Estimated Gross Income	\$1,198,293	\$1,066,228	\$1,106,447
Gross Income per SqFt	\$20.25	\$21.07	\$20.80
Full Market Value	\$5,200,000	\$4,630,000	\$4,800,000
Market Value per SqFt	\$88.00	\$92.00	\$90.00
Distance from Cooperative in miles		0.60	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0054	1-01511-0030	1-01076-0015
Address	160 WEST 87 STREET	167 EAST 82 STREET	525 WEST 47 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	40	43	49
Year Built	1914	1929	1920
Gross SqFt	59,408	57,419	52,850
Estimated Gross Income	\$1,476,288	\$1,352,029	\$1,380,159
Gross Income per SqFt	\$24.85	\$23.55	\$26.10
Full Market Value	\$6,410,000	\$5,870,000	\$3,230,000
Market Value per SqFt	\$108.00	\$102.00	\$61.00
Distance from Cooperative in miles		1.15	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01217-0064	1-01237-0033	1-01236-0029
Address	541 AMSTERDAM AVENUE	618 AMSTERDAM AVENUE	205 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	89	116	117
Year Built	1918	1925	1923
Gross SqFt	117,216	161,422	96,058
Estimated Gross Income	\$2,578,752	\$3,570,543	\$1,851,150
Gross Income per SqFt	\$22.00	\$22.12	\$19.27
Full Market Value	\$11,200,000	\$15,500,000	\$8,040,000
Market Value per SqFt	\$96.00	\$96.00	\$84.00
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01219-0057	1-00770-0049	1-01557-0034
Address	170 WEST 89 STREET	214 WEST 21 STREET	332 EAST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	30	41
Year Built	1910	1901	1915
Gross SqFt	18,354	19,956	18,888
Estimated Gross Income	\$541,443	\$602,263	\$639,891
Gross Income per SqFt	\$29.50	\$30.20	\$33.90
Full Market Value	\$2,590,000	\$2,880,000	\$3,070,000
Market Value per SqFt	\$141.00	\$144.00	\$163.00
Distance from Cooperative in miles		3.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01219-0059	1-00770-0049	1-01557-0034
Address	174 WEST 89 STREET	214 WEST 21 STREET	332 EAST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	30	41
Year Built	1910	1901	1915
Gross SqFt	18,885	19,956	18,888
Estimated Gross Income	\$528,780	\$602,263	\$639,891
Gross Income per SqFt	\$28.00	\$30.20	\$33.90
Full Market Value	\$2,530,000	\$2,880,000	\$3,070,000
Market Value per SqFt	\$134.00	\$144.00	\$163.00
Distance from Cooperative in miles		3.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01222-9029	1-01046-0047	1-01852-0020
Address	100 WEST 92 STREET	330 WEST 56 STREET	790 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN WEST	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	200	276	287
Year Built	1969	1974	1963
Gross SqFt	193,107	229,973	257,760
Estimated Gross Income	\$4,248,354	\$7,122,780	\$4,147,193
Gross Income per SqFt	\$22.00	\$31.00	\$16.09
Full Market Value	\$9,950,000	\$34,100,000	\$16,400,000
Market Value per SqFt	\$52.00	\$148.00	\$64.00
Distance from Cooperative in miles		1.85	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0001	1-01869-0054	1-01164-0005
Address	681 AMSTERDAM AVENUE	2589 BROADWAY	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	178	172	265
Year Built	1929	1923	1926
Gross SqFt	238,456	283,522	218,851
Estimated Gross Income	\$5,246,032	\$5,491,856	\$5,603,029
Gross Income per SqFt	\$22.00	\$19.37	\$25.60
Full Market Value	\$22,800,000	\$23,800,000	\$24,300,000
Market Value per SqFt	\$96.00	\$84.00	\$111.00
Distance from Cooperative in miles		0.30	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0013	1-01564-0005	1-01065-0044
Address	149 WEST 93 STREET	409 EAST 84 STREET	418 WEST 56 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	31	48	40
Year Built	1926	1910	1920
Gross SqFt	34,322	31,152	26,500
Estimated Gross Income	\$669,279	\$656,112	\$505,175
Gross Income per SqFt	\$19.50	\$21.06	\$19.06
Full Market Value	\$2,910,000	\$2,850,000	\$2,190,000
Market Value per SqFt	\$85.00	\$91.00	\$83.00
Distance from Cooperative in miles		1.60	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0023	1-01199-0055	1-00731-0065
Address	123 WEST 93 STREET	40 WEST 86 STREET	440 WEST 34 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	JAVITS CENTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	90	61	134
Year Built	1926	1931	1928
Gross SqFt	107,243	92,065	119,194
Estimated Gross Income	\$2,198,481	\$2,107,460	\$2,115,808
Gross Income per SqFt	\$20.50	\$22.89	\$17.75
Full Market Value	\$9,550,000	\$9,150,000	\$8,370,000
Market Value per SqFt	\$89.00	\$99.00	\$70.00
Distance from Cooperative in miles		0.45	3.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0029	1-01560-0021	1-01561-0001
Address	100 WEST 94 STREET	1511 YORK AVENUE	1562 1 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	172	156	205
Year Built	1966	1966	1964
Gross SqFt	199,526	223,798	210,428
Estimated Gross Income	\$4,439,453	\$4,321,496	\$4,694,955
Gross Income per SqFt	\$22.25	\$19.31	\$22.31
Full Market Value	\$10,400,000	\$18,800,000	\$20,400,000
Market Value per SqFt	\$52.00	\$84.00	\$97.00
Distance from Cooperative in miles		1.65	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0038	1-01335-0039	1-01511-0030
Address	110 WEST 94 STREET	328 EAST 43 STREET	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	62	43
Year Built	1936	1928	1929
Gross SqFt	52,990	48,892	57,419
Estimated Gross Income	\$1,046,552	\$990,595	\$1,352,029
Gross Income per SqFt	\$19.75	\$20.26	\$23.55
Full Market Value	\$4,540,000	\$4,300,000	\$5,870,000
Market Value per SqFt	\$86.00	\$88.00	\$102.00
Distance from Cooperative in miles		2.90	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01224-0058	1-01559-0033	1-01526-0021
Address	168 WEST 94 STREET	420 EAST 80 STREET	1543 2 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	126	157	117
Year Built	1967	1961	1959
Gross SqFt	95,759	137,238	123,524
Estimated Gross Income	\$1,915,180	\$3,721,050	\$2,637,074
Gross Income per SqFt	\$20.00	\$27.10	\$21.35
Full Market Value	\$4,480,000	\$17,800,000	\$11,500,000
Market Value per SqFt	\$46.80	\$130.00	\$93.00
Distance from Cooperative in miles		1.65	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0001	1-01568-0001	1-01560-0021
Address	701 AMSTERDAM AVENUE	1700 1 AVENUE	1511 YORK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	200	213	156
Year Built	1967	1964	1966
Gross SqFt	323,484	227,259	223,798
Estimated Gross Income	\$6,146,196	\$5,330,656	\$4,321,496
Gross Income per SqFt	\$19.00	\$23.46	\$19.31
Full Market Value	\$14,400,000	\$23,100,000	\$18,800,000
Market Value per SqFt	\$44.50	\$102.00	\$84.00
Distance from Cooperative in miles		1.55	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0023	1-01162-0141	1-01582-0015
Address	109 WEST 94 STREET	220 WEST 71 STREET	529 EAST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	50	37	30
Year Built	1936	1920	1920
Gross SqFt	44,094	38,463	38,700
Estimated Gross Income	\$870,856	\$731,275	\$811,431
Gross Income per SqFt	\$19.75	\$19.01	\$20.97
Full Market Value	\$3,780,000	\$2,890,000	\$3,520,000
Market Value per SqFt	\$86.00	\$75.00	\$91.00
Distance from Cooperative in miles		1.25	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0029	1-01561-0021	1-00900-0027
Address	700 COLUMBUS AVENUE	1533 YORK AVENUE	329 2 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	200	415	302
Year Built	1968	1966	1963
Gross SqFt	489,471	502,595	291,894
Estimated Gross Income	\$10,034,155	\$11,588,656	\$5,672,885
Gross Income per SqFt	\$20.50	\$23.06	\$19.43
Full Market Value	\$23,500,000	\$50,300,000	\$24,600,000
Market Value per SqFt	\$48.00	\$100.00	\$84.00
Distance from Cooperative in miles		1.65	3.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0052	1-01335-0039	1-01511-0030
Address	150 WEST 95 STREET	328 EAST 43 STREET	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	40	62	43
Year Built	1925	1928	1929
Gross SqFt	55,404	48,892	57,419
Estimated Gross Income	\$1,094,229	\$990,595	\$1,352,029
Gross Income per SqFt	\$19.75	\$20.26	\$23.55
Full Market Value	\$4,750,000	\$4,300,000	\$5,870,000
Market Value per SqFt	\$86.00	\$88.00	\$102.00
Distance from Cooperative in miles		2.95	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01225-0055	1-01252-0001	1-01511-0030
Address	160 WEST 95 STREET	200 RIVERSIDE DRIVE	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	59	43
Year Built	1914	1906	1929
Gross SqFt	61,800	63,794	57,419
Estimated Gross Income	\$1,096,950	\$1,783,615	\$1,352,029
Gross Income per SqFt	\$17.75	\$28.00	\$23.55
Full Market Value	\$4,340,000	\$8,540,000	\$5,870,000
Market Value per SqFt	\$70.00	\$134.00	\$102.00
Distance from Cooperative in miles		0.30	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01226-0043	1-01460-0039	1-01199-0013
Address	126 WEST 96 STREET	420 EAST 66 STREET	49 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	40	25
Year Built	1910	1910	1900
Gross SqFt	19,450	19,370	16,100
Estimated Gross Income	\$387,055	\$543,822	\$384,676
Gross Income per SqFt	\$19.90	\$28.10	\$23.89
Full Market Value	\$1,680,000	\$2,600,000	\$1,670,000
Market Value per SqFt	\$86.00	\$134.00	\$104.00
Distance from Cooperative in miles		2.15	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01226-0045	1-01338-0049	1-01560-0021
Address	132 WEST 96 STREET	300 EAST 46 STREET	1511 YORK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	212	185	156
Year Built	1967	1960	1966
Gross SqFt	196,650	190,738	223,798
Estimated Gross Income	\$4,031,325	\$4,617,693	\$4,321,496
Gross Income per SqFt	\$20.50	\$24.21	\$19.31
Full Market Value	\$9,440,000	\$20,100,000	\$18,800,000
Market Value per SqFt	\$48.00	\$105.00	\$84.00
Distance from Cooperative in miles		2.85	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01227-0001	1-01236-0010	1-01247-0029
Address	400 WEST END AVENUE	2401 BROADWAY	525 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	79	129
Year Built	1931	1924	1920
Gross SqFt	190,359	164,530	171,655
Estimated Gross Income	\$4,187,898	\$3,691,342	\$3,175,343
Gross Income per SqFt	\$22.00	\$22.44	\$18.50
Full Market Value	\$18,200,000	\$16,000,000	\$12,600,000
Market Value per SqFt	\$96.00	\$97.00	\$73.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-0001	1-01236-0010	1-01247-0029
Address	440 WEST END AVENUE	2401 BROADWAY	525 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	99	79	129
Year Built	1928	1924	1920
Gross SqFt	162,075	164,530	171,655
Estimated Gross Income	\$3,322,537	\$3,691,342	\$3,175,343
Gross Income per SqFt	\$20.50	\$22.44	\$18.50
Full Market Value	\$14,400,000	\$16,000,000	\$12,600,000
Market Value per SqFt	\$89.00	\$97.00	\$73.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-0030	1-01239-0036	1-01200-0001
Address	442 AMSTERDAM AVENUE	654 AMSTERDAM AVENUE	61 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	13	21
Year Built	1920	1900	1900
Gross SqFt	11,928	12,193	14,541
Estimated Gross Income	\$333,984	\$318,338	\$420,064
Gross Income per SqFt	\$28.00	\$26.10	\$28.90
Full Market Value	\$1,600,000	\$1,380,000	\$2,010,000
Market Value per SqFt	\$134.00	\$113.00	\$138.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-0054	1-01236-0044	1-01895-0023
Address	2273 BROADWAY	2412 BROADWAY	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	52	255
Year Built	1910	1915	1911
Gross SqFt	84,367	76,626	88,332
Estimated Gross Income	\$1,898,257	\$1,497,272	\$2,262,188
Gross Income per SqFt	\$22.50	\$19.54	\$25.60
Full Market Value	\$8,240,000	\$6,500,000	\$9,820,000
Market Value per SqFt	\$98.00	\$85.00	\$111.00
Distance from Cooperative in miles		0.35	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01229-0061	1-01186-0083	1-01200-0015
Address	450 WEST END AVENUE	393 WEST END AVENUE	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	114	64
Year Built	1931	1927	1926
Gross SqFt	150,285	134,183	126,045
Estimated Gross Income	\$3,080,842	\$2,402,126	\$2,969,771
Gross Income per SqFt	\$20.50	\$17.90	\$23.56
Full Market Value	\$13,400,000	\$9,510,000	\$12,900,000
Market Value per SqFt	\$89.00	\$71.00	\$102.00
Distance from Cooperative in miles		0.20	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01230-0061	1-01142-0064	1-01169-0029
Address	470 WEST END AVENUE	2054 BROADWAY	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	108	320	134
Year Built	1928	1923	1929
Gross SqFt	207,126	235,400	131,476
Estimated Gross Income	\$5,644,183	\$6,373,682	\$3,505,019
Gross Income per SqFt	\$27.20	\$27.10	\$26.70
Full Market Value	\$27,000,000	\$30,500,000	\$15,200,000
Market Value per SqFt	\$130.00	\$130.00	\$116.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01231-0001	1-01236-0010	1-01240-0010
Address	480 WEST END AVENUE	2401 BROADWAY	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	69	79	91
Year Built	1913	1924	1925
Gross SqFt	140,076	164,530	132,975
Estimated Gross Income	\$2,871,558	\$3,691,342	\$2,336,552
Gross Income per SqFt	\$20.50	\$22.44	\$17.57
Full Market Value	\$12,500,000	\$16,000,000	\$9,250,000
Market Value per SqFt	\$89.00	\$97.00	\$70.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01231-0032	1-01235-0033	1-01242-0040
Address	486 AMSTERDAM AVENUE	568 AMSTERDAM AVENUE	2532 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	13	17
Year Built	1920	1905	1910
Gross SqFt	9,375	9,750	9,982
Estimated Gross Income	\$328,125	\$333,444	\$400,045
Gross Income per SqFt	\$35.00	\$34.20	\$40.10
Full Market Value	\$768,000	\$1,600,000	\$2,010,000
Market Value per SqFt	\$82.00	\$164.00	\$201.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0027	1-01250-0045	1-01211-0010
Address	205 WEST 84 STREET	312 WEST 89 STREET	159 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	19	20	20
Year Built	1910	1900	1910
Gross SqFt	11,825	12,008	14,100
Estimated Gross Income	\$407,962	\$401,635	\$506,160
Gross Income per SqFt	\$34.50	\$33.40	\$35.90
Full Market Value	\$1,950,000	\$1,920,000	\$2,420,000
Market Value per SqFt	\$165.00	\$160.00	\$172.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0037	1-01452-0041	1-00759-0001
Address	202 WEST 85 STREET	314 EAST 78 STREET	450 9 AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	FASHION
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	55	106	139
Year Built	1910	1910	1910
Gross SqFt	77,620	51,900	54,947
Estimated Gross Income	\$2,095,740	\$1,878,174	\$1,578,000
Gross Income per SqFt	\$27.00	\$36.20	\$28.70
Full Market Value	\$10,000,000	\$9,420,000	\$7,560,000
Market Value per SqFt	\$129.00	\$182.00	\$138.00
Distance from Cooperative in miles		1.55	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0057	1-01511-0030	1-01076-0015
Address	252 WEST 85 STREET	167 EAST 82 STREET	525 WEST 47 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	38	43	49
Year Built	1914	1929	1920
Gross SqFt	59,119	57,419	52,850
Estimated Gross Income	\$1,469,107	\$1,352,029	\$1,380,159
Gross Income per SqFt	\$24.85	\$23.55	\$26.10
Full Market Value	\$6,380,000	\$5,870,000	\$3,230,000
Market Value per SqFt	\$108.00	\$102.00	\$61.00
Distance from Cooperative in miles		1.35	1.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01232-0061	1-01511-0030	1-01517-0043
Address	512 WEST END AVENUE	167 EAST 82 STREET	160 EAST 89 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	46	43	51
Year Built	1923	1929	1938
Gross SqFt	68,072	57,419	64,272
Estimated Gross Income	\$1,531,620	\$1,352,029	\$1,587,802
Gross Income per SqFt	\$22.50	\$23.55	\$24.70
Full Market Value	\$6,650,000	\$5,870,000	\$6,890,000
Market Value per SqFt	\$98.00	\$102.00	\$107.00
Distance from Cooperative in miles		1.35	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-0002	1-01252-0001	1-01143-0015
Address	522 WEST END AVENUE	200 RIVERSIDE DRIVE	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	59	68
Year Built	1924	1906	1923
Gross SqFt	80,328	63,794	75,144
Estimated Gross Income	\$2,068,446	\$1,783,615	\$1,776,191
Gross Income per SqFt	\$25.80	\$28.00	\$23.64
Full Market Value	\$8,980,000	\$8,540,000	\$7,710,000
Market Value per SqFt	\$112.00	\$134.00	\$103.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01233-0033	1-01366-0001	1-01497-0009
Address	530 AMSTERDAM AVENUE	984 1 AVENUE	1150 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	233	411	360
Year Built	1931	1930	1923
Gross SqFt	352,821	436,842	472,600
Estimated Gross Income	\$7,585,651	\$8,783,212	\$13,274,353
Gross Income per SqFt	\$21.50	\$20.11	\$28.10
Full Market Value	\$32,900,000	\$38,100,000	\$63,600,000
Market Value per SqFt	\$93.00	\$87.00	\$135.00
Distance from Cooperative in miles		2.25	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01234-0007	1-01223-0047	1-01054-0056
Address	257 WEST 86 STREET	134 WEST 93 STREET	444 WEST 45 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	40	54	60
Year Built	1907	1925	1926
Gross SqFt	67,142	61,365	65,615
Estimated Gross Income	\$1,141,414	\$938,653	\$1,727,570
Gross Income per SqFt	\$17.00	\$15.30	\$26.30
Full Market Value	\$4,520,000	\$3,720,000	\$7,500,000
Market Value per SqFt	\$67.00	\$61.00	\$114.00
Distance from Cooperative in miles		0.35	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01235-0002	1-01163-0058	1-01236-0044
Address	562 WEST END AVENUE	260 WEST 72 STREET	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	86	53	52
Year Built	1913	1913	1915
Gross SqFt	71,126	74,176	76,626
Estimated Gross Income	\$1,564,772	\$1,758,048	\$1,497,272
Gross Income per SqFt	\$22.00	\$23.70	\$19.54
Full Market Value	\$6,790,000	\$7,630,000	\$6,500,000
Market Value per SqFt	\$95.00	\$103.00	\$85.00
Distance from Cooperative in miles		0.85	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01235-0026	1-01576-0049	1-01560-0042
Address	203 WEST 87 STREET	1510 YORK AVENUE	412 EAST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	39	26	34
Year Built	1940	1937	1950
Gross SqFt	24,560	22,902	22,500
Estimated Gross Income	\$632,420	\$618,847	\$490,150
Gross Income per SqFt	\$25.80	\$27.00	\$21.78
Full Market Value	\$2,750,000	\$2,960,000	\$2,130,000
Market Value per SqFt	\$112.00	\$129.00	\$95.00
Distance from Cooperative in miles		1.80	1.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-0001	1-00773-0056	1-00882-0028
Address	580 WEST END AVENUE	220 WEST 24 STREET	95 LEXINGTON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	118	77
Year Built	1928	1930	1939
Gross SqFt	55,217	57,207	52,092
Estimated Gross Income	\$1,421,837	\$1,417,000	\$1,560,886
Gross Income per SqFt	\$25.70	\$24.77	\$30.00
Full Market Value	\$6,170,000	\$6,150,000	\$7,480,000
Market Value per SqFt	\$112.00	\$108.00	\$144.00
Distance from Cooperative in miles		3.30	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-0003	1-00773-0056	1-01467-0018
Address	584 WEST END AVENUE	220 WEST 24 STREET	425 EAST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	67	118	49
Year Built	1922	1930	1938
Gross SqFt	64,865	57,207	57,375
Estimated Gross Income	\$1,631,354	\$1,417,000	\$1,086,395
Gross Income per SqFt	\$25.10	\$24.77	\$18.93
Full Market Value	\$7,080,000	\$6,150,000	\$4,300,000
Market Value per SqFt	\$109.00	\$108.00	\$75.00
Distance from Cooperative in miles		3.30	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01236-0061	1-01150-0001	1-01008-0008
Address	590 WEST END AVENUE	173 WEST 78 STREET	139 WEST 55 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	88	90	93
Year Built	1916	1929	1921
Gross SqFt	97,685	96,992	106,438
Estimated Gross Income	\$2,100,227	\$2,218,435	\$2,160,343
Gross Income per SqFt	\$21.50	\$22.87	\$20.30
Full Market Value	\$9,120,000	\$9,630,000	\$9,380,000
Market Value per SqFt	\$93.00	\$99.00	\$88.00
Distance from Cooperative in miles		0.55	1.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0001	1-01252-0005	1-01121-0017
Address	600 WEST END AVENUE	202 RIVERSIDE DRIVE	25 WEST 68 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	90	75
Year Built	1910	1905	1925
Gross SqFt	100,977	102,791	106,519
Estimated Gross Income	\$2,347,715	\$2,492,985	\$2,244,981
Gross Income per SqFt	\$23.25	\$24.25	\$21.08
Full Market Value	\$10,200,000	\$10,800,000	\$9,750,000
Market Value per SqFt	\$101.00	\$105.00	\$92.00
Distance from Cooperative in miles		0.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0005	1-01335-0039	1-01061-0016
Address	267 WEST 89 STREET	328 EAST 43 STREET	427 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	34	62	84
Year Built	1920	1928	1940
Gross SqFt	48,155	48,892	46,914
Estimated Gross Income	\$854,751	\$990,595	\$975,658
Gross Income per SqFt	\$17.75	\$20.26	\$20.80
Full Market Value	\$3,380,000	\$4,300,000	\$4,240,000
Market Value per SqFt	\$70.00	\$88.00	\$90.00
Distance from Cooperative in miles		2.80	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0017	1-01869-0054	1-01142-0064
Address	2420 BROADWAY	2589 BROADWAY	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	164	172	320
Year Built	1920	1923	1923
Gross SqFt	313,563	283,522	235,400
Estimated Gross Income	\$6,428,041	\$5,491,856	\$6,373,682
Gross Income per SqFt	\$20.50	\$19.37	\$27.10
Full Market Value	\$27,900,000	\$23,800,000	\$30,500,000
Market Value per SqFt	\$89.00	\$84.00	\$130.00
Distance from Cooperative in miles		0.40	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0029	1-01237-0033	1-01895-0055
Address	600 AMSTERDAM AVENUE	618 AMSTERDAM AVENUE	2901 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	121	116	141
Year Built	1925	1925	1910
Gross SqFt	161,425	161,422	178,897
Estimated Gross Income	\$3,309,212	\$3,570,543	\$3,335,219
Gross Income per SqFt	\$20.50	\$22.12	\$18.64
Full Market Value	\$14,400,000	\$15,500,000	\$13,200,000
Market Value per SqFt	\$89.00	\$96.00	\$74.00
Distance from Cooperative in miles		0.00	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01237-0061	1-01876-0061	1-01144-0056
Address	608 WEST END AVENUE	908 WEST END AVENUE	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	90	148
Year Built	1915	1925	1929
Gross SqFt	177,048	120,542	126,513
Estimated Gross Income	\$3,629,484	\$2,513,147	\$2,253,252
Gross Income per SqFt	\$20.50	\$20.85	\$17.81
Full Market Value	\$15,800,000	\$10,900,000	\$8,920,000
Market Value per SqFt	\$89.00	\$90.00	\$71.00
Distance from Cooperative in miles		0.75	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01238-0010	1-01236-0029	1-01521-0020
Address	255 WEST 90 STREET	205 WEST 88 STREET	145 EAST 92 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	117	49
Year Built	1920	1923	1929
Gross SqFt	96,627	96,058	85,924
Estimated Gross Income	\$1,932,540	\$1,851,150	\$1,838,155
Gross Income per SqFt	\$20.00	\$19.27	\$21.39
Full Market Value	\$8,390,000	\$8,040,000	\$7,980,000
Market Value per SqFt	\$87.00	\$84.00	\$93.00
Distance from Cooperative in miles		0.15	1.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-0023	1-01236-0010	1-01247-0029
Address	2460 BROADWAY	2401 BROADWAY	525 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	79	129
Year Built	1917	1924	1920
Gross SqFt	150,033	164,530	171,655
Estimated Gross Income	\$3,075,676	\$3,691,342	\$3,175,343
Gross Income per SqFt	\$20.50	\$22.44	\$18.50
Full Market Value	\$13,400,000	\$16,000,000	\$12,600,000
Market Value per SqFt	\$89.00	\$97.00	\$73.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01239-0056	1-01560-0042	1-01576-0049
Address	288 WEST 92 STREET	412 EAST 81 STREET	1510 YORK AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	34	26
Year Built	1940	1950	1937
Gross SqFt	22,150	22,500	22,902
Estimated Gross Income	\$476,225	\$490,150	\$618,847
Gross Income per SqFt	\$21.50	\$21.78	\$27.00
Full Market Value	\$2,070,000	\$2,130,000	\$2,960,000
Market Value per SqFt	\$93.00	\$95.00	\$129.00
Distance from Cooperative in miles		1.80	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-0024	1-01869-0054	1-01164-0005
Address	2480 BROADWAY	2589 BROADWAY	253 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	155	172	265
Year Built	1922	1923	1926
Gross SqFt	223,179	283,522	218,851
Estimated Gross Income	\$4,909,938	\$5,491,856	\$5,603,029
Gross Income per SqFt	\$22.00	\$19.37	\$25.60
Full Market Value	\$21,300,000	\$23,800,000	\$24,300,000
Market Value per SqFt	\$95.00	\$84.00	\$111.00
Distance from Cooperative in miles		0.25	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01240-0061	1-01201-0034	1-01868-0001
Address	670 WEST END AVENUE	275 CENTRAL PARK WEST	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	114	107
Year Built	1926	1931	1915
Gross SqFt	199,483	248,962	135,463
Estimated Gross Income	\$4,388,626	\$6,804,345	\$2,513,951
Gross Income per SqFt	\$22.00	\$27.30	\$18.56
Full Market Value	\$19,100,000	\$32,600,000	\$9,950,000
Market Value per SqFt	\$96.00	\$131.00	\$73.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01241-0052	1-01869-0054	1-01142-0064
Address	2511 BROADWAY	2589 BROADWAY	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	150	172	320
Year Built	1925	1923	1923
Gross SqFt	280,809	283,522	235,400
Estimated Gross Income	\$6,177,798	\$5,491,856	\$6,373,682
Gross Income per SqFt	\$22.00	\$19.37	\$27.10
Full Market Value	\$26,800,000	\$23,800,000	\$30,500,000
Market Value per SqFt	\$95.00	\$84.00	\$130.00
Distance from Cooperative in miles		0.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01242-0009	1-01490-0010	1-01064-0025
Address	259 WEST 95 STREET	511 EAST 78 STREET	411 WEST 54 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	61	100	72
Year Built	1921	1911	1910
Gross SqFt	38,800	44,364	30,200
Estimated Gross Income	\$1,047,600	\$1,392,042	\$1,024,256
Gross Income per SqFt	\$27.00	\$31.40	\$33.90
Full Market Value	\$5,020,000	\$6,670,000	\$4,910,000
Market Value per SqFt	\$129.00	\$150.00	\$163.00
Distance from Cooperative in miles		2.05	2.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01242-0062	1-01199-0055	1-01252-0005
Address	706 WEST END AVENUE	40 WEST 86 STREET	202 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	61	90
Year Built	1928	1931	1905
Gross SqFt	99,494	92,065	102,791
Estimated Gross Income	\$2,163,994	\$2,107,460	\$2,492,985
Gross Income per SqFt	\$21.75	\$22.89	\$24.25
Full Market Value	\$9,400,000	\$9,150,000	\$10,800,000
Market Value per SqFt	\$94.00	\$99.00	\$105.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-0008	1-01129-0047	1-01169-0042
Address	255 WEST 95 STREET	22 WEST 77 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	42	42
Year Built	1908	1921	1925
Gross SqFt	25,272	26,910	27,100
Estimated Gross Income	\$720,252	\$764,073	\$772,498
Gross Income per SqFt	\$28.50	\$28.40	\$28.50
Full Market Value	\$3,450,000	\$3,660,000	\$3,700,000
Market Value per SqFt	\$137.00	\$136.00	\$137.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-0010	1-01398-0006	1-01502-0052
Address	2541 BROADWAY	103 EAST 63 STREET	46 EAST 91 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	22	37	28
Year Built	1925	1923	1930
Gross SqFt	43,404	36,274	46,718
Estimated Gross Income	\$1,432,332	\$1,134,217	\$1,774,864
Gross Income per SqFt	\$33.00	\$31.30	\$38.00
Full Market Value	\$6,860,000	\$5,430,000	\$8,900,000
Market Value per SqFt	\$158.00	\$150.00	\$191.00
Distance from Cooperative in miles		2.05	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01243-0028	1-00775-0017	1-01206-0010
Address	205 WEST 95 STREET	231 WEST 25 STREET	55 WEST 92 STREET
Neighborhood	UPPER WEST SIDE (79-96)	CHELSEA	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	69	55
Year Built	1948	1961	1951
Gross SqFt	56,778	50,029	55,535
Estimated Gross Income	\$1,149,754	\$1,270,443	\$764,322
Gross Income per SqFt	\$20.25	\$25.40	\$13.76
Full Market Value	\$4,990,000	\$5,520,000	\$2,790,000
Market Value per SqFt	\$88.00	\$110.00	\$50.00
Distance from Cooperative in miles		3.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0001	1-01577-0027	1-01473-0038
Address	70 RIVERSIDE DRIVE	28 EAST END AVENUE	420 EAST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	57	103	112
Year Built	1951	1950	1959
Gross SqFt	92,976	109,723	113,820
Estimated Gross Income	\$1,906,008	\$3,031,399	\$3,225,341
Gross Income per SqFt	\$20.50	\$27.60	\$28.30
Full Market Value	\$8,280,000	\$14,500,000	\$15,400,000
Market Value per SqFt	\$89.00	\$132.00	\$135.00
Distance from Cooperative in miles		1.95	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0012	1-01869-0029	1-01615-0014
Address	401 WEST END AVENUE	760 AMSTERDAM AVENUE	1632 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	76	47	61
Year Built	1900	1901	1920
Gross SqFt	65,522	64,650	59,280
Estimated Gross Income	\$1,163,015	\$1,230,020	\$779,492
Gross Income per SqFt	\$17.75	\$19.03	\$13.15
Full Market Value	\$4,600,000	\$5,340,000	\$2,850,000
Market Value per SqFt	\$70.00	\$83.00	\$48.10
Distance from Cooperative in miles		0.95	1.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0019	1-01186-0083	1-01200-0015
Address	411 WEST END AVENUE	393 WEST END AVENUE	27 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	104	114	64
Year Built	1936	1927	1926
Gross SqFt	147,289	134,183	126,045
Estimated Gross Income	\$3,019,424	\$2,402,126	\$2,969,771
Gross Income per SqFt	\$20.50	\$17.90	\$23.56
Full Market Value	\$13,100,000	\$9,510,000	\$12,900,000
Market Value per SqFt	\$89.00	\$71.00	\$102.00
Distance from Cooperative in miles		0.05	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0044	1-01211-0052	1-01162-0141
Address	425 WEST END AVENUE	158 WEST 81 STREET	220 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	30	38	37
Year Built	1920	1930	1920
Gross SqFt	45,774	37,251	38,463
Estimated Gross Income	\$984,141	\$822,074	\$731,275
Gross Income per SqFt	\$21.50	\$22.07	\$19.01
Full Market Value	\$4,270,000	\$3,570,000	\$2,890,000
Market Value per SqFt	\$93.00	\$96.00	\$75.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0063	1-01208-0029	1-00055-0014
Address	90 RIVERSIDE DRIVE	350 CENTRAL PARK WEST	71 WEST STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	FINANCIAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	107	174	192
Year Built	1927	1929	1926
Gross SqFt	282,295	323,690	250,471
Estimated Gross Income	\$5,787,047	\$5,893,300	\$6,704,076
Gross Income per SqFt	\$20.50	\$18.21	\$26.80
Full Market Value	\$25,100,000	\$23,300,000	\$29,100,000
Market Value per SqFt	\$89.00	\$72.00	\$116.00
Distance from Cooperative in miles		0.80	5.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01244-0085	1-01196-0051	1-01233-0024
Address	316 WEST 82 STREET	42 WEST 83 STREET	211 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	11	15	13
Year Built	1910	1900	1910
Gross SqFt	11,850	11,540	13,015
Estimated Gross Income	\$336,540	\$326,923	\$364,296
Gross Income per SqFt	\$28.40	\$28.30	\$28.00
Full Market Value	\$1,610,000	\$1,570,000	\$1,750,000
Market Value per SqFt	\$136.00	\$136.00	\$134.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0003	1-01876-0061	1-01144-0056
Address	100 RIVERSIDE DRIVE	908 WEST END AVENUE	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	90	148
Year Built	1940	1925	1929
Gross SqFt	168,982	120,542	126,513
Estimated Gross Income	\$3,742,951	\$2,513,147	\$2,253,252
Gross Income per SqFt	\$22.15	\$20.85	\$17.81
Full Market Value	\$16,300,000	\$10,900,000	\$8,920,000
Market Value per SqFt	\$96.00	\$90.00	\$71.00
Distance from Cooperative in miles		1.10	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0013	1-01245-0046	1-01226-0039
Address	313 WEST 82 STREET	104 RIVERSIDE DRIVE	106 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	15	23
Year Built	1900	1910	1900
Gross SqFt	7,224	7,722	9,785
Estimated Gross Income	\$216,720	\$234,531	\$293,111
Gross Income per SqFt	\$30.00	\$30.40	\$30.00
Full Market Value	\$1,040,000	\$1,120,000	\$1,400,000
Market Value per SqFt	\$144.00	\$145.00	\$143.00
Distance from Cooperative in miles		0.00	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0014	1-01245-0046	1-01226-0039
Address	311 WEST 82 STREET	104 RIVERSIDE DRIVE	106 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	15	23
Year Built	1900	1910	1900
Gross SqFt	7,288	7,722	9,785
Estimated Gross Income	\$218,640	\$234,531	\$293,111
Gross Income per SqFt	\$30.00	\$30.40	\$30.00
Full Market Value	\$1,050,000	\$1,120,000	\$1,400,000
Market Value per SqFt	\$144.00	\$145.00	\$143.00
Distance from Cooperative in miles		0.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0015	1-01245-0046	1-01226-0039
Address	309 WEST 82 STREET	104 RIVERSIDE DRIVE	106 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	15	23
Year Built	1910	1910	1900
Gross SqFt	7,288	7,722	9,785
Estimated Gross Income	\$218,640	\$234,531	\$293,111
Gross Income per SqFt	\$30.00	\$30.40	\$30.00
Full Market Value	\$1,050,000	\$1,120,000	\$1,400,000
Market Value per SqFt	\$144.00	\$145.00	\$143.00
Distance from Cooperative in miles		0.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0016	1-01245-0046	1-01226-0039
Address	307 WEST 82 STREET	104 RIVERSIDE DRIVE	106 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	15	23
Year Built	1910	1910	1900
Gross SqFt	7,224	7,722	9,785
Estimated Gross Income	\$216,720	\$234,531	\$293,111
Gross Income per SqFt	\$30.00	\$30.40	\$30.00
Full Market Value	\$1,040,000	\$1,120,000	\$1,400,000
Market Value per SqFt	\$144.00	\$145.00	\$143.00
Distance from Cooperative in miles		0.00	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0019	1-01252-0005	1-01199-0055
Address	465 WEST END AVENUE	202 RIVERSIDE DRIVE	40 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	90	61
Year Built	1911	1905	1931
Gross SqFt	100,400	102,791	92,065
Estimated Gross Income	\$2,334,300	\$2,492,985	\$2,107,460
Gross Income per SqFt	\$23.25	\$24.25	\$22.89
Full Market Value	\$10,100,000	\$10,800,000	\$9,150,000
Market Value per SqFt	\$101.00	\$105.00	\$99.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0025	1-01199-0055	1-01252-0005
Address	300 WEST 83 STREET	40 WEST 86 STREET	202 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	61	90
Year Built	1929	1931	1905
Gross SqFt	99,435	92,065	102,791
Estimated Gross Income	\$2,311,863	\$2,107,460	\$2,492,985
Gross Income per SqFt	\$23.25	\$22.89	\$24.25
Full Market Value	\$10,000,000	\$9,150,000	\$10,800,000
Market Value per SqFt	\$101.00	\$99.00	\$105.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0034	1-01519-0022	1-01582-0015
Address	320 WEST 83 STREET	151 EAST 90 STREET	529 EAST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	50	43	30
Year Built	1940	1930	1920
Gross SqFt	38,623	38,500	38,700
Estimated Gross Income	\$807,220	\$753,807	\$811,431
Gross Income per SqFt	\$20.90	\$19.58	\$20.97
Full Market Value	\$3,500,000	\$3,270,000	\$3,520,000
Market Value per SqFt	\$91.00	\$85.00	\$91.00
Distance from Cooperative in miles		1.50	1.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0037	1-01129-0047	1-01198-0017
Address	324 WEST 83 STREET	22 WEST 77 STREET	25 WEST 84 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	42	42
Year Built	1930	1921	1900
Gross SqFt	27,986	26,910	21,990
Estimated Gross Income	\$699,650	\$764,073	\$503,530
Gross Income per SqFt	\$25.00	\$28.40	\$22.90
Full Market Value	\$3,040,000	\$3,660,000	\$2,190,000
Market Value per SqFt	\$109.00	\$136.00	\$100.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0039	1-01184-0025	1-01184-0089
Address	326 WEST 83 STREET	312 WEST 73 STREET	306 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	30	16	30
Year Built	1920	1920	1920
Gross SqFt	19,362	14,025	20,130
Estimated Gross Income	\$474,369	\$449,735	\$552,725
Gross Income per SqFt	\$24.50	\$32.10	\$27.50
Full Market Value	\$2,060,000	\$2,150,000	\$2,650,000
Market Value per SqFt	\$106.00	\$153.00	\$132.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0047	1-00015-0022	1-01186-0083
Address	110 RIVERSIDE DRIVE	21 WEST STREET	393 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	FINANCIAL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	170	293	114
Year Built	1929	1931	1927
Gross SqFt	396,076	335,746	134,183
Estimated Gross Income	\$8,713,672	\$9,996,882	\$2,402,126
Gross Income per SqFt	\$22.00	\$29.80	\$17.90
Full Market Value	\$37,800,000	\$47,900,000	\$9,510,000
Market Value per SqFt	\$95.00	\$143.00	\$71.00
Distance from Cooperative in miles		5.90	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0058	1-01199-0013	1-01382-0045
Address	325 WEST 83 STREET	49 WEST 85 STREET	40 EAST 68 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	25	22
Year Built	1910	1900	1910
Gross SqFt	18,078	16,100	16,039
Estimated Gross Income	\$451,950	\$384,676	\$463,589
Gross Income per SqFt	\$25.00	\$23.89	\$28.90
Full Market Value	\$1,960,000	\$1,670,000	\$2,220,000
Market Value per SqFt	\$108.00	\$104.00	\$138.00
Distance from Cooperative in miles		0.50	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0059	1-01198-0017	1-01253-0016
Address	323 WEST 83 STREET	25 WEST 84 STREET	311 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	42	24
Year Built	1920	1900	1930
Gross SqFt	23,676	21,990	22,290
Estimated Gross Income	\$591,900	\$503,530	\$646,802
Gross Income per SqFt	\$25.00	\$22.90	\$29.00
Full Market Value	\$2,570,000	\$2,190,000	\$3,100,000
Market Value per SqFt	\$109.00	\$100.00	\$139.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0080	1-01253-0045	1-01061-0016
Address	316 WEST 84 STREET	336 WEST 95 STREET	427 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	24	84
Year Built	1949	1940	1940
Gross SqFt	51,450	41,000	46,914
Estimated Gross Income	\$1,054,725	\$793,888	\$975,658
Gross Income per SqFt	\$20.50	\$19.36	\$20.80
Full Market Value	\$4,580,000	\$3,450,000	\$4,240,000
Market Value per SqFt	\$89.00	\$84.00	\$90.00
Distance from Cooperative in miles		0.55	1.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01245-0086	1-01198-0017	1-01460-0039
Address	320 WEST 84 STREET	25 WEST 84 STREET	420 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	42	40
Year Built	1900	1900	1910
Gross SqFt	24,941	21,990	19,370
Estimated Gross Income	\$536,231	\$503,530	\$543,822
Gross Income per SqFt	\$21.50	\$22.90	\$28.10
Full Market Value	\$2,330,000	\$2,190,000	\$2,600,000
Market Value per SqFt	\$93.00	\$100.00	\$134.00
Distance from Cooperative in miles		0.50	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0029	1-01199-0055	1-00731-0065
Address	505 WEST END AVENUE	40 WEST 86 STREET	440 WEST 34 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	JAVITS CENTER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	68	61	134
Year Built	1922	1931	1928
Gross SqFt	112,000	92,065	119,194
Estimated Gross Income	\$2,408,000	\$2,107,460	\$2,115,808
Gross Income per SqFt	\$21.50	\$22.89	\$17.75
Full Market Value	\$10,500,000	\$9,150,000	\$8,370,000
Market Value per SqFt	\$94.00	\$99.00	\$70.00
Distance from Cooperative in miles		0.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0036	1-01236-0010	1-01240-0010
Address	511 WEST END AVENUE	2401 BROADWAY	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	64	79	91
Year Built	1926	1924	1925
Gross SqFt	123,411	164,530	132,975
Estimated Gross Income	\$2,653,336	\$3,691,342	\$2,336,552
Gross Income per SqFt	\$21.50	\$22.44	\$17.57
Full Market Value	\$11,500,000	\$16,000,000	\$9,250,000
Market Value per SqFt	\$93.00	\$97.00	\$70.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0039	1-01335-0039	1-01061-0016
Address	310 WEST 85 STREET	328 EAST 43 STREET	427 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	36	62	84
Year Built	1923	1928	1940
Gross SqFt	48,184	48,892	46,914
Estimated Gross Income	\$975,726	\$990,595	\$975,658
Gross Income per SqFt	\$20.25	\$20.26	\$20.80
Full Market Value	\$4,240,000	\$4,300,000	\$4,240,000
Market Value per SqFt	\$88.00	\$88.00	\$90.00
Distance from Cooperative in miles		2.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0046	1-01199-0013	1-01460-0039
Address	332 WEST 85 STREET	49 WEST 85 STREET	420 EAST 66 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	25	40
Year Built	1910	1900	1910
Gross SqFt	18,840	16,100	19,370
Estimated Gross Income	\$433,320	\$384,676	\$543,822
Gross Income per SqFt	\$23.00	\$23.89	\$28.10
Full Market Value	\$1,880,000	\$1,670,000	\$2,600,000
Market Value per SqFt	\$100.00	\$104.00	\$134.00
Distance from Cooperative in miles		0.50	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01246-0058	1-01198-0017	1-01244-0081
Address	126 RIVERSIDE DRIVE	25 WEST 84 STREET	308 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	27	42	49
Year Built	1920	1900	1906
Gross SqFt	25,288	21,990	29,100
Estimated Gross Income	\$568,980	\$503,530	\$761,231
Gross Income per SqFt	\$22.50	\$22.90	\$26.20
Full Market Value	\$2,470,000	\$2,190,000	\$3,310,000
Market Value per SqFt	\$98.00	\$100.00	\$114.00
Distance from Cooperative in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0001	1-01252-0005	1-01144-0056
Address	131 RIVERSIDE DRIVE	202 RIVERSIDE DRIVE	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	55	90	148
Year Built	1909	1905	1929
Gross SqFt	124,208	102,791	126,513
Estimated Gross Income	\$2,732,576	\$2,492,985	\$2,253,252
Gross Income per SqFt	\$22.00	\$24.25	\$17.81
Full Market Value	\$11,900,000	\$10,800,000	\$8,920,000
Market Value per SqFt	\$96.00	\$105.00	\$71.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0022	1-01122-0008	1-01218-0015
Address	327 WEST 85 STREET	51 WEST 69 STREET	151 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	21
Year Built	1920	1910	1910
Gross SqFt	11,550	13,557	11,940
Estimated Gross Income	\$355,162	\$410,477	\$370,275
Gross Income per SqFt	\$30.70	\$30.30	\$31.00
Full Market Value	\$1,700,000	\$1,970,000	\$1,770,000
Market Value per SqFt	\$147.00	\$145.00	\$148.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0037	1-00901-0021	1-01231-0064
Address	302 WEST 86 STREET	237 EAST 20 STREET	498 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	GRAMERCY	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	72	48
Year Built	1917	1929	1912
Gross SqFt	74,817	74,120	82,648
Estimated Gross Income	\$1,645,974	\$1,637,011	\$1,435,852
Gross Income per SqFt	\$22.00	\$22.09	\$17.37
Full Market Value	\$7,150,000	\$7,110,000	\$5,680,000
Market Value per SqFt	\$96.00	\$96.00	\$69.00
Distance from Cooperative in miles		3.60	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0040	1-01869-0029	1-01150-0029
Address	310 WEST 86 STREET	760 AMSTERDAM AVENUE	380 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	36	47	43
Year Built	1915	1901	1900
Gross SqFt	69,094	64,650	64,200
Estimated Gross Income	\$1,554,615	\$1,230,020	\$1,629,938
Gross Income per SqFt	\$22.50	\$19.03	\$25.40
Full Market Value	\$6,750,000	\$5,340,000	\$7,080,000
Market Value per SqFt	\$98.00	\$83.00	\$110.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0043	1-01239-0044	1-01235-0010
Address	320 WEST 86 STREET	2476 BROADWAY	2381 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	64	44
Year Built	1915	1920	1900
Gross SqFt	69,148	67,954	60,500
Estimated Gross Income	\$1,555,830	\$1,739,335	\$1,191,765
Gross Income per SqFt	\$22.50	\$25.60	\$19.70
Full Market Value	\$6,760,000	\$7,550,000	\$5,170,000
Market Value per SqFt	\$98.00	\$111.00	\$85.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0047	1-01335-0039	1-01511-0030
Address	328 WEST 86 STREET	328 EAST 43 STREET	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	46	62	43
Year Built	1924	1928	1929
Gross SqFt	52,194	48,892	57,419
Estimated Gross Income	\$1,174,365	\$990,595	\$1,352,029
Gross Income per SqFt	\$22.50	\$20.26	\$23.55
Full Market Value	\$5,100,000	\$4,300,000	\$5,870,000
Market Value per SqFt	\$98.00	\$88.00	\$102.00
Distance from Cooperative in miles		2.70	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0050	1-01236-0044	1-01895-0023
Address	332 WEST 86 STREET	2412 BROADWAY	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	47	52	255
Year Built	1924	1915	1911
Gross SqFt	87,573	76,626	88,332
Estimated Gross Income	\$1,970,392	\$1,497,272	\$2,262,188
Gross Income per SqFt	\$22.50	\$19.54	\$25.60
Full Market Value	\$8,560,000	\$6,500,000	\$9,820,000
Market Value per SqFt	\$98.00	\$85.00	\$111.00
Distance from Cooperative in miles		0.25	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01247-0057	1-01252-0005	1-01199-0055
Address	137 RIVERSIDE DRIVE	202 RIVERSIDE DRIVE	40 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	90	61
Year Built	1906	1905	1931
Gross SqFt	98,373	102,791	92,065
Estimated Gross Income	\$2,287,172	\$2,492,985	\$2,107,460
Gross Income per SqFt	\$23.25	\$24.25	\$22.89
Full Market Value	\$9,930,000	\$10,800,000	\$9,150,000
Market Value per SqFt	\$101.00	\$105.00	\$99.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0001	1-01366-0001	1-01497-0009
Address	140 RIVERSIDE DRIVE	984 1 AVENUE	1150 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	255	411	360
Year Built	1939	1930	1923
Gross SqFt	372,186	436,842	472,600
Estimated Gross Income	\$8,188,092	\$8,783,212	\$13,274,353
Gross Income per SqFt	\$22.00	\$20.11	\$28.10
Full Market Value	\$35,600,000	\$38,100,000	\$63,600,000
Market Value per SqFt	\$96.00	\$87.00	\$135.00
Distance from Cooperative in miles		2.45	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0019	1-01236-0044	1-01216-0027
Address	323 WEST 86 STREET	2412 BROADWAY	101 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	50	52	44
Year Built	1926	1915	1900
Gross SqFt	82,655	76,626	73,764
Estimated Gross Income	\$1,611,772	\$1,497,272	\$1,424,568
Gross Income per SqFt	\$19.50	\$19.54	\$19.31
Full Market Value	\$7,000,000	\$6,500,000	\$6,190,000
Market Value per SqFt	\$85.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0022	1-01252-0005	1-01199-0055
Address	313 WEST 86 STREET	202 RIVERSIDE DRIVE	40 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	90	61
Year Built	1927	1905	1931
Gross SqFt	100,137	102,791	92,065
Estimated Gross Income	\$2,177,979	\$2,492,985	\$2,107,460
Gross Income per SqFt	\$21.75	\$24.25	\$22.89
Full Market Value	\$9,460,000	\$10,800,000	\$9,150,000
Market Value per SqFt	\$94.00	\$105.00	\$99.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0025	1-01162-0141	1-01519-0022
Address	309 WEST 86 STREET	220 WEST 71 STREET	151 EAST 90 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	26	37	43
Year Built	1920	1920	1930
Gross SqFt	39,843	38,463	38,500
Estimated Gross Income	\$776,938	\$731,275	\$753,807
Gross Income per SqFt	\$19.50	\$19.01	\$19.58
Full Market Value	\$3,370,000	\$2,890,000	\$3,270,000
Market Value per SqFt	\$85.00	\$75.00	\$85.00
Distance from Cooperative in miles		0.85	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0027	1-01511-0030	1-01223-0047
Address	305 WEST 86 STREET	167 EAST 82 STREET	134 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	43	54
Year Built	1926	1929	1925
Gross SqFt	64,968	57,419	61,365
Estimated Gross Income	\$1,283,118	\$1,352,029	\$938,653
Gross Income per SqFt	\$19.75	\$23.55	\$15.30
Full Market Value	\$5,570,000	\$5,870,000	\$3,720,000
Market Value per SqFt	\$86.00	\$102.00	\$61.00
Distance from Cooperative in miles		1.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0029	1-01876-0061	1-01868-0001
Address	545 WEST END AVENUE	908 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	96	90	107
Year Built	1925	1925	1915
Gross SqFt	141,426	120,542	135,463
Estimated Gross Income	\$3,097,229	\$2,513,147	\$2,513,951
Gross Income per SqFt	\$21.90	\$20.85	\$18.56
Full Market Value	\$13,400,000	\$10,900,000	\$9,950,000
Market Value per SqFt	\$95.00	\$90.00	\$73.00
Distance from Cooperative in miles		0.90	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0041	1-01335-0039	1-01511-0030
Address	320 WEST 87 STREET	328 EAST 43 STREET	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	62	43
Year Built	1912	1928	1929
Gross SqFt	57,516	48,892	57,419
Estimated Gross Income	\$1,135,941	\$990,595	\$1,352,029
Gross Income per SqFt	\$19.75	\$20.26	\$23.55
Full Market Value	\$4,930,000	\$4,300,000	\$5,870,000
Market Value per SqFt	\$86.00	\$88.00	\$102.00
Distance from Cooperative in miles		2.75	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01248-0049	1-01521-0064	1-01888-0081
Address	334 WEST 87 STREET	118 EAST 93 STREET	314 WEST 100 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	38	72
Year Built	1927	1926	1940
Gross SqFt	44,876	42,857	45,120
Estimated Gross Income	\$964,834	\$859,364	\$991,500
Gross Income per SqFt	\$21.50	\$20.05	\$21.97
Full Market Value	\$4,190,000	\$3,730,000	\$4,310,000
Market Value per SqFt	\$93.00	\$87.00	\$96.00
Distance from Cooperative in miles		1.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01249-0022	1-01521-0064	1-01888-0081
Address	317 WEST 87 STREET	118 EAST 93 STREET	314 WEST 100 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	38	72
Year Built	1927	1926	1940
Gross SqFt	44,256	42,857	45,120
Estimated Gross Income	\$874,056	\$859,364	\$991,500
Gross Income per SqFt	\$19.75	\$20.05	\$21.97
Full Market Value	\$3,800,000	\$3,730,000	\$4,310,000
Market Value per SqFt	\$86.00	\$87.00	\$96.00
Distance from Cooperative in miles		1.40	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01249-0029	1-01236-0010	
Address	565 WEST END AVENUE	2401 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	100	79	
Year Built	1938	1924	
Gross SqFt	155,906	164,530	
Estimated Gross Income	\$3,196,073	\$3,691,342	
Gross Income per SqFt	\$20.50	\$22.44	
Full Market Value	\$13,900,000	\$16,000,000	
Market Value per SqFt	\$89.00	\$97.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01249-0037	1-01145-0155	1-01218-0015
Address	304 WEST 88 STREET	156 WEST 74 STREET	151 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	21
Year Built	1921	1920	1910
Gross SqFt	12,090	11,960	11,940
Estimated Gross Income	\$411,060	\$407,369	\$370,275
Gross Income per SqFt	\$34.00	\$34.10	\$31.00
Full Market Value	\$1,970,000	\$1,950,000	\$1,770,000
Market Value per SqFt	\$163.00	\$163.00	\$148.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0001	1-01876-0061	1-01868-0001
Address	160 RIVERSIDE DRIVE	908 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	70	90	107
Year Built	1923	1925	1915
Gross SqFt	139,009	120,542	135,463
Estimated Gross Income	\$2,849,684	\$2,513,147	\$2,513,951
Gross Income per SqFt	\$20.50	\$20.85	\$18.56
Full Market Value	\$12,400,000	\$10,900,000	\$9,950,000
Market Value per SqFt	\$89.00	\$90.00	\$73.00
Distance from Cooperative in miles		0.80	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0006	1-01449-0038	1-01143-0015
Address	345 WEST 88 STREET	310 EAST 75 STREET	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	52	66	68
Year Built	1915	1936	1923
Gross SqFt	84,026	76,368	75,144
Estimated Gross Income	\$1,680,520	\$1,560,533	\$1,776,191
Gross Income per SqFt	\$20.00	\$20.43	\$23.64
Full Market Value	\$7,300,000	\$6,780,000	\$7,710,000
Market Value per SqFt	\$87.00	\$89.00	\$103.00
Distance from Cooperative in miles		1.85	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0039	1-01460-0039	1-01199-0013
Address	599 WEST END AVENUE	420 EAST 66 STREET	49 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	40	25
Year Built	1923	1910	1900
Gross SqFt	19,320	19,370	16,100
Estimated Gross Income	\$415,380	\$543,822	\$384,676
Gross Income per SqFt	\$21.50	\$28.10	\$23.89
Full Market Value	\$1,800,000	\$2,600,000	\$1,670,000
Market Value per SqFt	\$93.00	\$134.00	\$104.00
Distance from Cooperative in miles		2.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0040	1-01162-0141	1-01211-0052
Address	304 WEST 89 STREET	220 WEST 71 STREET	158 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	37	38
Year Built	1923	1920	1930
Gross SqFt	42,707	38,463	37,251
Estimated Gross Income	\$843,463	\$731,275	\$822,074
Gross Income per SqFt	\$19.75	\$19.01	\$22.07
Full Market Value	\$3,660,000	\$2,890,000	\$3,570,000
Market Value per SqFt	\$86.00	\$75.00	\$96.00
Distance from Cooperative in miles		0.95	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0047	1-01162-0141	1-01582-0015
Address	320 WEST 89 STREET	220 WEST 71 STREET	529 EAST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	36	37	30
Year Built	1921	1920	1920
Gross SqFt	43,260	38,463	38,700
Estimated Gross Income	\$854,385	\$731,275	\$811,431
Gross Income per SqFt	\$19.75	\$19.01	\$20.97
Full Market Value	\$3,710,000	\$2,890,000	\$3,520,000
Market Value per SqFt	\$86.00	\$75.00	\$91.00
Distance from Cooperative in miles		0.95	2.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0067	1-00015-0022	1-01186-0083
Address	173 RIVERSIDE DRIVE	21 WEST STREET	393 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	FINANCIAL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	167	293	114
Year Built	1926	1931	1927
Gross SqFt	380,920	335,746	134,183
Estimated Gross Income	\$8,380,240	\$9,996,882	\$2,402,126
Gross Income per SqFt	\$22.00	\$29.80	\$17.90
Full Market Value	\$36,400,000	\$47,900,000	\$9,510,000
Market Value per SqFt	\$96.00	\$143.00	\$71.00
Distance from Cooperative in miles		6.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0089	1-01239-0108	1-01226-0039
Address	301 WEST 89 STREET	253 WEST 91 STREET	106 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	23
Year Built	1910	1920	1900
Gross SqFt	8,920	8,250	9,785
Estimated Gross Income	\$267,600	\$249,850	\$293,111
Gross Income per SqFt	\$30.00	\$30.30	\$30.00
Full Market Value	\$1,280,000	\$1,200,000	\$1,400,000
Market Value per SqFt	\$143.00	\$145.00	\$143.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0091	1-01335-0039	1-00892-0049
Address	601 WEST END AVENUE	328 EAST 43 STREET	156 EAST 37 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	26	62	39
Year Built	1916	1928	1924
Gross SqFt	47,354	48,892	41,306
Estimated Gross Income	\$935,241	\$990,595	\$771,197
Gross Income per SqFt	\$19.75	\$20.26	\$18.67
Full Market Value	\$4,060,000	\$4,300,000	\$3,050,000
Market Value per SqFt	\$86.00	\$88.00	\$74.00
Distance from Cooperative in miles		2.90	3.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0094	1-01143-0015	1-01449-0038
Address	607 WEST END AVENUE	145 WEST 71 STREET	310 EAST 75 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	31	68	66
Year Built	1925	1923	1936
Gross SqFt	73,987	75,144	76,368
Estimated Gross Income	\$1,664,707	\$1,776,191	\$1,560,533
Gross Income per SqFt	\$22.50	\$23.64	\$20.43
Full Market Value	\$7,230,000	\$7,710,000	\$6,780,000
Market Value per SqFt	\$98.00	\$103.00	\$89.00
Distance from Cooperative in miles		0.95	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0100	1-01335-0039	1-01511-0030
Address	617 WEST END AVENUE	328 EAST 43 STREET	167 EAST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	33	62	43
Year Built	1924	1928	1929
Gross SqFt	51,925	48,892	57,419
Estimated Gross Income	\$1,038,500	\$990,595	\$1,352,029
Gross Income per SqFt	\$20.00	\$20.26	\$23.55
Full Market Value	\$4,510,000	\$4,300,000	\$5,870,000
Market Value per SqFt	\$87.00	\$88.00	\$102.00
Distance from Cooperative in miles		2.90	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01250-0110	1-01162-0141	1-01582-0015
Address	322 WEST 90 STREET	220 WEST 71 STREET	529 EAST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	76	37	30
Year Built	1936	1920	1920
Gross SqFt	39,192	38,463	38,700
Estimated Gross Income	\$774,042	\$731,275	\$811,431
Gross Income per SqFt	\$19.75	\$19.01	\$20.97
Full Market Value	\$3,360,000	\$2,890,000	\$3,520,000
Market Value per SqFt	\$86.00	\$75.00	\$91.00
Distance from Cooperative in miles		1.00	2.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0001	1-01201-0034	1-01868-0001
Address	180 RIVERSIDE DRIVE	275 CENTRAL PARK WEST	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	90	114	107
Year Built	1922	1931	1915
Gross SqFt	203,436	248,962	135,463
Estimated Gross Income	\$4,475,592	\$6,804,345	\$2,513,951
Gross Income per SqFt	\$22.00	\$27.30	\$18.56
Full Market Value	\$19,400,000	\$32,600,000	\$9,950,000
Market Value per SqFt	\$95.00	\$131.00	\$73.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0008	1-01335-0039	1-01061-0016
Address	321 WEST 90 STREET	328 EAST 43 STREET	427 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN EAST	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	54	62	84
Year Built	1929	1928	1940
Gross SqFt	46,800	48,892	46,914
Estimated Gross Income	\$924,300	\$990,595	\$975,658
Gross Income per SqFt	\$19.75	\$20.26	\$20.80
Full Market Value	\$4,010,000	\$4,300,000	\$4,240,000
Market Value per SqFt	\$86.00	\$88.00	\$90.00
Distance from Cooperative in miles		2.90	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0037	1-01868-0001	1-01200-0025
Address	186 RIVERSIDE DRIVE	740 WEST END AVENUE	5 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	107	85
Year Built	1928	1915	1937
Gross SqFt	152,016	135,463	116,021
Estimated Gross Income	\$3,534,372	\$2,513,951	\$2,989,442
Gross Income per SqFt	\$23.25	\$18.56	\$25.80
Full Market Value	\$15,300,000	\$9,950,000	\$13,000,000
Market Value per SqFt	\$101.00	\$73.00	\$112.00
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0054	1-01200-0005	1-01249-0057
Address	639 WEST END AVENUE	51 WEST 86 STREET	155 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	63	83	64
Year Built	1927	1927	1930
Gross SqFt	88,396	70,144	87,129
Estimated Gross Income	\$2,276,197	\$1,894,690	\$2,097,636
Gross Income per SqFt	\$25.80	\$27.00	\$24.08
Full Market Value	\$9,880,000	\$9,080,000	\$9,110,000
Market Value per SqFt	\$112.00	\$129.00	\$105.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0062	1-01837-0021	1-01876-0061
Address	645 WEST END AVENUE	20 WEST 102 STREET	908 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
Total Units	73	123	90
Year Built	1913	1900	1925
Gross SqFt	136,062	132,444	120,542
Estimated Gross Income	\$3,258,684	\$3,173,148	\$2,513,147
Gross Income per SqFt	\$23.95	\$23.96	\$20.85
Full Market Value	\$14,100,000	\$7,430,000	\$10,900,000
Market Value per SqFt	\$104.00	\$56.00	\$90.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01251-0071	1-01252-0001	1-01143-0015
Address	194 RIVERSIDE DRIVE	200 RIVERSIDE DRIVE	145 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	59	68
Year Built	1901	1906	1923
Gross SqFt	78,725	63,794	75,144
Estimated Gross Income	\$1,987,806	\$1,783,615	\$1,776,191
Gross Income per SqFt	\$25.20	\$28.00	\$23.64
Full Market Value	\$8,630,000	\$8,540,000	\$7,710,000
Market Value per SqFt	\$110.00	\$134.00	\$103.00
Distance from Cooperative in miles		0.05	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0017	1-01143-0015	1-01449-0038
Address	675 WEST END AVENUE	145 WEST 71 STREET	310 EAST 75 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	62	68	66
Year Built	1925	1923	1936
Gross SqFt	81,066	75,144	76,368
Estimated Gross Income	\$1,823,985	\$1,776,191	\$1,560,533
Gross Income per SqFt	\$22.50	\$23.64	\$20.43
Full Market Value	\$7,920,000	\$7,710,000	\$6,780,000
Market Value per SqFt	\$98.00	\$103.00	\$89.00
Distance from Cooperative in miles		1.10	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0020	1-01239-0044	1-01235-0010
Address	677 WEST END AVENUE	2476 BROADWAY	2381 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	65	64	44
Year Built	1927	1920	1900
Gross SqFt	67,953	67,954	60,500
Estimated Gross Income	\$1,528,942	\$1,739,335	\$1,191,765
Gross Income per SqFt	\$22.50	\$25.60	\$19.70
Full Market Value	\$6,640,000	\$7,550,000	\$5,170,000
Market Value per SqFt	\$98.00	\$111.00	\$85.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0034	1-01252-0005	1-01144-0056
Address	210 RIVERSIDE DRIVE	202 RIVERSIDE DRIVE	160 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	89	90	148
Year Built	1910	1905	1929
Gross SqFt	121,313	102,791	126,513
Estimated Gross Income	\$2,608,229	\$2,492,985	\$2,253,252
Gross Income per SqFt	\$21.50	\$24.25	\$17.81
Full Market Value	\$11,300,000	\$10,800,000	\$8,920,000
Market Value per SqFt	\$93.00	\$105.00	\$71.00
Distance from Cooperative in miles		0.05	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0041	1-01239-0058	1-01563-0005
Address	317 WEST 93 STREET	292 WEST 92 STREET	411 EAST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	28	24	37
Year Built	1910	1920	1915
Gross SqFt	32,067	25,056	28,900
Estimated Gross Income	\$670,200	\$513,338	\$556,456
Gross Income per SqFt	\$20.90	\$20.49	\$19.25
Full Market Value	\$2,910,000	\$2,230,000	\$2,420,000
Market Value per SqFt	\$91.00	\$89.00	\$84.00
Distance from Cooperative in miles		0.15	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0044	1-01239-0058	1-01563-0005
Address	309 WEST 93 STREET	292 WEST 92 STREET	411 EAST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	29	24	37
Year Built	1910	1920	1915
Gross SqFt	32,067	25,056	28,900
Estimated Gross Income	\$670,200	\$513,338	\$556,456
Gross Income per SqFt	\$20.90	\$20.49	\$19.25
Full Market Value	\$2,910,000	\$2,230,000	\$2,420,000
Market Value per SqFt	\$91.00	\$89.00	\$84.00
Distance from Cooperative in miles		0.15	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0050	1-01236-0010	1-01247-0029
Address	685 WEST END AVENUE	2401 BROADWAY	525 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	98	79	129
Year Built	1928	1924	1920
Gross SqFt	156,303	164,530	171,655
Estimated Gross Income	\$3,438,666	\$3,691,342	\$3,175,343
Gross Income per SqFt	\$22.00	\$22.44	\$18.50
Full Market Value	\$14,900,000	\$16,000,000	\$12,600,000
Market Value per SqFt	\$95.00	\$97.00	\$73.00
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0065	1-01549-0038	1-01252-0038
Address	310 WEST 94 STREET	340 EAST 87 STREET	325 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	47	28
Year Built	1910	1925	1910
Gross SqFt	31,760	25,380	32,928
Estimated Gross Income	\$682,840	\$567,210	\$617,725
Gross Income per SqFt	\$21.50	\$22.35	\$18.76
Full Market Value	\$2,960,000	\$2,460,000	\$2,450,000
Market Value per SqFt	\$93.00	\$97.00	\$74.00
Distance from Cooperative in miles		1.75	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0072	1-01198-0017	1-01244-0081
Address	316 WEST 94 STREET	25 WEST 84 STREET	308 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	42	49
Year Built	1910	1900	1906
Gross SqFt	26,928	21,990	29,100
Estimated Gross Income	\$632,808	\$503,530	\$761,231
Gross Income per SqFt	\$23.50	\$22.90	\$26.20
Full Market Value	\$2,750,000	\$2,190,000	\$3,310,000
Market Value per SqFt	\$102.00	\$100.00	\$114.00
Distance from Cooperative in miles		0.65	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01252-0075	1-01511-0030	1-01887-0058
Address	214 RIVERSIDE DRIVE	167 EAST 82 STREET	777 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	103	43	62
Year Built	1901	1929	1920
Gross SqFt	66,754	57,419	69,590
Estimated Gross Income	\$1,501,965	\$1,352,029	\$1,462,140
Gross Income per SqFt	\$22.50	\$23.55	\$21.01
Full Market Value	\$6,520,000	\$5,870,000	\$6,350,000
Market Value per SqFt	\$98.00	\$102.00	\$91.00
Distance from Cooperative in miles		1.55	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-0004	1-01252-0022	1-01549-0038
Address	224 RIVERSIDE DRIVE	306 WEST 93 STREET	340 EAST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	48	47
Year Built	1910	1927	1925
Gross SqFt	25,270	25,794	25,380
Estimated Gross Income	\$429,590	\$551,727	\$567,210
Gross Income per SqFt	\$17.00	\$21.39	\$22.35
Full Market Value	\$1,700,000	\$2,400,000	\$2,460,000
Market Value per SqFt	\$67.00	\$93.00	\$97.00
Distance from Cooperative in miles		0.10	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01253-0090	1-01558-0013	1-01054-0013
Address	328 WEST 96 STREET	319 EAST 95 STREET	437 WEST 44 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	30	20
Year Built	1930	1920	1901
Gross SqFt	16,134	16,902	16,458
Estimated Gross Income	\$346,881	\$433,736	\$444,238
Gross Income per SqFt	\$21.50	\$25.70	\$27.00
Full Market Value	\$1,510,000	\$1,880,000	\$2,130,000
Market Value per SqFt	\$94.00	\$111.00	\$129.00
Distance from Cooperative in miles		1.70	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-0008	1-00775-0017	1-00634-0047
Address	45 WEST 54 STREET	231 WEST 25 STREET	337 WEST 11 STREET
Neighborhood	MIDTOWN WEST	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	50	69	63
Year Built	1948	1961	1965
Gross SqFt	61,584	50,029	53,500
Estimated Gross Income	\$1,785,936	\$1,270,443	\$2,150,058
Gross Income per SqFt	\$29.00	\$25.40	\$40.20
Full Market Value	\$8,550,000	\$5,520,000	\$10,800,000
Market Value per SqFt	\$139.00	\$110.00	\$202.00
Distance from Cooperative in miles		1.45	2.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-0017	1-01217-0025	1-00773-0056
Address	25 WEST 54 STREET	115 WEST 86 STREET	220 WEST 24 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (79-96)	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	70	81	118
Year Built	1939	1931	1930
Gross SqFt	72,845	83,837	57,207
Estimated Gross Income	\$2,057,871	\$2,437,771	\$1,417,000
Gross Income per SqFt	\$28.20	\$29.10	\$24.77
Full Market Value	\$9,860,000	\$11,700,000	\$6,150,000
Market Value per SqFt	\$135.00	\$140.00	\$108.00
Distance from Cooperative in miles		1.75	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01270-0020	1-01022-0061	1-01030-0058
Address	17 WEST 54 STREET	834 8 AVENUE	240 CENTRAL PARK SOUTH
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	215	285	340
Year Built	1935	1925	1940
Gross SqFt	200,000	215,099	387,428
Estimated Gross Income	\$6,200,000	\$7,063,811	\$11,105,975
Gross Income per SqFt	\$31.00	\$32.80	\$28.70
Full Market Value	\$29,700,000	\$18,200,000	\$53,200,000
Market Value per SqFt	\$149.00	\$85.00	\$137.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01271-0021	1-01010-0051	1-00738-0014
Address	27 WEST 55 STREET	150 WEST 58 STREET	337 WEST 14 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	36	59	29
Year Built	1923	1927	1900
Gross SqFt	37,571	39,720	28,821
Estimated Gross Income	\$1,042,595	\$1,308,175	\$653,000
Gross Income per SqFt	\$27.70	\$32.90	\$22.66
Full Market Value	\$4,990,000	\$6,270,000	\$2,840,000
Market Value per SqFt	\$133.00	\$158.00	\$99.00
Distance from Cooperative in miles		0.20	2.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01274-0057	1-01036-0029	1-00817-0001
Address	24 CENTRAL PARK SOUTH	717 8 AVENUE	552 6 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	38	182	111
Year Built	1963	1966	1973
Gross SqFt	101,278	126,778	101,231
Estimated Gross Income	\$3,240,896	\$4,451,563	\$2,779,000
Gross Income per SqFt	\$32.00	\$35.10	\$27.50
Full Market Value	\$15,500,000	\$21,300,000	\$13,300,000
Market Value per SqFt	\$153.00	\$168.00	\$131.00
Distance from Cooperative in miles		0.80	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01293-0037	1-01426-0029	1-01162-0046
Address	470 PARK AVENUE	242 EAST 72 STREET	228 WEST 71 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	82	71	170
Year Built	1916	1930	1917
Gross SqFt	111,310	97,750	106,920
Estimated Gross Income	\$3,339,300	\$2,805,654	\$3,545,324
Gross Income per SqFt	\$30.00	\$28.70	\$33.20
Full Market Value	\$16,000,000	\$13,400,000	\$17,000,000
Market Value per SqFt	\$144.00	\$137.00	\$159.00
Distance from Cooperative in miles		0.75	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01294-0033	1-01302-0033	1-01336-0040
Address	480 PARK AVENUE	760 3 AVENUE	310 EAST 44 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	142	310	328
Year Built	1929	1929	1929
Gross SqFt	375,239	297,703	206,598
Estimated Gross Income	\$11,257,170	\$9,318,529	\$6,882,578
Gross Income per SqFt	\$30.00	\$31.30	\$33.30
Full Market Value	\$53,900,000	\$44,600,000	\$33,000,000
Market Value per SqFt	\$144.00	\$150.00	\$160.00
Distance from Cooperative in miles		0.60	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-0041	1-00875-0003	1-00893-0064
Address	150 EAST 49 STREET	239 PARK AVENUE SOUTH	309 LEXINGTON AVENUE
Neighborhood	MIDTOWN CBD	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	46	90
Year Built	1923	1911	1928
Gross SqFt	57,000	51,122	52,936
Estimated Gross Income	\$1,838,250	\$1,580,157	\$1,864,170
Gross Income per SqFt	\$32.30	\$30.90	\$35.20
Full Market Value	\$8,810,000	\$7,570,000	\$8,930,000
Market Value per SqFt	\$155.00	\$148.00	\$169.00
Distance from Cooperative in miles		1.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-0045	1-01382-0049	1-01398-0006
Address	146 EAST 49 STREET	30 EAST 68 STREET	103 EAST 63 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	36	37
Year Built	1920	1925	1923
Gross SqFt	33,800	41,371	36,274
Estimated Gross Income	\$1,061,320	\$2,091,490	\$1,134,217
Gross Income per SqFt	\$31.40	\$51.00	\$31.30
Full Market Value	\$5,080,000	\$10,500,000	\$5,430,000
Market Value per SqFt	\$150.00	\$254.00	\$150.00
Distance from Cooperative in miles		0.95	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01303-0046	1-01382-0049	1-01398-0006
Address	142 EAST 49 STREET	30 EAST 68 STREET	103 EAST 63 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	47	36	37
Year Built	1924	1925	1923
Gross SqFt	34,900	41,371	36,274
Estimated Gross Income	\$1,095,860	\$2,091,490	\$1,134,217
Gross Income per SqFt	\$31.40	\$51.00	\$31.30
Full Market Value	\$5,250,000	\$10,500,000	\$5,430,000
Market Value per SqFt	\$150.00	\$254.00	\$150.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01304-0029	1-01369-0037	1-01329-0035
Address	155 EAST 49 STREET	422 EAST 58 STREET	222 EAST 56 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	71	24	60
Year Built	1924	1939	1910
Gross SqFt	43,796	18,654	30,635
Estimated Gross Income	\$1,375,194	\$551,228	\$751,163
Gross Income per SqFt	\$31.40	\$29.60	\$24.52
Full Market Value	\$6,590,000	\$2,640,000	\$3,260,000
Market Value per SqFt	\$150.00	\$142.00	\$106.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01309-0069	1-00902-0030	1-00916-0001
Address	417 PARK AVENUE	371 2 AVENUE	525 3 AVENUE
Neighborhood	MIDTOWN CBD	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	29	94	93
Year Built	1916	1930	1928
Gross SqFt	89,651	77,640	76,024
Estimated Gross Income	\$2,824,006	\$2,521,897	\$2,169,758
Gross Income per SqFt	\$31.50	\$32.50	\$28.50
Full Market Value	\$13,500,000	\$12,100,000	\$10,400,000
Market Value per SqFt	\$151.00	\$156.00	\$137.00
Distance from Cooperative in miles		1.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01310-0059	1-01338-0049	1-01340-0001
Address	136 EAST 56 STREET	300 EAST 46 STREET	884 2 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	155	185	262
Year Built	1962	1960	1961
Gross SqFt	187,972	190,738	290,000
Estimated Gross Income	\$4,417,342	\$4,617,693	\$7,586,346
Gross Income per SqFt	\$23.50	\$24.21	\$26.20
Full Market Value	\$19,200,000	\$20,100,000	\$32,900,000
Market Value per SqFt	\$102.00	\$105.00	\$113.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01311-0065	1-00865-0042	1-00865-0024
Address	110 EAST 57 STREET	28 EAST 36 STREET	35 EAST 35 STREET
Neighborhood	MIDTOWN CBD	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	113	135
Year Built	1957	1949	1955
Gross SqFt	155,000	128,072	132,955
Estimated Gross Income	\$4,510,500	\$3,371,806	\$3,745,393
Gross Income per SqFt	\$29.10	\$26.30	\$28.20
Full Market Value	\$21,600,000	\$14,600,000	\$17,900,000
Market Value per SqFt	\$139.00	\$114.00	\$135.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-0028	1-01366-0047	1-00865-0024
Address	153 EAST 57 STREET	994 1 AVENUE	35 EAST 35 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	132	135
Year Built	1960	1956	1955
Gross SqFt	135,841	111,792	132,955
Estimated Gross Income	\$4,075,230	\$3,488,218	\$3,745,393
Gross Income per SqFt	\$30.00	\$31.20	\$28.20
Full Market Value	\$19,500,000	\$16,700,000	\$17,900,000
Market Value per SqFt	\$144.00	\$149.00	\$135.00
Distance from Cooperative in miles		0.40	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01312-0069	1-01144-0001	1-01144-0061
Address	475 PARK AVENUE	261 AMSTERDAM AVENUE	269 AMSTERDAM AVENUE
Neighborhood	MIDTOWN CBD	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	65	80
Year Built	1908	1906	1906
Gross SqFt	122,801	111,997	110,770
Estimated Gross Income	\$4,113,833	\$3,555,573	\$3,404,659
Gross Income per SqFt	\$33.50	\$31.70	\$30.70
Full Market Value	\$19,700,000	\$17,000,000	\$16,300,000
Market Value per SqFt	\$160.00	\$152.00	\$147.00
Distance from Cooperative in miles		1.25	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01313-0001	1-01305-0023	1-01409-0021
Address	485 PARK AVENUE	135 EAST 50 STREET	1033 LEXINGTON AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	25	107	35
Year Built	1922	1924	1923
Gross SqFt	82,644	70,836	71,189
Estimated Gross Income	\$2,768,574	\$2,806,614	\$2,048,170
Gross Income per SqFt	\$33.50	\$39.60	\$28.80
Full Market Value	\$13,300,000	\$14,100,000	\$9,810,000
Market Value per SqFt	\$161.00	\$199.00	\$138.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01321-0011	1-01414-0013	1-01502-0052
Address	225 EAST 47 STREET	227 EAST 59 STREET	46 EAST 91 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	28	28
Year Built	1939	1930	1930
Gross SqFt	42,000	25,400	46,718
Estimated Gross Income	\$1,428,000	\$879,700	\$1,774,864
Gross Income per SqFt	\$34.00	\$34.60	\$38.00
Full Market Value	\$6,840,000	\$4,210,000	\$8,900,000
Market Value per SqFt	\$163.00	\$166.00	\$191.00
Distance from Cooperative in miles		0.60	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01321-0042	1-01509-0006	1-00882-0028
Address	212 EAST 48 STREET	107 EAST 80 STREET	95 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	46	33	77
Year Built	1924	1925	1939
Gross SqFt	51,576	52,272	52,092
Estimated Gross Income	\$1,882,524	\$1,992,954	\$1,560,886
Gross Income per SqFt	\$36.50	\$38.10	\$30.00
Full Market Value	\$9,440,000	\$9,990,000	\$7,480,000
Market Value per SqFt	\$183.00	\$191.00	\$144.00
Distance from Cooperative in miles		1.65	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01323-0015	1-01409-0042	1-01517-0050
Address	235 EAST 49 STREET	192 EAST 75 STREET	1329 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	80	43	98
Year Built	1927	1927	1929
Gross SqFt	73,800	40,249	80,351
Estimated Gross Income	\$2,472,300	\$1,435,832	\$2,414,297
Gross Income per SqFt	\$33.50	\$35.70	\$30.00
Full Market Value	\$11,800,000	\$6,880,000	\$11,600,000
Market Value per SqFt	\$160.00	\$171.00	\$144.00
Distance from Cooperative in miles		1.25	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01323-0036	1-01509-0006	1-00882-0028
Address	230 EAST 50 STREET	107 EAST 80 STREET	95 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	GRAMERCY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	43	33	77
Year Built	1927	1925	1939
Gross SqFt	53,694	52,272	52,092
Estimated Gross Income	\$1,825,596	\$1,992,954	\$1,560,886
Gross Income per SqFt	\$34.00	\$38.10	\$30.00
Full Market Value	\$8,740,000	\$9,990,000	\$7,480,000
Market Value per SqFt	\$163.00	\$191.00	\$144.00
Distance from Cooperative in miles		1.55	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-0009	1-01529-0018	1-01530-0009
Address	221 EAST 50 STREET	235 EAST 83 STREET	219 EAST 84 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	55	54
Year Built	1957	1963	1974
Gross SqFt	35,840	36,800	28,150
Estimated Gross Income	\$1,111,040	\$939,001	\$904,595
Gross Income per SqFt	\$31.00	\$25.50	\$32.10
Full Market Value	\$5,320,000	\$4,080,000	\$4,330,000
Market Value per SqFt	\$148.00	\$111.00	\$154.00
Distance from Cooperative in miles		1.65	1.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-0011	1-01513-0016	1-01530-0017
Address	223 EAST 50 STREET	133 EAST 84 STREET	239 EAST 84 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	25	31	43
Year Built	1928	1920	1930
Gross SqFt	14,852	18,460	16,334
Estimated Gross Income	\$490,116	\$674,980	\$582,342
Gross Income per SqFt	\$33.00	\$36.60	\$35.70
Full Market Value	\$2,350,000	\$3,390,000	\$2,790,000
Market Value per SqFt	\$158.00	\$184.00	\$171.00
Distance from Cooperative in miles		1.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01324-0030	1-01485-0005	1-01416-0026
Address	246 EAST 51 STREET	503 EAST 73 STREET	1171 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	30	16
Year Built	1926	1920	1920
Gross SqFt	15,210	15,593	14,039
Estimated Gross Income	\$558,967	\$541,938	\$555,220
Gross Income per SqFt	\$36.70	\$34.80	\$39.50
Full Market Value	\$2,800,000	\$2,600,000	\$2,780,000
Market Value per SqFt	\$184.00	\$167.00	\$198.00
Distance from Cooperative in miles		1.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01325-0024	1-01463-0021	1-01512-0040
Address	963 2 AVENUE	1273 YORK AVENUE	1482 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	195	213	185
Year Built	1960	1957	1963
Gross SqFt	206,945	182,345	224,000
Estimated Gross Income	\$6,415,295	\$5,150,558	\$6,353,010
Gross Income per SqFt	\$31.00	\$28.20	\$28.40
Full Market Value	\$30,700,000	\$24,700,000	\$30,400,000
Market Value per SqFt	\$148.00	\$135.00	\$136.00
Distance from Cooperative in miles		0.90	1.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01327-0037	1-01366-0047	1-01344-0030
Address	220 EAST 54 STREET	994 1 AVENUE	939 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	132	142
Year Built	1962	1956	1962
Gross SqFt	115,020	111,792	146,072
Estimated Gross Income	\$3,565,620	\$3,488,218	\$3,993,315
Gross Income per SqFt	\$31.00	\$31.20	\$27.30
Full Market Value	\$17,100,000	\$16,700,000	\$19,100,000
Market Value per SqFt	\$149.00	\$149.00	\$131.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0017	1-01450-0016	1-01472-0030
Address	231 EAST 54 STREET	327 EAST 75 STREET	448 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	15	16	16
Year Built	1900	1910	1910
Gross SqFt	6,040	7,612	8,125
Estimated Gross Income	\$166,100	\$223,278	\$223,905
Gross Income per SqFt	\$27.50	\$29.30	\$27.60
Full Market Value	\$796,000	\$1,070,000	\$1,070,000
Market Value per SqFt	\$132.00	\$141.00	\$132.00
Distance from Cooperative in miles		1.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0018	1-01450-0016	1-01472-0030
Address	233 EAST 54 STREET	327 EAST 75 STREET	448 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	13	16	16
Year Built	1900	1910	1910
Gross SqFt	6,040	7,612	8,125
Estimated Gross Income	\$166,100	\$223,278	\$223,905
Gross Income per SqFt	\$27.50	\$29.30	\$27.60
Full Market Value	\$796,000	\$1,070,000	\$1,070,000
Market Value per SqFt	\$132.00	\$141.00	\$132.00
Distance from Cooperative in miles		1.05	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0019	1-01450-0016	1-01472-0030
Address	235 EAST 54 STREET	327 EAST 75 STREET	448 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	16	16	16
Year Built	1900	1910	1910
Gross SqFt	6,040	7,612	8,125
Estimated Gross Income	\$166,100	\$223,278	\$223,905
Gross Income per SqFt	\$27.50	\$29.30	\$27.60
Full Market Value	\$796,000	\$1,070,000	\$1,070,000
Market Value per SqFt	\$132.00	\$141.00	\$132.00
Distance from Cooperative in miles		1.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0020	1-01450-0016	1-01472-0030
Address	237 EAST 54 STREET	327 EAST 75 STREET	448 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	16	16	16
Year Built	1900	1910	1910
Gross SqFt	6,040	7,612	8,125
Estimated Gross Income	\$166,100	\$223,278	\$223,905
Gross Income per SqFt	\$27.50	\$29.30	\$27.60
Full Market Value	\$796,000	\$1,070,000	\$1,070,000
Market Value per SqFt	\$132.00	\$141.00	\$132.00
Distance from Cooperative in miles		1.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0021	1-01332-0029	1-01314-0021
Address	1035 2 AVENUE	240 EAST 59 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	454	167	276
Year Built	1977	1983	1972
Gross SqFt	406,179	324,212	387,761
Estimated Gross Income	\$16,044,070	\$12,851,052	\$12,821,726
Gross Income per SqFt	\$39.50	\$39.60	\$33.10
Full Market Value	\$80,500,000	\$64,400,000	\$61,400,000
Market Value per SqFt	\$198.00	\$199.00	\$158.00
Distance from Cooperative in miles		0.20	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01328-0030	1-01343-0005	1-01347-0014
Address	238 EAST 55 STREET	307 EAST 50 STREET	333 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	99	111	49
Year Built	1963	1962	1950
Gross SqFt	68,225	71,137	26,810
Estimated Gross Income	\$2,046,750	\$1,969,918	\$799,747
Gross Income per SqFt	\$30.00	\$27.70	\$29.80
Full Market Value	\$9,800,000	\$9,440,000	\$3,830,000
Market Value per SqFt	\$144.00	\$133.00	\$143.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-0004	1-01418-0021	1-01559-0019
Address	935 3 AVENUE	1201 2 AVENUE	1493 YORK AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	202	547	250
Year Built	1960	1963	1956
Gross SqFt	431,730	566,083	277,073
Estimated Gross Income	\$13,815,360	\$20,392,634	\$9,598,974
Gross Income per SqFt	\$32.00	\$36.00	\$34.60
Full Market Value	\$66,200,000	\$102,000,000	\$46,000,000
Market Value per SqFt	\$153.00	\$180.00	\$166.00
Distance from Cooperative in miles		0.35	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-0007	1-01331-0039	1-01448-0001
Address	209 EAST 56 STREET	210 EAST 58 STREET	1404 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	109	66
Year Built	1960	1959	1966
Gross SqFt	87,100	84,000	56,980
Estimated Gross Income	\$2,525,900	\$2,405,780	\$1,516,068
Gross Income per SqFt	\$29.00	\$28.60	\$26.60
Full Market Value	\$12,100,000	\$11,500,000	\$6,580,000
Market Value per SqFt	\$139.00	\$137.00	\$115.00
Distance from Cooperative in miles		0.05	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01330-0038	1-01559-0033	
Address	220 EAST 57 STREET	420 EAST 80 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	164	157	
Year Built	1970	1961	
Gross SqFt	124,060	137,238	
Estimated Gross Income	\$3,814,845	\$3,721,050	
Gross Income per SqFt	\$30.80	\$27.10	
Full Market Value	\$18,300,000	\$17,800,000	
Market Value per SqFt	\$148.00	\$130.00	
Distance from Cooperative in miles		1.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-0014	1-01426-0029	1-01496-0021
Address	227 EAST 57 STREET	242 EAST 72 STREET	1125 MADISON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	71	41
Year Built	1931	1930	1922
Gross SqFt	93,153	97,750	113,052
Estimated Gross Income	\$3,306,931	\$2,805,654	\$4,223,193
Gross Income per SqFt	\$35.50	\$28.70	\$37.40
Full Market Value	\$15,800,000	\$13,400,000	\$21,200,000
Market Value per SqFt	\$170.00	\$137.00	\$188.00
Distance from Cooperative in miles		0.70	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01331-0017	1-01271-0007	1-01473-0038
Address	235 EAST 57 STREET	57 WEST 55 STREET	420 EAST 79 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	96	105	112
Year Built	1960	1962	1959
Gross SqFt	105,749	112,000	113,820
Estimated Gross Income	\$3,172,470	\$3,202,349	\$3,225,341
Gross Income per SqFt	\$30.00	\$28.60	\$28.30
Full Market Value	\$15,200,000	\$15,300,000	\$15,400,000
Market Value per SqFt	\$144.00	\$137.00	\$135.00
Distance from Cooperative in miles		0.55	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0001	1-01401-0033	1-01512-0040
Address	305 EAST 40 STREET	1130 3 AVENUE	1482 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	306	158	185
Year Built	1963	1957	1963
Gross SqFt	369,736	278,325	224,000
Estimated Gross Income	\$11,276,948	\$10,196,959	\$6,353,010
Gross Income per SqFt	\$30.50	\$36.60	\$28.40
Full Market Value	\$54,000,000	\$51,100,000	\$30,400,000
Market Value per SqFt	\$146.00	\$184.00	\$136.00
Distance from Cooperative in miles		1.30	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0018	1-01416-0002	1-01417-0028
Address	2 TUDOR CITY PLACE	1033 3 AVENUE	1191 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	334	133	191
Year Built	1955	1967	1964
Gross SqFt	336,543	241,274	207,284
Estimated Gross Income	\$10,432,833	\$7,643,396	\$5,780,380
Gross Income per SqFt	\$31.00	\$31.70	\$27.90
Full Market Value	\$50,000,000	\$36,600,000	\$27,700,000
Market Value per SqFt	\$149.00	\$152.00	\$134.00
Distance from Cooperative in miles		1.05	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0023	1-01336-0040	1-01302-0033
Address	1 TUDOR CITY PLACE	310 EAST 44 STREET	760 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	776	328	310
Year Built	1930	1929	1929
Gross SqFt	418,312	206,598	297,703
Estimated Gross Income	\$13,804,296	\$6,882,578	\$9,318,529
Gross Income per SqFt	\$33.00	\$33.30	\$31.30
Full Market Value	\$66,100,000	\$33,000,000	\$44,600,000
Market Value per SqFt	\$158.00	\$160.00	\$150.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01333-0042	1-01150-0041	1-01203-0033
Address	304 EAST 41 STREET	120 WEST 79 STREET	295 CENTRAL PARK WEST
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	200	64	136
Year Built	1928	1926	1941
Gross SqFt	128,798	114,696	145,476
Estimated Gross Income	\$4,153,735	\$2,958,545	\$3,885,728
Gross Income per SqFt	\$32.20	\$25.80	\$26.70
Full Market Value	\$19,900,000	\$12,800,000	\$16,900,000
Market Value per SqFt	\$155.00	\$112.00	\$116.00
Distance from Cooperative in miles		2.30	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0010	1-01195-0014	1-01200-0025
Address	325 EAST 41 STREET	25 WEST 81 STREET	5 WEST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	94	64	85
Year Built	1929	1927	1937
Gross SqFt	110,934	109,896	116,021
Estimated Gross Income	\$3,549,888	\$3,069,385	\$2,989,442
Gross Income per SqFt	\$32.00	\$27.90	\$25.80
Full Market Value	\$17,000,000	\$14,700,000	\$13,000,000
Market Value per SqFt	\$153.00	\$134.00	\$112.00
Distance from Cooperative in miles		2.30	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0013	1-01553-0016	1-01567-0031
Address	333 EAST 41 STREET	327 EAST 90 STREET	440 EAST 88 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	59	35
Year Built	1926	1930	1929
Gross SqFt	29,040	33,300	27,847
Estimated Gross Income	\$929,280	\$1,053,672	\$878,722
Gross Income per SqFt	\$32.00	\$31.60	\$31.60
Full Market Value	\$4,450,000	\$5,050,000	\$4,210,000
Market Value per SqFt	\$153.00	\$152.00	\$151.00
Distance from Cooperative in miles		2.45	2.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0022	1-01565-0035	1-00548-0001
Address	25 TUDOR CITY PLACE	430 EAST 86 STREET	1 UNIVERSITY PLACE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	443	133	272
Year Built	1928	1931	1930
Gross SqFt	249,299	205,967	218,985
Estimated Gross Income	\$8,226,867	\$5,445,403	\$7,364,000
Gross Income per SqFt	\$33.00	\$26.40	\$33.60
Full Market Value	\$39,400,000	\$23,600,000	\$35,300,000
Market Value per SqFt	\$158.00	\$115.00	\$161.00
Distance from Cooperative in miles		2.20	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01334-0041	1-01336-0040	1-01337-0006
Address	312 EAST 42 STREET	310 EAST 44 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	459	328	318
Year Built	1929	1929	1929
Gross SqFt	261,401	206,598	186,255
Estimated Gross Income	\$8,626,233	\$6,882,578	\$5,919,537
Gross Income per SqFt	\$33.00	\$33.30	\$31.80
Full Market Value	\$41,300,000	\$33,000,000	\$28,400,000
Market Value per SqFt	\$158.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01335-0022	1-01565-0035	1-01142-0064
Address	45 TUDOR CITY PLACE	430 EAST 86 STREET	2054 BROADWAY
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	406	133	320
Year Built	1927	1931	1923
Gross SqFt	215,715	205,967	235,400
Estimated Gross Income	\$6,363,592	\$5,445,403	\$6,373,682
Gross Income per SqFt	\$29.50	\$26.40	\$27.10
Full Market Value	\$30,500,000	\$23,600,000	\$30,500,000
Market Value per SqFt	\$141.00	\$115.00	\$130.00
Distance from Cooperative in miles		2.15	1.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01336-0010	1-01217-0025	1-01150-0041
Address	315 EAST 43 STREET	115 WEST 86 STREET	120 WEST 79 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	143	81	64
Year Built	1928	1931	1926
Gross SqFt	94,516	83,837	114,696
Estimated Gross Income	\$3,024,512	\$2,437,771	\$2,958,545
Gross Income per SqFt	\$32.00	\$29.10	\$25.80
Full Market Value	\$14,500,000	\$11,700,000	\$12,800,000
Market Value per SqFt	\$153.00	\$140.00	\$112.00
Distance from Cooperative in miles		2.55	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01336-0015	1-01447-0005	1-01337-0006
Address	333 EAST 43 STREET	311 EAST 72 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	217	131	318
Year Built	1928	1929	1929
Gross SqFt	149,000	121,234	186,255
Estimated Gross Income	\$4,619,000	\$3,343,371	\$5,919,537
Gross Income per SqFt	\$31.00	\$27.60	\$31.80
Full Market Value	\$22,100,000	\$16,000,000	\$28,400,000
Market Value per SqFt	\$148.00	\$132.00	\$152.00
Distance from Cooperative in miles		1.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-0005	1-01406-0001	1-01422-0048
Address	305 EAST 45 STREET	737 PARK AVENUE	210 EAST 68 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	348	120	210
Year Built	1929	1940	1929
Gross SqFt	387,094	215,600	243,802
Estimated Gross Income	\$12,774,102	\$6,199,050	\$10,626,884
Gross Income per SqFt	\$33.00	\$28.80	\$43.60
Full Market Value	\$61,200,000	\$29,700,000	\$53,300,000
Market Value per SqFt	\$158.00	\$138.00	\$219.00
Distance from Cooperative in miles		1.35	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01338-0012	1-01484-0001	1-00925-0060
Address	321 EAST 45 STREET	1360 YORK AVENUE	304 EAST 20 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	112	90	70
Year Built	1960	1958	1948
Gross SqFt	58,500	60,775	56,310
Estimated Gross Income	\$1,901,250	\$1,598,434	\$1,846,482
Gross Income per SqFt	\$32.50	\$26.30	\$32.80
Full Market Value	\$9,110,000	\$6,940,000	\$8,840,000
Market Value per SqFt	\$156.00	\$114.00	\$157.00
Distance from Cooperative in miles		1.35	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01339-0012	1-01349-0049	1-01410-0033
Address	333 EAST 46 STREET	1076 2 AVENUE	1308 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	181	167	114
Year Built	1959	1948	1962
Gross SqFt	154,000	180,000	181,549
Estimated Gross Income	\$5,082,000	\$5,508,780	\$6,118,140
Gross Income per SqFt	\$33.00	\$30.60	\$33.70
Full Market Value	\$24,300,000	\$26,400,000	\$29,300,000
Market Value per SqFt	\$158.00	\$147.00	\$161.00
Distance from Cooperative in miles		0.50	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-0001	1-01401-0033	1-01425-0001
Address	902 2 AVENUE	1130 3 AVENUE	1213 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	201	158	201
Year Built	1964	1957	1961
Gross SqFt	243,425	278,325	265,980
Estimated Gross Income	\$8,276,450	\$10,196,959	\$10,395,778
Gross Income per SqFt	\$34.00	\$36.60	\$39.10
Full Market Value	\$39,600,000	\$51,100,000	\$52,100,000
Market Value per SqFt	\$163.00	\$184.00	\$196.00
Distance from Cooperative in miles		0.90	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01341-0044	1-01484-0001	1-00925-0060
Address	310 EAST 49 STREET	1360 YORK AVENUE	304 EAST 20 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	KIPS BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	102	90	70
Year Built	1959	1958	1948
Gross SqFt	60,043	60,775	56,310
Estimated Gross Income	\$1,960,403	\$1,598,434	\$1,846,482
Gross Income per SqFt	\$32.60	\$26.30	\$32.80
Full Market Value	\$9,390,000	\$6,940,000	\$8,840,000
Market Value per SqFt	\$156.00	\$114.00	\$157.00
Distance from Cooperative in miles		1.20	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-0023	1-01311-0028	1-01169-0029
Address	349 EAST 49 STREET	141 EAST 56 STREET	360 AMSTERDAM AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	113	115	134
Year Built	1940	1940	1929
Gross SqFt	106,000	106,407	131,476
Estimated Gross Income	\$3,286,000	\$3,969,095	\$3,505,019
Gross Income per SqFt	\$31.00	\$37.30	\$26.70
Full Market Value	\$15,700,000	\$19,900,000	\$15,200,000
Market Value per SqFt	\$148.00	\$187.00	\$116.00
Distance from Cooperative in miles		0.45	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-0037	1-01468-0031	1-01468-0032
Address	336 EAST 50 STREET	490 EAST 74 STREET	488 EAST 74 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	26	26
Year Built	1960	1910	1910
Gross SqFt	13,872	13,482	13,482
Estimated Gross Income	\$430,032	\$438,374	\$446,742
Gross Income per SqFt	\$31.00	\$32.50	\$33.10
Full Market Value	\$2,060,000	\$2,100,000	\$2,140,000
Market Value per SqFt	\$149.00	\$156.00	\$159.00
Distance from Cooperative in miles		1.20	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01342-0042	1-01441-0037	1-01450-0005
Address	324 EAST 50 STREET	332 EAST 67 STREET	305 EAST 75 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	25	30
Year Built	1902	1910	1910
Gross SqFt	17,076	17,286	15,935
Estimated Gross Income	\$563,508	\$568,557	\$534,007
Gross Income per SqFt	\$33.00	\$32.90	\$33.50
Full Market Value	\$2,700,000	\$2,720,000	\$2,560,000
Market Value per SqFt	\$158.00	\$157.00	\$161.00
Distance from Cooperative in miles		0.85	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01343-0016	1-01585-0005	1-01578-0014
Address	337 EAST 50 STREET	505 EAST 88 STREET	525 EAST 81 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	39	44
Year Built	1960	1957	1957
Gross SqFt	20,400	17,750	24,960
Estimated Gross Income	\$673,200	\$637,425	\$764,629
Gross Income per SqFt	\$33.00	\$35.90	\$30.60
Full Market Value	\$3,220,000	\$3,050,000	\$3,660,000
Market Value per SqFt	\$158.00	\$172.00	\$147.00
Distance from Cooperative in miles		1.95	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01344-0018	1-01547-0043	1-01526-0014
Address	343 EAST 51 STREET	320 EAST 85 STREET	229 EAST 80 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	40	40	35
Year Built	1942	1925	1945
Gross SqFt	21,000	19,990	15,392
Estimated Gross Income	\$714,000	\$674,217	\$621,295
Gross Income per SqFt	\$34.00	\$33.70	\$40.40
Full Market Value	\$3,420,000	\$3,230,000	\$3,120,000
Market Value per SqFt	\$163.00	\$162.00	\$203.00
Distance from Cooperative in miles		1.65	1.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0005	1-01520-0033	1-01530-0009
Address	301 EAST 52 STREET	169 EAST 91 STREET	219 EAST 84 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	16	53	54
Year Built	1979	1985	1974
Gross SqFt	28,158	33,443	28,150
Estimated Gross Income	\$1,013,688	\$1,222,539	\$904,595
Gross Income per SqFt	\$36.00	\$36.60	\$32.10
Full Market Value	\$5,080,000	\$6,130,000	\$4,330,000
Market Value per SqFt	\$180.00	\$183.00	\$154.00
Distance from Cooperative in miles		2.00	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0017	1-01331-0039	1-01366-0047
Address	345 EAST 52 STREET	210 EAST 58 STREET	994 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	100	109	132
Year Built	1959	1959	1956
Gross SqFt	93,000	84,000	111,792
Estimated Gross Income	\$2,836,500	\$2,405,780	\$3,488,218
Gross Income per SqFt	\$30.50	\$28.60	\$31.20
Full Market Value	\$13,600,000	\$11,500,000	\$16,700,000
Market Value per SqFt	\$146.00	\$137.00	\$149.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0031	1-01553-0016	1-01580-0038
Address	342 EAST 53 STREET	327 EAST 90 STREET	518 EAST 84 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	51	59	60
Year Built	1939	1930	1940
Gross SqFt	32,000	33,300	33,000
Estimated Gross Income	\$992,000	\$1,053,672	\$1,025,138
Gross Income per SqFt	\$31.00	\$31.60	\$31.10
Full Market Value	\$4,750,000	\$5,050,000	\$4,910,000
Market Value per SqFt	\$148.00	\$152.00	\$149.00
Distance from Cooperative in miles		1.90	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0037	1-01428-0104	1-01453-0010
Address	334 EAST 53 STREET	205 EAST 73 STREET	315 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	19	16	17
Year Built	1910	1910	1910
Gross SqFt	7,825	7,512	7,176
Estimated Gross Income	\$285,612	\$272,397	\$267,410
Gross Income per SqFt	\$36.50	\$36.30	\$37.30
Full Market Value	\$1,430,000	\$1,370,000	\$1,340,000
Market Value per SqFt	\$183.00	\$182.00	\$187.00
Distance from Cooperative in miles		1.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01345-0038	1-01450-0016	1-01424-0043
Address	332 EAST 53 STREET	327 EAST 75 STREET	206 EAST 70 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	17	16	16
Year Built	1910	1910	1920
Gross SqFt	7,825	7,612	8,405
Estimated Gross Income	\$234,750	\$223,278	\$255,603
Gross Income per SqFt	\$30.00	\$29.30	\$30.40
Full Market Value	\$1,120,000	\$1,070,000	\$1,220,000
Market Value per SqFt	\$143.00	\$141.00	\$145.00
Distance from Cooperative in miles		1.15	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0014	1-00631-0001	1-01195-0014
Address	333 EAST 53 STREET	669 WASHINGTON STREET	25 WEST 81 STREET
Neighborhood	MIDTOWN EAST	GREENWICH VILLAGE-WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	163	144	64
Year Built	1930	1930	1927
Gross SqFt	118,694	137,589	109,896
Estimated Gross Income	\$3,323,432	\$4,514,830	\$3,069,385
Gross Income per SqFt	\$28.00	\$32.80	\$27.90
Full Market Value	\$15,900,000	\$21,600,000	\$14,700,000
Market Value per SqFt	\$134.00	\$157.00	\$134.00
Distance from Cooperative in miles		2.70	1.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0020	1-01471-0021	1-01561-0034
Address	347 EAST 53 STREET	1435 YORK AVENUE	420 EAST 82 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	44	45	45
Year Built	1961	1960	1960
Gross SqFt	39,000	32,375	26,400
Estimated Gross Income	\$1,287,000	\$1,133,181	\$702,513
Gross Income per SqFt	\$33.00	\$35.00	\$26.60
Full Market Value	\$6,160,000	\$5,430,000	\$3,050,000
Market Value per SqFt	\$158.00	\$168.00	\$116.00
Distance from Cooperative in miles		1.15	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0039	1-01428-0104	1-01453-0010
Address	332 EAST 54 STREET	205 EAST 73 STREET	315 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	16	17
Year Built	1910	1910	1910
Gross SqFt	7,550	7,512	7,176
Estimated Gross Income	\$279,350	\$272,397	\$267,410
Gross Income per SqFt	\$37.00	\$36.30	\$37.30
Full Market Value	\$1,400,000	\$1,370,000	\$1,340,000
Market Value per SqFt	\$185.00	\$182.00	\$187.00
Distance from Cooperative in miles		1.00	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01346-0049	1-01332-0029	1-01314-0021
Address	300 EAST 54 STREET	240 EAST 59 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	367	167	276
Year Built	1977	1983	1972
Gross SqFt	300,080	324,212	387,761
Estimated Gross Income	\$11,703,120	\$12,851,052	\$12,821,726
Gross Income per SqFt	\$39.00	\$39.60	\$33.10
Full Market Value	\$58,700,000	\$64,400,000	\$61,400,000
Market Value per SqFt	\$196.00	\$199.00	\$158.00
Distance from Cooperative in miles		0.30	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-0009	1-00882-0028	1-00888-0055
Address	321 EAST 54 STREET	95 LEXINGTON AVENUE	142 EAST 33 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	77	49
Year Built	1929	1939	1927
Gross SqFt	58,377	52,092	26,280
Estimated Gross Income	\$1,722,121	\$1,560,886	\$876,393
Gross Income per SqFt	\$29.50	\$30.00	\$33.30
Full Market Value	\$8,250,000	\$7,480,000	\$4,200,000
Market Value per SqFt	\$141.00	\$144.00	\$160.00
Distance from Cooperative in miles		1.40	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-0018	1-01529-0018	1-01530-0009
Address	345 EAST 54 STREET	235 EAST 83 STREET	219 EAST 84 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	59	55	54
Year Built	1960	1963	1974
Gross SqFt	37,732	36,800	28,150
Estimated Gross Income	\$1,169,692	\$939,001	\$904,595
Gross Income per SqFt	\$31.00	\$25.50	\$32.10
Full Market Value	\$5,600,000	\$4,080,000	\$4,330,000
Market Value per SqFt	\$148.00	\$111.00	\$154.00
Distance from Cooperative in miles		1.45	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01347-0044	1-00773-0056	1-00882-0028
Address	310 EAST 55 STREET	220 WEST 24 STREET	95 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	118	77
Year Built	1932	1930	1939
Gross SqFt	62,287	57,207	52,092
Estimated Gross Income	\$1,806,323	\$1,417,000	\$1,560,886
Gross Income per SqFt	\$29.00	\$24.77	\$30.00
Full Market Value	\$8,650,000	\$6,150,000	\$7,480,000
Market Value per SqFt	\$139.00	\$108.00	\$144.00
Distance from Cooperative in miles		1.85	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01348-0016	1-01271-0007	1-01473-0038
Address	333 EAST 55 STREET	57 WEST 55 STREET	420 EAST 79 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	114	105	112
Year Built	1962	1962	1959
Gross SqFt	108,131	112,000	113,820
Estimated Gross Income	\$3,081,733	\$3,202,349	\$3,225,341
Gross Income per SqFt	\$28.50	\$28.60	\$28.30
Full Market Value	\$14,800,000	\$15,300,000	\$15,400,000
Market Value per SqFt	\$137.00	\$137.00	\$135.00
Distance from Cooperative in miles		0.70	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0008	1-01439-0035	1-01469-0037
Address	313 EAST 56 STREET	342 EAST 65 STREET	424 EAST 75 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	17	20	20
Year Built	1901	1910	1910
Gross SqFt	11,125	10,110	10,780
Estimated Gross Income	\$336,531	\$306,143	\$322,578
Gross Income per SqFt	\$30.20	\$30.30	\$29.90
Full Market Value	\$1,610,000	\$1,470,000	\$1,550,000
Market Value per SqFt	\$145.00	\$145.00	\$144.00
Distance from Cooperative in miles		0.40	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0009	1-01529-0018	1-01416-0012
Address	315 EAST 56 STREET	235 EAST 83 STREET	223 EAST 61 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	55	55	48
Year Built	1950	1963	1942
Gross SqFt	45,000	36,800	39,510
Estimated Gross Income	\$1,136,250	\$939,001	\$985,358
Gross Income per SqFt	\$25.30	\$25.50	\$24.94
Full Market Value	\$4,930,000	\$4,080,000	\$4,280,000
Market Value per SqFt	\$110.00	\$111.00	\$108.00
Distance from Cooperative in miles		1.35	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0032	1-01440-0033	1-01490-0122
Address	350 EAST 57 STREET	340 EAST 66 STREET	555 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	34	60	87
Year Built	1932	1940	1940
Gross SqFt	75,512	53,446	75,854
Estimated Gross Income	\$2,189,848	\$1,399,703	\$2,771,467
Gross Income per SqFt	\$29.00	\$26.20	\$36.50
Full Market Value	\$10,500,000	\$6,080,000	\$13,900,000
Market Value per SqFt	\$139.00	\$114.00	\$183.00
Distance from Cooperative in miles		0.45	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0041	1-01447-0005	1-01517-0050
Address	322 EAST 57 STREET	311 EAST 72 STREET	1329 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	21	131	98
Year Built	1930	1929	1929
Gross SqFt	93,096	121,234	80,351
Estimated Gross Income	\$2,792,880	\$3,343,371	\$2,414,297
Gross Income per SqFt	\$30.00	\$27.60	\$30.00
Full Market Value	\$13,400,000	\$16,000,000	\$11,600,000
Market Value per SqFt	\$144.00	\$132.00	\$144.00
Distance from Cooperative in miles		0.80	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01349-0044	1-01195-0014	1-01200-0025
Address	320 EAST 57 STREET	25 WEST 81 STREET	5 WEST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	64	85
Year Built	1928	1927	1937
Gross SqFt	110,000	109,896	116,021
Estimated Gross Income	\$3,272,500	\$3,069,385	\$2,989,442
Gross Income per SqFt	\$29.80	\$27.90	\$25.80
Full Market Value	\$15,700,000	\$14,700,000	\$13,000,000
Market Value per SqFt	\$143.00	\$134.00	\$112.00
Distance from Cooperative in miles		1.75	1.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0001	1-01422-0021	1-01418-0021
Address	1084 2 AVENUE	1283 2 AVENUE	1201 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	1,417	176	547
Year Built	1968	1973	1963
Gross SqFt	539,027	348,130	566,083
Estimated Gross Income	\$16,440,323	\$10,769,786	\$20,392,634
Gross Income per SqFt	\$30.50	\$30.90	\$36.00
Full Market Value	\$78,700,000	\$51,600,000	\$102,000,000
Market Value per SqFt	\$146.00	\$148.00	\$180.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0011	1-01490-0122	1-01517-0043
Address	317 EAST 57 STREET	555 EAST 78 STREET	160 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	87	51
Year Built	1929	1940	1938
Gross SqFt	92,593	75,854	64,272
Estimated Gross Income	\$2,685,197	\$2,771,467	\$1,587,802
Gross Income per SqFt	\$29.00	\$36.50	\$24.70
Full Market Value	\$12,900,000	\$13,900,000	\$6,890,000
Market Value per SqFt	\$139.00	\$183.00	\$107.00
Distance from Cooperative in miles		1.10	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0014	1-01369-0045	1-01496-0021
Address	333 EAST 57 STREET	1058 1 AVENUE	1125 MADISON AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	130	41
Year Built	1928	1929	1922
Gross SqFt	105,000	140,000	113,052
Estimated Gross Income	\$3,360,000	\$4,008,113	\$4,223,193
Gross Income per SqFt	\$32.00	\$28.60	\$37.40
Full Market Value	\$16,100,000	\$19,200,000	\$21,200,000
Market Value per SqFt	\$153.00	\$137.00	\$188.00
Distance from Cooperative in miles		0.15	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0020	1-01199-0045	1-01210-0012
Address	345 EAST 57 STREET	20 WEST 86 STREET	147 WEST 79 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	64	61
Year Built	1928	1929	1926
Gross SqFt	89,349	103,112	76,193
Estimated Gross Income	\$2,501,772	\$2,604,182	\$2,192,311
Gross Income per SqFt	\$28.00	\$25.30	\$28.80
Full Market Value	\$12,000,000	\$11,300,000	\$10,500,000
Market Value per SqFt	\$134.00	\$110.00	\$138.00
Distance from Cooperative in miles		1.85	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01350-0031	1-01417-0019	1-01447-0039
Address	346 EAST 58 STREET	245 EAST 62 STREET	322 EAST 73 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	24	20
Year Built	1910	1910	1910
Gross SqFt	12,805	11,922	11,544
Estimated Gross Income	\$396,955	\$375,203	\$384,663
Gross Income per SqFt	\$31.00	\$31.50	\$33.30
Full Market Value	\$1,900,000	\$1,800,000	\$1,840,000
Market Value per SqFt	\$148.00	\$151.00	\$159.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01351-0001	1-01364-0034	1-01314-0021
Address	1110 2 AVENUE	422 EAST 53 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	233	295	276
Year Built	1974	1974	1972
Gross SqFt	315,078	312,416	387,761
Estimated Gross Income	\$9,767,418	\$9,704,630	\$12,821,726
Gross Income per SqFt	\$31.00	\$31.10	\$33.10
Full Market Value	\$46,800,000	\$46,500,000	\$61,400,000
Market Value per SqFt	\$149.00	\$149.00	\$158.00
Distance from Cooperative in miles		0.35	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01351-0017	1-01472-0034	1-01509-0006
Address	339 EAST 58 STREET	440 EAST 78 STREET	107 EAST 80 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	102	47	33
Year Built	1930	1936	1925
Gross SqFt	77,102	44,856	52,272
Estimated Gross Income	\$2,158,856	\$1,271,765	\$1,992,954
Gross Income per SqFt	\$28.00	\$28.40	\$38.10
Full Market Value	\$10,300,000	\$6,090,000	\$9,990,000
Market Value per SqFt	\$134.00	\$136.00	\$191.00
Distance from Cooperative in miles		0.95	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01360-9001	1-01046-0047	1-01314-0021
Address	404 EAST 49 STREET	330 WEST 56 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	167	276	276
Year Built	1967	1974	1972
Gross SqFt	443,522	229,973	387,761
Estimated Gross Income	\$13,083,899	\$7,122,780	\$12,821,726
Gross Income per SqFt	\$29.50	\$31.00	\$33.10
Full Market Value	\$62,700,000	\$34,100,000	\$61,400,000
Market Value per SqFt	\$141.00	\$148.00	\$158.00
Distance from Cooperative in miles		1.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01360-9002	1-01046-0047	1-01314-0021
Address	870 UNITED NATIONS PLAZA	330 WEST 56 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	167	276	276
Year Built	1967	1974	1972
Gross SqFt	443,522	229,973	387,761
Estimated Gross Income	\$13,083,899	\$7,122,780	\$12,821,726
Gross Income per SqFt	\$29.50	\$31.00	\$33.10
Full Market Value	\$62,700,000	\$34,100,000	\$61,400,000
Market Value per SqFt	\$141.00	\$148.00	\$158.00
Distance from Cooperative in miles		1.40	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0007	1-01321-0034	
Address	10 MITCHELL PLACE	230 EAST 48 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	101	68	
Year Built	1931	1928	
Gross SqFt	67,000	68,564	
Estimated Gross Income	\$2,010,000	\$2,041,592	
Gross Income per SqFt	\$30.00	\$29.80	
Full Market Value	\$9,630,000	\$9,780,000	
Market Value per SqFt	\$144.00	\$143.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0012	1-01150-0041	1-01203-0033
Address	2 MITCHELL PLACE	120 WEST 79 STREET	295 CENTRAL PARK WEST
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	98	64	136
Year Built	1931	1926	1941
Gross SqFt	125,000	114,696	145,476
Estimated Gross Income	\$3,437,500	\$2,958,545	\$3,885,728
Gross Income per SqFt	\$27.50	\$25.80	\$26.70
Full Market Value	\$16,500,000	\$12,800,000	\$16,900,000
Market Value per SqFt	\$132.00	\$112.00	\$116.00
Distance from Cooperative in miles		2.05	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0021	1-01336-0040	1-01337-0006
Address	1 BEEKMAN PLACE	310 EAST 44 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	140	328	318
Year Built	1931	1929	1929
Gross SqFt	195,000	206,598	186,255
Estimated Gross Income	\$6,240,000	\$6,882,578	\$5,919,537
Gross Income per SqFt	\$32.00	\$33.30	\$31.80
Full Market Value	\$29,900,000	\$33,000,000	\$28,400,000
Market Value per SqFt	\$153.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0031	1-01378-0045	1-01325-0035
Address	7 BEEKMAN PLACE	40 EAST 64 STREET	240 EAST 52 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	11	15	15
Year Built	1920	1910	1900
Gross SqFt	6,000	7,372	9,090
Estimated Gross Income	\$210,000	\$245,527	\$337,800
Gross Income per SqFt	\$35.00	\$33.30	\$37.20
Full Market Value	\$1,010,000	\$1,180,000	\$1,690,000
Market Value per SqFt	\$168.00	\$160.00	\$186.00
Distance from Cooperative in miles		0.90	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0032	1-01378-0045	1-01450-0017
Address	5 BEEKMAN PLACE	40 EAST 64 STREET	329 EAST 75 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	11	15	16
Year Built	1900	1910	1910
Gross SqFt	6,440	7,372	7,612
Estimated Gross Income	\$212,520	\$245,527	\$244,146
Gross Income per SqFt	\$33.00	\$33.30	\$32.10
Full Market Value	\$1,020,000	\$1,180,000	\$1,170,000
Market Value per SqFt	\$158.00	\$160.00	\$154.00
Distance from Cooperative in miles		0.90	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01361-0039	1-01484-0001	1-01418-0011
Address	12 BEEKMAN PLACE	1360 YORK AVENUE	225 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	69	90	152
Year Built	1957	1958	1962
Gross SqFt	90,089	60,775	105,282
Estimated Gross Income	\$2,522,492	\$1,598,434	\$4,031,505
Gross Income per SqFt	\$28.00	\$26.30	\$38.30
Full Market Value	\$12,100,000	\$6,940,000	\$20,200,000
Market Value per SqFt	\$134.00	\$114.00	\$192.00
Distance from Cooperative in miles		1.15	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01362-0038	1-01440-0033	1-01490-0122
Address	30 BEEKMAN PLACE	340 EAST 66 STREET	555 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	38	60	87
Year Built	1931	1940	1940
Gross SqFt	67,167	53,446	75,854
Estimated Gross Income	\$1,947,843	\$1,399,703	\$2,771,467
Gross Income per SqFt	\$29.00	\$26.20	\$36.50
Full Market Value	\$9,330,000	\$6,080,000	\$13,900,000
Market Value per SqFt	\$139.00	\$114.00	\$183.00
Distance from Cooperative in miles		0.75	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01362-0041	1-01338-0035	1-01342-0012
Address	420 EAST 51 STREET	330 EAST 46 STREET	333 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	110	206	204
Year Built	1962	1961	1965
Gross SqFt	155,000	133,828	177,380
Estimated Gross Income	\$4,960,000	\$5,043,967	\$5,519,806
Gross Income per SqFt	\$32.00	\$37.70	\$31.10
Full Market Value	\$23,800,000	\$25,300,000	\$26,400,000
Market Value per SqFt	\$154.00	\$189.00	\$149.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0008	1-01440-0033	1-01490-0122
Address	425 EAST 51 STREET	340 EAST 66 STREET	555 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	69	60	87
Year Built	1928	1940	1940
Gross SqFt	73,676	53,446	75,854
Estimated Gross Income	\$2,062,928	\$1,399,703	\$2,771,467
Gross Income per SqFt	\$28.00	\$26.20	\$36.50
Full Market Value	\$9,880,000	\$6,080,000	\$13,900,000
Market Value per SqFt	\$134.00	\$114.00	\$183.00
Distance from Cooperative in miles		0.70	1.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0012	1-01217-0025	1-01150-0041
Address	433 EAST 51 STREET	115 WEST 86 STREET	120 WEST 79 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	81	81	64
Year Built	1930	1931	1926
Gross SqFt	93,999	83,837	114,696
Estimated Gross Income	\$2,725,971	\$2,437,771	\$2,958,545
Gross Income per SqFt	\$29.00	\$29.10	\$25.80
Full Market Value	\$13,100,000	\$11,700,000	\$12,800,000
Market Value per SqFt	\$139.00	\$140.00	\$112.00
Distance from Cooperative in miles		2.30	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0016	1-01440-0033	1-01490-0122
Address	439 EAST 51 STREET	340 EAST 66 STREET	555 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	60	87
Year Built	1925	1940	1940
Gross SqFt	73,095	53,446	75,854
Estimated Gross Income	\$2,119,755	\$1,399,703	\$2,771,467
Gross Income per SqFt	\$29.00	\$26.20	\$36.50
Full Market Value	\$10,200,000	\$6,080,000	\$13,900,000
Market Value per SqFt	\$140.00	\$114.00	\$183.00
Distance from Cooperative in miles		0.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0020	1-01437-0022	1-01585-0036
Address	455 EAST 51 STREET	359 EAST 62 STREET	530 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	38	54	80
Year Built	1930	1930	1920
Gross SqFt	47,242	46,356	48,600
Estimated Gross Income	\$1,370,018	\$1,294,331	\$1,518,576
Gross Income per SqFt	\$29.00	\$27.90	\$31.20
Full Market Value	\$6,560,000	\$6,200,000	\$7,270,000
Market Value per SqFt	\$139.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.55	1.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0026	1-01517-0043	1-01252-0001
Address	450 EAST 52 STREET	160 EAST 89 STREET	200 RIVERSIDE DRIVE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	51	59
Year Built	1927	1938	1906
Gross SqFt	65,142	64,272	63,794
Estimated Gross Income	\$1,823,976	\$1,587,802	\$1,783,615
Gross Income per SqFt	\$28.00	\$24.70	\$28.00
Full Market Value	\$8,740,000	\$6,890,000	\$8,540,000
Market Value per SqFt	\$134.00	\$107.00	\$134.00
Distance from Cooperative in miles		1.90	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0027	1-01440-0033	1-01490-0122
Address	444 EAST 52 STREET	340 EAST 66 STREET	555 EAST 78 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	51	60	87
Year Built	1929	1940	1940
Gross SqFt	72,865	53,446	75,854
Estimated Gross Income	\$2,113,085	\$1,399,703	\$2,771,467
Gross Income per SqFt	\$29.00	\$26.20	\$36.50
Full Market Value	\$10,100,000	\$6,080,000	\$13,900,000
Market Value per SqFt	\$139.00	\$114.00	\$183.00
Distance from Cooperative in miles		0.70	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0031	1-01490-0122	1-01449-0038
Address	434 EAST 52 STREET	555 EAST 78 STREET	310 EAST 75 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	71	87	66
Year Built	1930	1940	1936
Gross SqFt	86,182	75,854	76,368
Estimated Gross Income	\$2,499,278	\$2,771,467	\$1,560,533
Gross Income per SqFt	\$29.00	\$36.50	\$20.43
Full Market Value	\$12,000,000	\$13,900,000	\$6,780,000
Market Value per SqFt	\$139.00	\$183.00	\$89.00
Distance from Cooperative in miles		1.35	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0037	1-01490-0122	1-01517-0043
Address	424 EAST 52 STREET	555 EAST 78 STREET	160 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	81	87	51
Year Built	1930	1940	1938
Gross SqFt	88,181	75,854	64,272
Estimated Gross Income	\$2,557,249	\$2,771,467	\$1,587,802
Gross Income per SqFt	\$29.00	\$36.50	\$24.70
Full Market Value	\$12,200,000	\$13,900,000	\$6,890,000
Market Value per SqFt	\$138.00	\$183.00	\$107.00
Distance from Cooperative in miles		1.35	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0040	1-01195-0014	1-01200-0025
Address	414 EAST 52 STREET	25 WEST 81 STREET	5 WEST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	84	64	85
Year Built	1931	1927	1937
Gross SqFt	102,422	109,896	116,021
Estimated Gross Income	\$2,842,210	\$3,069,385	\$2,989,442
Gross Income per SqFt	\$27.70	\$27.90	\$25.80
Full Market Value	\$13,600,000	\$14,700,000	\$13,000,000
Market Value per SqFt	\$133.00	\$134.00	\$112.00
Distance from Cooperative in miles		2.00	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01363-0043	1-01369-0045	1-01347-0030
Address	410 EAST 52 STREET	1058 1 AVENUE	989 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	152	130	161
Year Built	1931	1929	1928
Gross SqFt	179,213	140,000	164,161
Estimated Gross Income	\$5,017,964	\$4,008,113	\$4,080,210
Gross Income per SqFt	\$28.00	\$28.60	\$24.85
Full Market Value	\$24,000,000	\$19,200,000	\$17,700,000
Market Value per SqFt	\$134.00	\$137.00	\$108.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01364-0005	1-01340-0001	1-01314-0021
Address	415 EAST 52 STREET	884 2 AVENUE	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	291	262	276
Year Built	1956	1961	1972
Gross SqFt	430,000	290,000	387,761
Estimated Gross Income	\$12,685,000	\$7,586,346	\$12,821,726
Gross Income per SqFt	\$29.50	\$26.20	\$33.10
Full Market Value	\$60,800,000	\$32,900,000	\$61,400,000
Market Value per SqFt	\$141.00	\$113.00	\$158.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01364-0022	1-00863-0044	1-01170-0001
Address	435 EAST 52 STREET	66 EAST 34 STREET	2201 BROADWAY
Neighborhood	MIDTOWN EAST	MURRAY HILL	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	370	174
Year Built	1931	1913	1908
Gross SqFt	460,973	341,950	455,328
Estimated Gross Income	\$14,174,919	\$10,563,000	\$14,115,168
Gross Income per SqFt	\$30.70	\$30.90	\$31.00
Full Market Value	\$67,900,000	\$50,600,000	\$67,600,000
Market Value per SqFt	\$147.00	\$148.00	\$148.00
Distance from Cooperative in miles		1.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01365-0020	1-01340-0001	1-01314-0021
Address	60 SUTTON PLACE SOUTH	884 2 AVENUE	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	368	262	276
Year Built	1951	1961	1972
Gross SqFt	455,000	290,000	387,761
Estimated Gross Income	\$13,422,500	\$7,586,346	\$12,821,726
Gross Income per SqFt	\$29.50	\$26.20	\$33.10
Full Market Value	\$64,300,000	\$32,900,000	\$61,400,000
Market Value per SqFt	\$141.00	\$113.00	\$158.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01366-0016	1-01463-0021	1-01512-0040
Address	425 EAST 54 STREET	1273 YORK AVENUE	1482 3 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	238	213	185
Year Built	1956	1957	1963
Gross SqFt	217,285	182,345	224,000
Estimated Gross Income	\$6,301,265	\$5,150,558	\$6,353,010
Gross Income per SqFt	\$29.00	\$28.20	\$28.40
Full Market Value	\$30,200,000	\$24,700,000	\$30,400,000
Market Value per SqFt	\$139.00	\$135.00	\$136.00
Distance from Cooperative in miles		0.70	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01366-0025	1-01340-0001	1-01465-0021
Address	50 SUTTON PLACE SOUTH	884 2 AVENUE	1313 YORK AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	195	262	442
Year Built	1955	1961	1966
Gross SqFt	319,696	290,000	400,612
Estimated Gross Income	\$8,951,488	\$7,586,346	\$11,203,842
Gross Income per SqFt	\$28.00	\$26.20	\$28.00
Full Market Value	\$42,900,000	\$32,900,000	\$53,700,000
Market Value per SqFt	\$134.00	\$113.00	\$134.00
Distance from Cooperative in miles		0.35	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0001	1-01465-0021	1-01549-0001
Address	1006 1 AVENUE	1313 YORK AVENUE	1660 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	634	442	698
Year Built	1969	1966	1964
Gross SqFt	870,000	400,612	690,703
Estimated Gross Income	\$23,925,000	\$11,203,842	\$19,385,377
Gross Income per SqFt	\$27.50	\$28.00	\$28.10
Full Market Value	\$115,000,000	\$53,700,000	\$92,900,000
Market Value per SqFt	\$132.00	\$134.00	\$135.00
Distance from Cooperative in miles		0.75	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0020	1-01203-0033	1-01066-0053
Address	36 EAST 56 STREET	295 CENTRAL PARK WEST	442 WEST 57 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	102	136	118
Year Built	1948	1941	1960
Gross SqFt	147,000	145,476	103,612
Estimated Gross Income	\$3,969,000	\$3,885,728	\$2,427,799
Gross Income per SqFt	\$27.00	\$26.70	\$23.43
Full Market Value	\$19,000,000	\$16,900,000	\$10,500,000
Market Value per SqFt	\$129.00	\$116.00	\$101.00
Distance from Cooperative in miles		2.15	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0026	1-00882-0069	1-01338-0035
Address	20 SUTTON PLACE SOUTH	90 LEXINGTON AVENUE	330 EAST 46 STREET
Neighborhood	MIDTOWN EAST	GRAMERCY	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	88	107	206
Year Built	1953	1957	1961
Gross SqFt	155,938	128,570	133,828
Estimated Gross Income	\$4,366,264	\$2,932,859	\$5,043,967
Gross Income per SqFt	\$28.00	\$22.81	\$37.70
Full Market Value	\$20,900,000	\$12,700,000	\$25,300,000
Market Value per SqFt	\$134.00	\$99.00	\$189.00
Distance from Cooperative in miles		1.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0031	1-01484-0001	1-01418-0011
Address	440 EAST 56 STREET	1360 YORK AVENUE	225 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	82	90	152
Year Built	1955	1958	1962
Gross SqFt	90,000	60,775	105,282
Estimated Gross Income	\$2,565,000	\$1,598,434	\$4,031,505
Gross Income per SqFt	\$28.50	\$26.30	\$38.30
Full Market Value	\$12,300,000	\$6,940,000	\$20,200,000
Market Value per SqFt	\$137.00	\$114.00	\$192.00
Distance from Cooperative in miles		0.85	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01367-0035	1-01484-0001	1-01418-0011
Address	430 EAST 56 STREET	1360 YORK AVENUE	225 EAST 63 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	82	90	152
Year Built	1955	1958	1962
Gross SqFt	90,000	60,775	105,282
Estimated Gross Income	\$2,565,000	\$1,598,434	\$4,031,505
Gross Income per SqFt	\$28.50	\$26.30	\$38.30
Full Market Value	\$12,300,000	\$6,940,000	\$20,200,000
Market Value per SqFt	\$137.00	\$114.00	\$192.00
Distance from Cooperative in miles		0.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0001	1-01565-0035	1-00548-0001
Address	1026 1 AVENUE	430 EAST 86 STREET	1 UNIVERSITY PLACE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	278	133	272
Year Built	1931	1931	1930
Gross SqFt	290,482	205,967	218,985
Estimated Gross Income	\$9,147,278	\$5,445,403	\$7,364,000
Gross Income per SqFt	\$31.50	\$26.40	\$33.60
Full Market Value	\$43,800,000	\$23,600,000	\$35,300,000
Market Value per SqFt	\$151.00	\$115.00	\$161.00
Distance from Cooperative in miles		1.45	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0013	1-01366-0047	1-01331-0039
Address	433 EAST 56 STREET	994 1 AVENUE	210 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	74	132	109
Year Built	1967	1956	1959
Gross SqFt	91,282	111,792	84,000
Estimated Gross Income	\$2,829,742	\$3,488,218	\$2,405,780
Gross Income per SqFt	\$31.00	\$31.20	\$28.60
Full Market Value	\$13,600,000	\$16,700,000	\$11,500,000
Market Value per SqFt	\$149.00	\$149.00	\$137.00
Distance from Cooperative in miles		0.10	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0024	1-00631-0001	1-01200-0025
Address	14 SUTTON PLACE SOUTH	669 WASHINGTON STREET	5 WEST 86 STREET
Neighborhood	MIDTOWN EAST	GREENWICH VILLAGE-WEST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	93	144	85
Year Built	1929	1930	1937
Gross SqFt	161,462	137,589	116,021
Estimated Gross Income	\$4,682,398	\$4,514,830	\$2,989,442
Gross Income per SqFt	\$29.00	\$32.80	\$25.80
Full Market Value	\$22,400,000	\$21,600,000	\$13,000,000
Market Value per SqFt	\$139.00	\$157.00	\$112.00
Distance from Cooperative in miles		2.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0025	1-01337-0006	1-01336-0040
Address	2 SUTTON PLACE SOUTH	307 EAST 44 STREET	310 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	129	318	328
Year Built	1938	1929	1929
Gross SqFt	206,411	186,255	206,598
Estimated Gross Income	\$6,192,330	\$5,919,537	\$6,882,578
Gross Income per SqFt	\$30.00	\$31.80	\$33.30
Full Market Value	\$29,700,000	\$28,400,000	\$33,000,000
Market Value per SqFt	\$144.00	\$152.00	\$160.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0033	1-01331-0039	1-01366-0047
Address	440 EAST 57 STREET	210 EAST 58 STREET	994 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	109	132
Year Built	1961	1959	1956
Gross SqFt	95,977	84,000	111,792
Estimated Gross Income	\$2,927,298	\$2,405,780	\$3,488,218
Gross Income per SqFt	\$30.50	\$28.60	\$31.20
Full Market Value	\$14,000,000	\$11,500,000	\$16,700,000
Market Value per SqFt	\$146.00	\$137.00	\$149.00
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0036	1-01195-0014	1-01200-0025
Address	430 EAST 57 STREET	25 WEST 81 STREET	5 WEST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	64	85
Year Built	1926	1927	1937
Gross SqFt	103,000	109,896	116,021
Estimated Gross Income	\$2,858,250	\$3,069,385	\$2,989,442
Gross Income per SqFt	\$27.80	\$27.90	\$25.80
Full Market Value	\$13,700,000	\$14,700,000	\$13,000,000
Market Value per SqFt	\$133.00	\$134.00	\$112.00
Distance from Cooperative in miles		1.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0039	1-01429-0041	1-01553-0045
Address	424 EAST 57 STREET	210 EAST 75 STREET	310 EAST 91 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	42	46
Year Built	1925	1932	1925
Gross SqFt	29,376	25,758	28,000
Estimated Gross Income	\$822,528	\$734,401	\$792,171
Gross Income per SqFt	\$28.00	\$28.50	\$28.30
Full Market Value	\$3,940,000	\$3,520,000	\$3,790,000
Market Value per SqFt	\$134.00	\$137.00	\$135.00
Distance from Cooperative in miles		0.95	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01368-0042	1-01337-0006	1-01447-0005
Address	410 EAST 57 STREET	307 EAST 44 STREET	311 EAST 72 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	79	318	131
Year Built	1929	1929	1929
Gross SqFt	130,000	186,255	121,234
Estimated Gross Income	\$3,835,000	\$5,919,537	\$3,343,371
Gross Income per SqFt	\$29.50	\$31.80	\$27.60
Full Market Value	\$18,400,000	\$28,400,000	\$16,000,000
Market Value per SqFt	\$142.00	\$152.00	\$132.00
Distance from Cooperative in miles		0.60	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0002	1-01366-0047	1-01344-0030
Address	411 EAST 57 STREET	994 1 AVENUE	939 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	132	142
Year Built	1959	1956	1962
Gross SqFt	118,305	111,792	146,072
Estimated Gross Income	\$3,460,421	\$3,488,218	\$3,993,315
Gross Income per SqFt	\$29.20	\$31.20	\$27.30
Full Market Value	\$16,600,000	\$16,700,000	\$19,100,000
Market Value per SqFt	\$140.00	\$149.00	\$131.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0007	1-01150-0041	1-01203-0033
Address	419 EAST 57 STREET	120 WEST 79 STREET	295 CENTRAL PARK WEST
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	92	64	136
Year Built	1927	1926	1941
Gross SqFt	128,114	114,696	145,476
Estimated Gross Income	\$3,587,192	\$2,958,545	\$3,885,728
Gross Income per SqFt	\$28.00	\$25.80	\$26.70
Full Market Value	\$17,200,000	\$12,800,000	\$16,900,000
Market Value per SqFt	\$134.00	\$112.00	\$116.00
Distance from Cooperative in miles		1.85	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0012	1-01409-0021	1-01426-0029
Address	433 EAST 57 STREET	1033 LEXINGTON AVENUE	242 EAST 72 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	35	71
Year Built	1927	1923	1930
Gross SqFt	90,500	71,189	97,750
Estimated Gross Income	\$2,601,875	\$2,048,170	\$2,805,654
Gross Income per SqFt	\$28.80	\$28.80	\$28.70
Full Market Value	\$12,500,000	\$9,810,000	\$13,400,000
Market Value per SqFt	\$138.00	\$138.00	\$137.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0016	1-01472-0034	1-01582-0031
Address	447 EAST 57 STREET	440 EAST 78 STREET	544 EAST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	23	47	31
Year Built	1928	1936	1929
Gross SqFt	71,784	44,856	74,396
Estimated Gross Income	\$2,153,520	\$1,271,765	\$3,193,971
Gross Income per SqFt	\$30.00	\$28.40	\$42.90
Full Market Value	\$10,300,000	\$6,090,000	\$16,000,000
Market Value per SqFt	\$143.00	\$136.00	\$215.00
Distance from Cooperative in miles		1.00	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0019	1-01490-0122	1-01517-0043
Address	455 EAST 57 STREET	555 EAST 78 STREET	160 EAST 89 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	47	87	51
Year Built	1928	1940	1938
Gross SqFt	91,617	75,854	64,272
Estimated Gross Income	\$2,656,893	\$2,771,467	\$1,587,802
Gross Income per SqFt	\$29.00	\$36.50	\$24.70
Full Market Value	\$12,700,000	\$13,900,000	\$6,890,000
Market Value per SqFt	\$139.00	\$183.00	\$107.00
Distance from Cooperative in miles		1.05	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0024	1-01552-0029	1-01379-0030
Address	4 SUTTON PLACE SOUTH	1733 1 AVENUE	47 EAST 64 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	43	40
Year Built	1930	1930	1929
Gross SqFt	45,183	27,000	41,692
Estimated Gross Income	\$1,355,490	\$819,528	\$1,154,362
Gross Income per SqFt	\$30.00	\$30.40	\$27.70
Full Market Value	\$6,490,000	\$3,930,000	\$5,530,000
Market Value per SqFt	\$144.00	\$146.00	\$133.00
Distance from Cooperative in miles		1.60	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0026	1-01338-0035	1-01342-0012
Address	16 SUTTON PLACE SOUTH	330 EAST 46 STREET	333 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	56	206	204
Year Built	1960	1961	1965
Gross SqFt	125,800	133,828	177,380
Estimated Gross Income	\$4,025,600	\$5,043,967	\$5,519,806
Gross Income per SqFt	\$32.00	\$37.70	\$31.10
Full Market Value	\$19,300,000	\$25,300,000	\$26,400,000
Market Value per SqFt	\$153.00	\$189.00	\$149.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0029	1-01382-0045	1-01560-0010
Address	446 EAST 58 STREET	40 EAST 68 STREET	425 EAST 80 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	22	40
Year Built	1920	1910	1925
Gross SqFt	18,939	16,039	23,568
Estimated Gross Income	\$549,231	\$463,589	\$696,241
Gross Income per SqFt	\$29.00	\$28.90	\$29.50
Full Market Value	\$2,630,000	\$2,220,000	\$3,340,000
Market Value per SqFt	\$139.00	\$138.00	\$142.00
Distance from Cooperative in miles		0.75	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0031	1-01469-0019	1-01456-0005
Address	436 EAST 58 STREET	439 EAST 74 STREET	405 EAST 61 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	24	17
Year Built	1930	1920	1920
Gross SqFt	12,235	11,520	10,925
Estimated Gross Income	\$385,402	\$346,514	\$367,936
Gross Income per SqFt	\$31.50	\$30.10	\$33.70
Full Market Value	\$1,850,000	\$1,660,000	\$1,760,000
Market Value per SqFt	\$151.00	\$144.00	\$161.00
Distance from Cooperative in miles		0.85	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01369-0033	1-01468-0031	1-01468-0032
Address	434 EAST 58 STREET	490 EAST 74 STREET	488 EAST 74 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	24	26	26
Year Built	1930	1910	1910
Gross SqFt	12,235	13,482	13,482
Estimated Gross Income	\$354,815	\$438,374	\$446,742
Gross Income per SqFt	\$29.00	\$32.50	\$33.10
Full Market Value	\$1,700,000	\$2,100,000	\$2,140,000
Market Value per SqFt	\$139.00	\$156.00	\$159.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0015	1-00142-0025	1-00934-0001
Address	419 EAST 58 STREET	310 GREENWICH STREET	500 2 AVENUE
Neighborhood	MIDTOWN EAST	TRIBECA	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	365	2,256	900
Year Built	1975	1975	1975
Gross SqFt	1,142,297	1,970,736	829,024
Estimated Gross Income	\$34,840,058	\$44,219,589	\$28,328,264
Gross Income per SqFt	\$30.50	\$22.44	\$34.20
Full Market Value	\$167,000,000	\$161,000,000	\$123,000,000
Market Value per SqFt	\$146.00	\$82.00	\$148.00
Distance from Cooperative in miles		3.85	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0021	1-01150-0041	1-01203-0033
Address	30 SUTTON PLACE	120 WEST 79 STREET	295 CENTRAL PARK WEST
Neighborhood	MIDTOWN EAST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	64	136
Year Built	1929	1926	1941
Gross SqFt	127,293	114,696	145,476
Estimated Gross Income	\$3,659,673	\$2,958,545	\$3,885,728
Gross Income per SqFt	\$28.70	\$25.80	\$26.70
Full Market Value	\$17,500,000	\$12,800,000	\$16,900,000
Market Value per SqFt	\$137.00	\$112.00	\$116.00
Distance from Cooperative in miles		1.80	2.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0038	1-01460-0047	1-01532-0016
Address	418 EAST 59 STREET	400 EAST 66 STREET	241 EAST 86 STREET
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	129	111
Year Built	1988	1999	1989
Gross SqFt	129,255	138,500	104,440
Estimated Gross Income	\$4,394,670	\$5,876,391	\$4,011,692
Gross Income per SqFt	\$34.00	\$42.40	\$38.40
Full Market Value	\$21,100,000	\$29,500,000	\$20,100,000
Market Value per SqFt	\$163.00	\$213.00	\$192.00
Distance from Cooperative in miles		0.35	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01370-0046	1-01369-0045	1-01230-0043
Address	1076 1 AVENUE	1058 1 AVENUE	2290 BROADWAY
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	130	125
Year Built	1929	1929	1924
Gross SqFt	127,607	140,000	165,452
Estimated Gross Income	\$3,892,013	\$4,008,113	\$4,783,437
Gross Income per SqFt	\$30.50	\$28.60	\$28.90
Full Market Value	\$18,600,000	\$19,200,000	\$22,900,000
Market Value per SqFt	\$146.00	\$137.00	\$138.00
Distance from Cooperative in miles		0.05	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01371-0014	1-01364-0034	1-01314-0021
Address	45 SUTTON PLACE SOUTH	422 EAST 53 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	279	295	276
Year Built	1958	1974	1972
Gross SqFt	510,547	312,416	387,761
Estimated Gross Income	\$16,082,230	\$9,704,630	\$12,821,726
Gross Income per SqFt	\$31.50	\$31.10	\$33.10
Full Market Value	\$77,000,000	\$46,500,000	\$61,400,000
Market Value per SqFt	\$151.00	\$149.00	\$158.00
Distance from Cooperative in miles		0.15	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01371-0038	1-01364-0034	1-01314-0021
Address	25 SUTTON PLACE SOUTH	422 EAST 53 STREET	747 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	322	295	276
Year Built	1959	1974	1972
Gross SqFt	537,750	312,416	387,761
Estimated Gross Income	\$17,208,000	\$9,704,630	\$12,821,726
Gross Income per SqFt	\$32.00	\$31.10	\$33.10
Full Market Value	\$82,400,000	\$46,500,000	\$61,400,000
Market Value per SqFt	\$153.00	\$149.00	\$158.00
Distance from Cooperative in miles		0.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01372-0002	1-01336-0040	1-01337-0006
Address	1 SUTTON PLACE SOUTH	310 EAST 44 STREET	307 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	43	328	318
Year Built	1926	1929	1929
Gross SqFt	231,680	206,598	186,255
Estimated Gross Income	\$6,718,720	\$6,882,578	\$5,919,537
Gross Income per SqFt	\$29.00	\$33.30	\$31.80
Full Market Value	\$32,200,000	\$33,000,000	\$28,400,000
Market Value per SqFt	\$139.00	\$160.00	\$152.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01372-0062	1-00773-0056	1-00882-0028
Address	25 SUTTON PLACE	220 WEST 24 STREET	95 LEXINGTON AVENUE
Neighborhood	MIDTOWN EAST	CHELSEA	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	118	77
Year Built	1928	1930	1939
Gross SqFt	63,000	57,207	52,092
Estimated Gross Income	\$1,890,000	\$1,417,000	\$1,560,886
Gross Income per SqFt	\$30.00	\$24.77	\$30.00
Full Market Value	\$9,050,000	\$6,150,000	\$7,480,000
Market Value per SqFt	\$144.00	\$108.00	\$144.00
Distance from Cooperative in miles		2.05	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01372-0073	1-01416-0002	1-01417-0028
Address	35 SUTTON PLACE	1033 3 AVENUE	1191 2 AVENUE
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	131	133	191
Year Built	1960	1967	1964
Gross SqFt	247,000	241,274	207,284
Estimated Gross Income	\$7,410,000	\$7,643,396	\$5,780,380
Gross Income per SqFt	\$30.00	\$31.70	\$27.90
Full Market Value	\$35,500,000	\$36,600,000	\$27,700,000
Market Value per SqFt	\$144.00	\$152.00	\$134.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01373-0001	1-00972-0001	1-00142-0025
Address	40 RIVER ROAD	240 1 AVENUE	310 GREENWICH STREET
Neighborhood	UPPER EAST SIDE (59-79)	KIPS BAY	TRIBECA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	8,084	8,800	2,256
Year Built	1975	1945	1975
Gross SqFt	5,026,701	8,942,176	1,970,736
Estimated Gross Income	\$110,587,422	\$191,842,531	\$44,219,589
Gross Income per SqFt	\$22.00	\$21.45	\$22.44
Full Market Value	\$457,320,000	\$833,000,000	\$161,000,000
Market Value per SqFt	\$91.00	\$93.00	\$82.00
Distance from Cooperative in miles		2.55	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01373-0040	1-01171-0129	1-01089-0001
Address	501 MAIN STREET	180 RIVERSIDE BOULEVARD	640 WEST 42 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	374	523	927
Year Built	1975	1998	1999
Gross SqFt	700,000	589,670	887,879
Estimated Gross Income	\$7,288,074	\$19,766,293	\$27,956,151
Gross Income per SqFt	\$10.41	\$33.50	\$31.50
Full Market Value	\$95,000,000	\$94,700,000	\$134,000,000
Market Value per SqFt	\$136.00	\$161.00	\$151.00
Distance from Cooperative in miles		2.40	2.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-0001	1-01568-0021	1-01424-0001
Address	781 5 AVENUE	1673 YORK AVENUE	201 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	171	385	309
Year Built	1928	1974	1927
Gross SqFt	316,519	315,710	316,500
Estimated Gross Income	\$15,509,431	\$15,082,166	\$14,966,601
Gross Income per SqFt	\$49.00	\$47.80	\$47.30
Full Market Value	\$77,800,000	\$75,600,000	\$75,100,000
Market Value per SqFt	\$246.00	\$239.00	\$237.00
Distance from Cooperative in miles		1.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-0037	1-01460-0047	1-01516-0052
Address	510 PARK AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	30	129	154
Year Built	1925	1999	1963
Gross SqFt	132,926	138,500	128,132
Estimated Gross Income	\$5,715,818	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$43.00	\$42.40	\$28.00
Full Market Value	\$28,700,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$216.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.65	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01374-0069	1-01418-0045	1-01421-0005
Address	785 5 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	68	116	257
Year Built	1963	1968	1880
Gross SqFt	174,779	174,273	170,424
Estimated Gross Income	\$5,592,928	\$6,855,800	\$4,578,460
Gross Income per SqFt	\$32.00	\$39.30	\$26.90
Full Market Value	\$26,800,000	\$34,400,000	\$19,900,000
Market Value per SqFt	\$153.00	\$197.00	\$117.00
Distance from Cooperative in miles		0.45	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01376-0037	1-01553-0027	1-01516-0013
Address	550 PARK AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	39	165	123
Year Built	1917	2002	1962
Gross SqFt	156,390	164,384	151,184
Estimated Gross Income	\$5,942,820	\$6,090,584	\$4,450,493
Gross Income per SqFt	\$38.00	\$37.10	\$29.40
Full Market Value	\$29,800,000	\$30,500,000	\$21,300,000
Market Value per SqFt	\$191.00	\$186.00	\$141.00
Distance from Cooperative in miles		1.55	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01376-0051	1-01447-0023	1-01427-0028
Address	681 MADISON AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	98	145	149
Year Built	1958	1962	1964
Gross SqFt	163,787	165,527	166,432
Estimated Gross Income	\$5,159,290	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$31.50	\$27.90	\$31.30
Full Market Value	\$24,700,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$151.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0001	1-01439-0009	1-01437-0041
Address	810 5 AVENUE	325 EAST 64 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	90	90
Year Built	1926	1920	1949
Gross SqFt	67,465	67,390	70,992
Estimated Gross Income	\$2,496,205	\$2,351,573	\$1,826,325
Gross Income per SqFt	\$37.00	\$34.90	\$25.70
Full Market Value	\$12,500,000	\$11,300,000	\$7,930,000
Market Value per SqFt	\$185.00	\$168.00	\$112.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0003	1-01425-0017	1-01490-0122
Address	812 5 AVENUE	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	30	91	87
Year Built	1963	1961	1940
Gross SqFt	89,890	83,220	75,854
Estimated Gross Income	\$2,876,480	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$32.00	\$31.30	\$36.50
Full Market Value	\$13,800,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$154.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.55	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0029	1-01453-0021	1-01531-0028
Address	43 EAST 62 STREET	353 EAST 78 STREET	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	24	67	40
Year Built	1915	1986	1920
Gross SqFt	55,639	53,662	54,763
Estimated Gross Income	\$2,225,560	\$1,695,353	\$2,235,319
Gross Income per SqFt	\$40.00	\$31.60	\$40.80
Full Market Value	\$11,200,000	\$8,120,000	\$11,200,000
Market Value per SqFt	\$201.00	\$151.00	\$205.00
Distance from Cooperative in miles		0.90	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01377-0040	1-01460-0047	1-01511-0033
Address	570 PARK AVENUE	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	56	129	94
Year Built	1916	1999	1961
Gross SqFt	141,978	138,500	147,534
Estimated Gross Income	\$5,821,098	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$41.00	\$42.40	\$25.20
Full Market Value	\$29,200,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$206.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.60	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0001	1-01473-0038	1-01418-0011
Address	820 5 AVENUE	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	12	112	152
Year Built	1916	1959	1962
Gross SqFt	116,000	113,820	105,282
Estimated Gross Income	\$4,640,000	\$3,225,341	\$4,031,505
Gross Income per SqFt	\$40.00	\$28.30	\$38.30
Full Market Value	\$23,300,000	\$15,400,000	\$20,200,000
Market Value per SqFt	\$201.00	\$135.00	\$192.00
Distance from Cooperative in miles		1.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0033	1-01463-0021	
Address	580 PARK AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	53	213	
Year Built	1923	1957	
Gross SqFt	183,919	182,345	
Estimated Gross Income	\$5,951,618	\$5,150,558	
Gross Income per SqFt	\$32.40	\$28.20	
Full Market Value	\$28,500,000	\$24,700,000	
Market Value per SqFt	\$155.00	\$135.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0048	1-01494-0015	1-01415-0021
Address	721 MADISON AVENUE	1094 MADISON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	31	112	108
Year Built	1910	1911	1940
Gross SqFt	106,163	106,947	103,304
Estimated Gross Income	\$4,246,520	\$5,239,041	\$2,781,886
Gross Income per SqFt	\$40.00	\$49.00	\$26.90
Full Market Value	\$21,300,000	\$26,300,000	\$13,300,000
Market Value per SqFt	\$201.00	\$246.00	\$129.00
Distance from Cooperative in miles		0.95	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01378-0070	1-01460-0047	1-01516-0052
Address	825 5 AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	65	129	154
Year Built	1927	1999	1963
Gross SqFt	130,923	138,500	128,132
Estimated Gross Income	\$5,367,843	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$41.00	\$42.40	\$28.00
Full Market Value	\$26,900,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$205.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.70	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-0001	1-01463-0021	
Address	834 5 AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	24	213	
Year Built	1931	1957	
Gross SqFt	187,270	182,345	
Estimated Gross Income	\$6,367,180	\$5,150,558	
Gross Income per SqFt	\$34.00	\$28.20	
Full Market Value	\$30,500,000	\$24,700,000	
Market Value per SqFt	\$163.00	\$135.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-0021	1-01532-0016	1-01415-0021
Address	29 EAST 64 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	46	111	108
Year Built	1922	1989	1940
Gross SqFt	104,075	104,440	103,304
Estimated Gross Income	\$3,486,512	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$33.50	\$38.40	\$26.90
Full Market Value	\$16,700,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$160.00	\$192.00	\$129.00
Distance from Cooperative in miles		1.15	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01379-0051	1-01460-0047	1-01511-0033
Address	30 EAST 65 STREET	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	65	129	94
Year Built	1962	1999	1961
Gross SqFt	147,121	138,500	147,534
Estimated Gross Income	\$4,192,948	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$28.50	\$42.40	\$25.20
Full Market Value	\$20,100,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$137.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.60	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0023	1-01460-0047	1-01511-0033
Address	27 EAST 65 STREET	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	87	129	94
Year Built	1963	1999	1961
Gross SqFt	143,840	138,500	147,534
Estimated Gross Income	\$4,602,880	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$32.00	\$42.40	\$25.20
Full Market Value	\$22,000,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$153.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0033	1-01468-0039	1-01412-0012
Address	55 EAST 65 STREET	410 EAST 74 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	56	40
Year Built	1910	1920	1929
Gross SqFt	30,800	28,560	29,500
Estimated Gross Income	\$1,170,400	\$993,363	\$1,242,149
Gross Income per SqFt	\$38.00	\$34.80	\$42.10
Full Market Value	\$5,870,000	\$4,760,000	\$6,230,000
Market Value per SqFt	\$191.00	\$167.00	\$211.00
Distance from Cooperative in miles		0.70	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0035	1-01517-0058	1-01387-0056
Address	620 PARK AVENUE	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	18	60	65
Year Built	1924	1936	1939
Gross SqFt	64,234	64,344	66,731
Estimated Gross Income	\$2,697,828	\$1,832,378	\$2,861,408
Gross Income per SqFt	\$42.00	\$28.50	\$42.90
Full Market Value	\$13,500,000	\$8,780,000	\$14,400,000
Market Value per SqFt	\$210.00	\$136.00	\$216.00
Distance from Cooperative in miles		1.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0039	1-01532-0016	1-01415-0021
Address	630 PARK AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	37	111	108
Year Built	1917	1989	1940
Gross SqFt	104,092	104,440	103,304
Estimated Gross Income	\$4,423,910	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$42.50	\$38.40	\$26.90
Full Market Value	\$22,200,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$213.00	\$192.00	\$129.00
Distance from Cooperative in miles		1.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01380-0069	1-01380-0014	1-01387-0056
Address	845 5 AVENUE	19 EAST 65 STREET	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	17	19	65
Year Built	1920	1928	1939
Gross SqFt	94,479	16,000	66,731
Estimated Gross Income	\$3,684,681	\$594,506	\$2,861,408
Gross Income per SqFt	\$39.00	\$37.20	\$42.90
Full Market Value	\$18,500,000	\$2,980,000	\$14,400,000
Market Value per SqFt	\$196.00	\$186.00	\$216.00
Distance from Cooperative in miles		0.00	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0001	1-01438-0049	1-01438-0006
Address	1 EAST 66 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	106	105	111
Year Built	1949	1996	1931
Gross SqFt	153,525	135,647	164,567
Estimated Gross Income	\$4,912,800	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$32.00	\$59.00	\$42.00
Full Market Value	\$23,500,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$153.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0025	1-01517-0050	1-01510-0020
Address	53 EAST 66 STREET	1329 LEXINGTON AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	28	98	61
Year Built	1924	1929	1987
Gross SqFt	80,985	80,351	78,874
Estimated Gross Income	\$3,320,385	\$2,414,297	\$5,155,062
Gross Income per SqFt	\$41.00	\$30.00	\$65.00
Full Market Value	\$16,700,000	\$11,600,000	\$25,900,000
Market Value per SqFt	\$206.00	\$144.00	\$328.00
Distance from Cooperative in miles		1.15	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0035	1-01517-0020	1-01415-0021
Address	640 PARK AVENUE	1327 LEXINGTON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	14	97	108
Year Built	1914	1927	1940
Gross SqFt	95,615	87,192	103,304
Estimated Gross Income	\$4,063,637	\$2,457,054	\$2,781,886
Gross Income per SqFt	\$42.50	\$28.20	\$26.90
Full Market Value	\$20,400,000	\$11,800,000	\$13,300,000
Market Value per SqFt	\$213.00	\$135.00	\$129.00
Distance from Cooperative in miles		1.15	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0038	1-01560-0021	1-01532-0004
Address	650 PARK AVENUE	1511 YORK AVENUE	1533 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	156	179
Year Built	1962	1966	1991
Gross SqFt	223,000	223,798	222,000
Estimated Gross Income	\$6,913,000	\$4,321,496	\$7,936,399
Gross Income per SqFt	\$31.00	\$19.31	\$35.70
Full Market Value	\$33,100,000	\$18,800,000	\$38,000,000
Market Value per SqFt	\$148.00	\$84.00	\$171.00
Distance from Cooperative in miles		0.90	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01381-0069	1-01425-0027	1-01418-0011
Address	2 EAST 67 STREET	1345 2 AVENUE	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR
Total Units	15	18	152
Year Built	1928	1925	1962
Gross SqFt	93,515	7,500	105,282
Estimated Gross Income	\$3,460,055	\$324,529	\$4,031,505
Gross Income per SqFt	\$37.00	\$43.30	\$38.30
Full Market Value	\$17,400,000	\$1,630,000	\$20,200,000
Market Value per SqFt	\$186.00	\$217.00	\$192.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0001	1-01510-0020	1-01577-0001
Address	857 5 AVENUE	1195 LEXINGTON AVENUE	1520 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	19	61	272
Year Built	1962	1987	1972
Gross SqFt	72,930	78,874	281,902
Estimated Gross Income	\$2,443,155	\$5,155,062	\$11,189,071
Gross Income per SqFt	\$33.50	\$65.00	\$39.70
Full Market Value	\$11,700,000	\$25,900,000	\$56,100,000
Market Value per SqFt	\$160.00	\$328.00	\$199.00
Distance from Cooperative in miles		0.75	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0036	1-01509-0020	1-01448-0001
Address	660 PARK AVENUE	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	13	52	66
Year Built	1926	1922	1966
Gross SqFt	62,935	57,666	56,980
Estimated Gross Income	\$2,580,335	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$41.00	\$51.00	\$26.60
Full Market Value	\$12,900,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$205.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0065	1-01431-0043	
Address	6 EAST 68 STREET	204 EAST 77 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	14	31	
Year Built	1920	1940	
Gross SqFt	21,920	21,120	
Estimated Gross Income	\$854,880	\$554,864	
Gross Income per SqFt	\$39.00	\$26.30	
Full Market Value	\$4,290,000	\$2,410,000	
Market Value per SqFt	\$196.00	\$114.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01382-0069	1-01560-0001	1-01563-0004
Address	860 5 AVENUE	1540 1 AVENUE	1608 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	314	182
Year Built	1950	1980	1994
Gross SqFt	306,573	302,049	302,854
Estimated Gross Income	\$11,343,201	\$12,850,402	\$12,980,770
Gross Income per SqFt	\$37.00	\$42.50	\$42.90
Full Market Value	\$56,900,000	\$64,400,000	\$65,100,000
Market Value per SqFt	\$186.00	\$213.00	\$215.00
Distance from Cooperative in miles		0.95	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01383-0001	1-01512-0040	1-01532-0004
Address	870 5 AVENUE	1482 3 AVENUE	1533 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	185	179
Year Built	1949	1963	1991
Gross SqFt	235,448	224,000	222,000
Estimated Gross Income	\$8,947,024	\$6,353,010	\$7,936,399
Gross Income per SqFt	\$38.00	\$28.40	\$35.70
Full Market Value	\$44,900,000	\$30,400,000	\$38,000,000
Market Value per SqFt	\$191.00	\$136.00	\$171.00
Distance from Cooperative in miles		0.80	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01383-0069	1-01512-0040	1-01391-0002
Address	875 5 AVENUE	1482 3 AVENUE	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	126	185	38
Year Built	1940	1963	1923
Gross SqFt	224,000	224,000	39,030
Estimated Gross Income	\$8,736,000	\$6,353,010	\$1,577,218
Gross Income per SqFt	\$39.00	\$28.40	\$40.40
Full Market Value	\$43,800,000	\$30,400,000	\$7,910,000
Market Value per SqFt	\$196.00	\$136.00	\$203.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0001	1-01424-0001	1-01541-0001
Address	880 5 AVENUE	201 EAST 69 STREET	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	170	309	387
Year Built	1948	1927	1985
Gross SqFt	322,346	316,500	329,850
Estimated Gross Income	\$12,249,148	\$14,966,601	\$12,355,459
Gross Income per SqFt	\$38.00	\$47.30	\$37.50
Full Market Value	\$61,400,000	\$75,100,000	\$62,000,000
Market Value per SqFt	\$190.00	\$237.00	\$188.00
Distance from Cooperative in miles		0.40	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0010	1-01393-0040	1-01484-0001
Address	3 EAST 69 STREET	74 EAST 79 STREET	1360 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	35	42	90
Year Built	1938	1899	1958
Gross SqFt	62,100	62,472	60,775
Estimated Gross Income	\$2,484,000	\$2,944,086	\$1,598,434
Gross Income per SqFt	\$40.00	\$47.10	\$26.30
Full Market Value	\$12,500,000	\$14,800,000	\$6,940,000
Market Value per SqFt	\$201.00	\$237.00	\$114.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0026	1-01468-0032	1-01428-0007
Address	25 EAST 69 STREET	488 EAST 74 STREET	211 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	26	24
Year Built	1920	1910	1930
Gross SqFt	13,757	13,482	13,585
Estimated Gross Income	\$536,523	\$446,742	\$707,613
Gross Income per SqFt	\$39.00	\$33.10	\$52.00
Full Market Value	\$2,690,000	\$2,140,000	\$3,550,000
Market Value per SqFt	\$196.00	\$159.00	\$261.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0032	1-01418-0045	1-01527-0028
Address	700 PARK AVENUE	1081 3 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	51	116	182
Year Built	1960	1968	1963
Gross SqFt	192,666	174,273	189,612
Estimated Gross Income	\$7,513,974	\$6,855,800	\$4,603,948
Gross Income per SqFt	\$39.00	\$39.30	\$24.28
Full Market Value	\$37,700,000	\$34,400,000	\$20,000,000
Market Value per SqFt	\$196.00	\$197.00	\$105.00
Distance from Cooperative in miles		0.45	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0037	1-01553-0027	1-01447-0023
Address	710 PARK AVENUE	1749 1 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	87	165	145
Year Built	1948	2002	1962
Gross SqFt	161,000	164,384	165,527
Estimated Gross Income	\$6,118,000	\$6,090,584	\$4,610,558
Gross Income per SqFt	\$38.00	\$37.10	\$27.90
Full Market Value	\$30,700,000	\$30,500,000	\$22,100,000
Market Value per SqFt	\$191.00	\$186.00	\$134.00
Distance from Cooperative in miles		1.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0063	1-01508-0001	
Address	10 EAST 70 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	49	70	
Year Built	1962	1913	
Gross SqFt	115,306	113,281	
Estimated Gross Income	\$3,343,874	\$3,191,711	
Gross Income per SqFt	\$29.00	\$28.20	
Full Market Value	\$16,000,000	\$15,300,000	
Market Value per SqFt	\$139.00	\$135.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0065	1-01509-0020	1-01448-0001
Address	4 EAST 70 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	52	66
Year Built	1938	1922	1966
Gross SqFt	62,100	57,666	56,980
Estimated Gross Income	\$2,546,100	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$41.00	\$51.00	\$26.60
Full Market Value	\$12,800,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$206.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.65	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01384-0069	1-01437-0041	1-01490-0122
Address	884 5 AVENUE	330 EAST 63 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	19	90	87
Year Built	1927	1949	1940
Gross SqFt	71,697	70,992	75,854
Estimated Gross Income	\$2,724,486	\$1,826,325	\$2,771,467
Gross Income per SqFt	\$38.00	\$25.70	\$36.50
Full Market Value	\$13,700,000	\$7,930,000	\$13,900,000
Market Value per SqFt	\$191.00	\$112.00	\$183.00
Distance from Cooperative in miles		0.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01385-0032	1-01417-0028	1-01527-0045
Address	720 PARK AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	191	246
Year Built	1928	1964	1980
Gross SqFt	203,490	207,284	205,261
Estimated Gross Income	\$6,409,935	\$5,780,380	\$8,968,163
Gross Income per SqFt	\$31.50	\$27.90	\$43.70
Full Market Value	\$30,700,000	\$27,700,000	\$45,000,000
Market Value per SqFt	\$151.00	\$134.00	\$219.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01385-0037	1-01463-0021	
Address	730 PARK AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	41	213	
Year Built	1928	1957	
Gross SqFt	192,445	182,345	
Estimated Gross Income	\$6,928,020	\$5,150,558	
Gross Income per SqFt	\$36.00	\$28.20	
Full Market Value	\$34,700,000	\$24,700,000	
Market Value per SqFt	\$180.00	\$135.00	
Distance from Cooperative in miles		0.60	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0001	1-01418-0045	1-01421-0005
Address	900 5 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	55	116	257
Year Built	1960	1968	1880
Gross SqFt	170,106	174,273	170,424
Estimated Gross Income	\$5,103,180	\$6,855,800	\$4,578,460
Gross Income per SqFt	\$30.00	\$39.30	\$26.90
Full Market Value	\$24,400,000	\$34,400,000	\$19,900,000
Market Value per SqFt	\$143.00	\$197.00	\$117.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0006	1-01517-0050	1-01510-0020
Address	3 EAST 71 STREET	1329 LEXINGTON AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	50	98	61
Year Built	1948	1929	1987
Gross SqFt	80,860	80,351	78,874
Estimated Gross Income	\$2,425,800	\$2,414,297	\$5,155,062
Gross Income per SqFt	\$30.00	\$30.00	\$65.00
Full Market Value	\$11,600,000	\$11,600,000	\$25,900,000
Market Value per SqFt	\$143.00	\$144.00	\$328.00
Distance from Cooperative in miles		0.90	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0033	1-01559-0019	1-01546-0001
Address	740 PARK AVENUE	1493 YORK AVENUE	303 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	250	263
Year Built	1930	1956	1977
Gross SqFt	273,583	277,073	268,750
Estimated Gross Income	\$9,575,405	\$9,598,974	\$10,754,611
Gross Income per SqFt	\$35.00	\$34.60	\$40.00
Full Market Value	\$45,900,000	\$46,000,000	\$53,900,000
Market Value per SqFt	\$168.00	\$166.00	\$201.00
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0037	1-01472-0022	1-01409-0021
Address	750 PARK AVENUE	1453 YORK AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	70	96	35
Year Built	1951	1958	1923
Gross SqFt	72,792	75,936	71,189
Estimated Gross Income	\$2,220,156	\$2,456,604	\$2,048,170
Gross Income per SqFt	\$30.50	\$32.40	\$28.80
Full Market Value	\$10,600,000	\$11,800,000	\$9,810,000
Market Value per SqFt	\$146.00	\$155.00	\$138.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0046	1-01471-0003	1-01548-0036
Address	36 EAST 72 STREET	1470 1 AVENUE	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	84	75
Year Built	1927	1975	1961
Gross SqFt	63,296	63,862	62,990
Estimated Gross Income	\$2,120,416	\$2,065,833	\$1,991,884
Gross Income per SqFt	\$33.50	\$32.30	\$31.60
Full Market Value	\$10,200,000	\$9,900,000	\$9,540,000
Market Value per SqFt	\$161.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.65	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0049	1-01517-0058	1-01387-0056
Address	30 EAST 72 STREET	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	60	65
Year Built	1930	1936	1939
Gross SqFt	64,874	64,344	66,731
Estimated Gross Income	\$2,140,842	\$1,832,378	\$2,861,408
Gross Income per SqFt	\$33.00	\$28.50	\$42.90
Full Market Value	\$10,300,000	\$8,780,000	\$14,400,000
Market Value per SqFt	\$159.00	\$136.00	\$216.00
Distance from Cooperative in miles		0.90	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0064	1-01473-0038	1-01418-0011
Address	4 EAST 72 STREET	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	18	112	152
Year Built	1929	1959	1962
Gross SqFt	106,001	113,820	105,282
Estimated Gross Income	\$3,498,033	\$3,225,341	\$4,031,505
Gross Income per SqFt	\$33.00	\$28.30	\$38.30
Full Market Value	\$16,800,000	\$15,400,000	\$20,200,000
Market Value per SqFt	\$158.00	\$135.00	\$192.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01386-0069	1-01460-0047	1-01511-0033
Address	907 5 AVENUE	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	129	94
Year Built	1915	1999	1961
Gross SqFt	147,257	138,500	147,534
Estimated Gross Income	\$4,933,109	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$33.50	\$42.40	\$25.20
Full Market Value	\$23,600,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$160.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.75	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0001	1-01553-0027	1-01427-0028
Address	910 5 AVENUE	1749 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	165	149
Year Built	1959	2002	1964
Gross SqFt	163,600	164,384	166,432
Estimated Gross Income	\$6,380,400	\$6,090,584	\$5,215,996
Gross Income per SqFt	\$39.00	\$37.10	\$31.30
Full Market Value	\$32,000,000	\$30,500,000	\$25,000,000
Market Value per SqFt	\$196.00	\$186.00	\$150.00
Distance from Cooperative in miles		1.05	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0004	1-01425-0017	1-01490-0122
Address	912 5 AVENUE	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	30	91	87
Year Built	1925	1961	1940
Gross SqFt	87,024	83,220	75,854
Estimated Gross Income	\$3,219,888	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$37.00	\$31.30	\$36.50
Full Market Value	\$16,100,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$185.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.40	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0014	1-01418-0045	1-01410-0033
Address	898 MADISON AVENUE	1081 3 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	116	114
Year Built	1937	1968	1962
Gross SqFt	188,158	174,273	181,549
Estimated Gross Income	\$7,150,004	\$6,855,800	\$6,118,140
Gross Income per SqFt	\$38.00	\$39.30	\$33.70
Full Market Value	\$35,900,000	\$34,400,000	\$29,300,000
Market Value per SqFt	\$191.00	\$197.00	\$161.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0021	1-01509-0020	1-01448-0001
Address	31 EAST 72 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	34	52	66
Year Built	1917	1922	1966
Gross SqFt	61,437	57,666	56,980
Estimated Gross Income	\$2,518,917	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$41.00	\$51.00	\$26.60
Full Market Value	\$12,600,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$205.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0027	1-01517-0020	1-01521-0020
Address	45 EAST 72 STREET	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	97	49
Year Built	1959	1927	1929
Gross SqFt	92,744	87,192	85,924
Estimated Gross Income	\$2,967,808	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$32.00	\$28.20	\$21.39
Full Market Value	\$14,200,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$153.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.85	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0031	1-01387-0056	
Address	55 EAST 72 STREET	900 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	31	65	
Year Built	1924	1939	
Gross SqFt	69,227	66,731	
Estimated Gross Income	\$2,249,877	\$2,861,408	
Gross Income per SqFt	\$32.50	\$42.90	
Full Market Value	\$10,800,000	\$14,400,000	
Market Value per SqFt	\$156.00	\$216.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0033	1-01485-0010	1-01485-0007
Address	57 EAST 72 STREET	511 EAST 73 STREET	507 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	30	30
Year Built	1930	1920	1920
Gross SqFt	15,192	15,593	15,593
Estimated Gross Income	\$658,421	\$546,412	\$631,788
Gross Income per SqFt	\$43.30	\$35.00	\$40.50
Full Market Value	\$3,300,000	\$2,620,000	\$3,170,000
Market Value per SqFt	\$217.00	\$168.00	\$203.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0036	1-01387-0056	1-01409-0021
Address	760 PARK AVENUE	900 MADISON AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	65	35
Year Built	1924	1939	1923
Gross SqFt	71,928	66,731	71,189
Estimated Gross Income	\$2,337,660	\$2,861,408	\$2,048,170
Gross Income per SqFt	\$32.50	\$42.90	\$28.80
Full Market Value	\$11,200,000	\$14,400,000	\$9,810,000
Market Value per SqFt	\$156.00	\$216.00	\$138.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0037	1-01417-0028	1-01527-0045
Address	770 PARK AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	191	246
Year Built	1931	1964	1980
Gross SqFt	200,244	207,284	205,261
Estimated Gross Income	\$6,307,686	\$5,780,380	\$8,968,163
Gross Income per SqFt	\$31.50	\$27.90	\$43.70
Full Market Value	\$30,200,000	\$27,700,000	\$45,000,000
Market Value per SqFt	\$151.00	\$134.00	\$219.00
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01387-0069	1-01473-0038	1-01418-0011
Address	920 5 AVENUE	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	27	112	152
Year Built	1922	1959	1962
Gross SqFt	107,034	113,820	105,282
Estimated Gross Income	\$3,960,258	\$3,225,341	\$4,031,505
Gross Income per SqFt	\$37.00	\$28.30	\$38.30
Full Market Value	\$19,900,000	\$15,400,000	\$20,200,000
Market Value per SqFt	\$186.00	\$135.00	\$192.00
Distance from Cooperative in miles		0.75	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0008	1-01471-0015	1-01412-0029
Address	7 EAST 73 STREET	427 EAST 76 STREET	169 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	16	35	42
Year Built	1903	1940	1930
Gross SqFt	23,521	24,131	23,925
Estimated Gross Income	\$917,319	\$911,300	\$732,296
Gross Income per SqFt	\$39.00	\$37.80	\$30.60
Full Market Value	\$4,600,000	\$4,570,000	\$3,510,000
Market Value per SqFt	\$196.00	\$189.00	\$147.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0033	1-01508-0001	
Address	778 PARK AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	19	70	
Year Built	1930	1913	
Gross SqFt	113,781	113,281	
Estimated Gross Income	\$3,754,773	\$3,191,711	
Gross Income per SqFt	\$33.00	\$28.20	
Full Market Value	\$18,000,000	\$15,300,000	
Market Value per SqFt	\$158.00	\$135.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0037	1-01427-0028	1-01447-0023
Address	784 PARK AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	69	149	145
Year Built	1930	1964	1962
Gross SqFt	161,572	166,432	165,527
Estimated Gross Income	\$5,251,090	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$32.50	\$31.30	\$27.90
Full Market Value	\$25,200,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$156.00	\$150.00	\$134.00
Distance from Cooperative in miles		0.30	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0056	1-01460-0047	1-01511-0033
Address	926 MADISON AVENUE	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	107	129	94
Year Built	1947	1999	1961
Gross SqFt	143,437	138,500	147,534
Estimated Gross Income	\$4,446,547	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$31.00	\$42.40	\$25.20
Full Market Value	\$21,300,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$148.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.80	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01388-0068	1-01517-0020	1-01521-0020
Address	927 5 AVENUE	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	13	97	49
Year Built	1917	1927	1929
Gross SqFt	90,881	87,192	85,924
Estimated Gross Income	\$2,908,192	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$32.00	\$28.20	\$21.39
Full Market Value	\$13,900,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$153.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.80	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0001	1-01560-0021	1-01532-0004
Address	930 5 AVENUE	1511 YORK AVENUE	1533 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	145	156	179
Year Built	1940	1966	1991
Gross SqFt	220,003	223,798	222,000
Estimated Gross Income	\$8,580,117	\$4,321,496	\$7,936,399
Gross Income per SqFt	\$39.00	\$19.31	\$35.70
Full Market Value	\$43,000,000	\$18,800,000	\$38,000,000
Market Value per SqFt	\$195.00	\$84.00	\$171.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0036	1-01439-0009	1-01437-0041
Address	800 PARK AVENUE	325 EAST 64 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	17	90	90
Year Built	1925	1920	1949
Gross SqFt	69,509	67,390	70,992
Estimated Gross Income	\$2,293,797	\$2,351,573	\$1,826,325
Gross Income per SqFt	\$33.00	\$34.90	\$25.70
Full Market Value	\$11,000,000	\$11,300,000	\$7,930,000
Market Value per SqFt	\$158.00	\$168.00	\$112.00
Distance from Cooperative in miles		0.65	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0038	1-01511-0033	
Address	812 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	45	94	
Year Built	1927	1961	
Gross SqFt	154,827	147,534	
Estimated Gross Income	\$5,031,877	\$3,720,046	
Gross Income per SqFt	\$32.50	\$25.20	
Full Market Value	\$24,100,000	\$16,200,000	
Market Value per SqFt	\$156.00	\$110.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0056	1-01460-0047	1-01511-0033
Address	950 MADISON AVENUE	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	129	94
Year Built	1929	1999	1961
Gross SqFt	141,160	138,500	147,534
Estimated Gross Income	\$6,069,880	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$43.00	\$42.40	\$25.20
Full Market Value	\$30,400,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$215.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.80	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01389-0069	1-01581-0049	1-01343-0049
Address	936 5 AVENUE	1596 YORK AVENUE	956 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	34	237	121
Year Built	1955	1968	1959
Gross SqFt	84,965	241,983	115,000
Estimated Gross Income	\$2,718,880	\$7,795,687	\$3,645,368
Gross Income per SqFt	\$32.00	\$32.20	\$31.70
Full Market Value	\$13,000,000	\$37,300,000	\$17,500,000
Market Value per SqFt	\$153.00	\$154.00	\$152.00
Distance from Cooperative in miles		0.95	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0003	1-01510-0020	1-01517-0050
Address	944 5 AVENUE	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	61	98
Year Built	1925	1987	1929
Gross SqFt	77,792	78,874	80,351
Estimated Gross Income	\$3,072,784	\$5,155,062	\$2,414,297
Gross Income per SqFt	\$39.50	\$65.00	\$30.00
Full Market Value	\$15,400,000	\$25,900,000	\$11,600,000
Market Value per SqFt	\$198.00	\$328.00	\$144.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0023	1-01417-0028	1-01527-0045
Address	955 MADISON AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	82	191	246
Year Built	1959	1964	1980
Gross SqFt	208,373	207,284	205,261
Estimated Gross Income	\$6,563,749	\$5,780,380	\$8,968,163
Gross Income per SqFt	\$31.50	\$27.90	\$43.70
Full Market Value	\$31,400,000	\$27,700,000	\$45,000,000
Market Value per SqFt	\$151.00	\$134.00	\$219.00
Distance from Cooperative in miles		0.70	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0027	1-01485-0010	1-01485-0007
Address	41 EAST 75 STREET	511 EAST 73 STREET	507 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	12	30	30
Year Built	1920	1920	1920
Gross SqFt	16,285	15,593	15,593
Estimated Gross Income	\$602,545	\$546,412	\$631,788
Gross Income per SqFt	\$37.00	\$35.00	\$40.50
Full Market Value	\$3,020,000	\$2,620,000	\$3,170,000
Market Value per SqFt	\$185.00	\$168.00	\$203.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0035	1-01509-0020	1-01448-0001
Address	820 PARK AVENUE	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	52	66
Year Built	1926	1922	1966
Gross SqFt	59,279	57,666	56,980
Estimated Gross Income	\$1,778,370	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$30.00	\$51.00	\$26.60
Full Market Value	\$8,520,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$144.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01390-0037	1-01438-0049	1-01438-0006
Address	830 PARK AVENUE	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	105	111
Year Built	1913	1996	1931
Gross SqFt	151,666	135,647	164,567
Estimated Gross Income	\$4,398,314	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$29.00	\$59.00	\$42.00
Full Market Value	\$21,100,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$139.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0029	1-01471-0013	1-01398-0006
Address	55 EAST 76 STREET	425 EAST 76 STREET	103 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	21	66	37
Year Built	1920	1981	1923
Gross SqFt	36,694	35,573	36,274
Estimated Gross Income	\$1,541,148	\$1,573,635	\$1,134,217
Gross Income per SqFt	\$42.00	\$44.20	\$31.30
Full Market Value	\$7,730,000	\$7,890,000	\$5,430,000
Market Value per SqFt	\$211.00	\$222.00	\$150.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0031	1-01517-0020	1-01521-0020
Address	65 EAST 76 STREET	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	57	97	49
Year Built	1949	1927	1929
Gross SqFt	91,285	87,192	85,924
Estimated Gross Income	\$2,921,120	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$32.00	\$28.20	\$21.39
Full Market Value	\$14,000,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$153.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.65	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0034	1-01517-0058	1-01387-0056
Address	840 PARK AVENUE	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	19	60	65
Year Built	1912	1936	1939
Gross SqFt	64,827	64,344	66,731
Estimated Gross Income	\$2,722,734	\$1,832,378	\$2,861,408
Gross Income per SqFt	\$42.00	\$28.50	\$42.90
Full Market Value	\$13,700,000	\$8,780,000	\$14,400,000
Market Value per SqFt	\$211.00	\$136.00	\$216.00
Distance from Cooperative in miles		0.60	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0040	1-01516-0013	1-01511-0033
Address	850 PARK AVENUE	1290 LEXINGTON AVENUE	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	52	123	94
Year Built	1924	1962	1961
Gross SqFt	149,056	151,184	147,534
Estimated Gross Income	\$4,769,792	\$4,450,493	\$3,720,046
Gross Income per SqFt	\$32.00	\$29.40	\$25.20
Full Market Value	\$22,800,000	\$21,300,000	\$16,200,000
Market Value per SqFt	\$153.00	\$141.00	\$110.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0045	1-01437-0029	1-01387-0056
Address	70 EAST 77 STREET	1147 1 AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	32	77	65
Year Built	1917	1900	1939
Gross SqFt	67,685	67,880	66,731
Estimated Gross Income	\$2,572,030	\$1,681,901	\$2,861,408
Gross Income per SqFt	\$38.00	\$24.78	\$42.90
Full Market Value	\$12,900,000	\$7,300,000	\$14,400,000
Market Value per SqFt	\$191.00	\$108.00	\$216.00
Distance from Cooperative in miles		0.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0054	1-01460-0047	1-01511-0033
Address	987 MADISON AVENUE	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	129	94
Year Built	1930	1999	1961
Gross SqFt	142,110	138,500	147,534
Estimated Gross Income	\$4,618,575	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$32.50	\$42.40	\$25.20
Full Market Value	\$22,100,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$156.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.80	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0071	1-01509-0020	1-01448-0001
Address	956 5 AVENUE	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	52	66
Year Built	1925	1922	1966
Gross SqFt	57,728	57,666	56,980
Estimated Gross Income	\$2,366,848	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$41.00	\$51.00	\$26.60
Full Market Value	\$11,900,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$206.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01391-0072	1-01425-0017	1-01490-0122
Address	954 5 AVENUE	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	32	91	87
Year Built	1938	1961	1940
Gross SqFt	79,341	83,220	75,854
Estimated Gross Income	\$3,014,958	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$38.00	\$31.30	\$36.50
Full Market Value	\$15,100,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$190.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.50	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0001	1-01463-0021	
Address	962 5 AVENUE	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	68	213	
Year Built	1927	1957	
Gross SqFt	196,910	182,345	
Estimated Gross Income	\$7,679,490	\$5,150,558	
Gross Income per SqFt	\$39.00	\$28.20	
Full Market Value	\$38,500,000	\$24,700,000	
Market Value per SqFt	\$196.00	\$135.00	
Distance from Cooperative in miles		0.80	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0028	1-01439-0023	
Address	61 EAST 77 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	52	61	
Year Built	1920	1996	
Gross SqFt	49,000	50,225	
Estimated Gross Income	\$2,009,000	\$2,215,646	
Gross Income per SqFt	\$41.00	\$44.10	
Full Market Value	\$10,100,000	\$11,100,000	
Market Value per SqFt	\$206.00	\$221.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0030	1-01439-0023	
Address	71 EAST 77 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	40	61	
Year Built	1928	1996	
Gross SqFt	48,894	50,225	
Estimated Gross Income	\$1,906,866	\$2,215,646	
Gross Income per SqFt	\$39.00	\$44.10	
Full Market Value	\$9,560,000	\$11,100,000	
Market Value per SqFt	\$196.00	\$221.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0036	1-01437-0029	
Address	860 PARK AVENUE	1147 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	17	77	
Year Built	1924	1900	
Gross SqFt	67,162	67,880	
Estimated Gross Income	\$2,619,318	\$1,681,901	
Gross Income per SqFt	\$39.00	\$24.78	
Full Market Value	\$13,100,000	\$7,300,000	
Market Value per SqFt	\$195.00	\$108.00	
Distance from Cooperative in miles		0.85	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0040	1-01517-0020	1-01521-0020
Address	876 PARK AVENUE	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	26	97	49
Year Built	1917	1927	1929
Gross SqFt	88,530	87,192	85,924
Estimated Gross Income	\$3,585,465	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$40.50	\$28.20	\$21.39
Full Market Value	\$18,000,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$203.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.60	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0046	1-01561-0047	1-01486-0001
Address	52 EAST 78 STREET	1570 1 AVENUE	1394 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	48	53	35
Year Built	1920	1960	1920
Gross SqFt	28,080	28,000	27,536
Estimated Gross Income	\$1,277,640	\$1,117,018	\$1,255,802
Gross Income per SqFt	\$45.50	\$39.90	\$45.60
Full Market Value	\$6,410,000	\$5,600,000	\$6,300,000
Market Value per SqFt	\$228.00	\$200.00	\$229.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0069	1-01471-0013	1-01398-0006
Address	969 5 AVENUE	425 EAST 76 STREET	103 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	66	37
Year Built	1926	1981	1923
Gross SqFt	35,815	35,573	36,274
Estimated Gross Income	\$1,575,860	\$1,573,635	\$1,134,217
Gross Income per SqFt	\$44.00	\$44.20	\$31.30
Full Market Value	\$7,900,000	\$7,890,000	\$5,430,000
Market Value per SqFt	\$221.00	\$222.00	\$150.00
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01392-0070	1-01496-0021	
Address	965 5 AVENUE	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	49	41	
Year Built	1938	1922	
Gross SqFt	113,150	113,052	
Estimated Gross Income	\$3,790,525	\$4,223,193	
Gross Income per SqFt	\$33.50	\$37.40	
Full Market Value	\$18,200,000	\$21,200,000	
Market Value per SqFt	\$161.00	\$188.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0009	1-01451-0011	1-01429-0128
Address	7 EAST 78 STREET	343 EAST 76 STREET	244 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	24	24
Year Built	1920	1920	1930
Gross SqFt	12,214	12,750	12,882
Estimated Gross Income	\$476,346	\$434,723	\$547,649
Gross Income per SqFt	\$39.00	\$34.10	\$42.50
Full Market Value	\$2,390,000	\$2,080,000	\$2,750,000
Market Value per SqFt	\$196.00	\$163.00	\$213.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0027	1-01428-0007	1-01428-0036
Address	51 EAST 78 STREET	211 EAST 73 STREET	226 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	21	24	34
Year Built	1920	1930	1920
Gross SqFt	14,590	13,585	15,040
Estimated Gross Income	\$583,600	\$707,613	\$642,198
Gross Income per SqFt	\$40.00	\$52.00	\$42.70
Full Market Value	\$2,930,000	\$3,550,000	\$3,220,000
Market Value per SqFt	\$201.00	\$261.00	\$214.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0033	1-01418-0045	1-01410-0033
Address	888 PARK AVENUE	1081 3 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	78	116	114
Year Built	1926	1968	1962
Gross SqFt	183,101	174,273	181,549
Estimated Gross Income	\$7,415,590	\$6,855,800	\$6,118,140
Gross Income per SqFt	\$40.50	\$39.30	\$33.70
Full Market Value	\$37,200,000	\$34,400,000	\$29,300,000
Market Value per SqFt	\$203.00	\$197.00	\$161.00
Distance from Cooperative in miles		0.80	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0038	1-01549-0024	1-01578-0023
Address	898 PARK AVENUE	1653 1 AVENUE	40 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	15	46	43
Year Built	1924	1910	1920
Gross SqFt	38,630	36,237	34,792
Estimated Gross Income	\$1,429,310	\$1,316,765	\$974,577
Gross Income per SqFt	\$37.00	\$36.30	\$28.00
Full Market Value	\$7,170,000	\$6,600,000	\$4,670,000
Market Value per SqFt	\$186.00	\$182.00	\$134.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0043	1-01448-0001	1-01531-0028
Address	66 EAST 79 STREET	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	66	40
Year Built	1926	1966	1920
Gross SqFt	55,760	56,980	54,763
Estimated Gross Income	\$2,286,160	\$1,516,068	\$2,235,319
Gross Income per SqFt	\$41.00	\$26.60	\$40.80
Full Market Value	\$11,500,000	\$6,580,000	\$11,200,000
Market Value per SqFt	\$206.00	\$115.00	\$205.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01393-0052	1-01416-0002	1-01417-0028
Address	50 EAST 79 STREET	1033 3 AVENUE	1191 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	97	133	191
Year Built	1958	1967	1964
Gross SqFt	218,064	241,274	207,284
Estimated Gross Income	\$6,978,048	\$7,643,396	\$5,780,380
Gross Income per SqFt	\$32.00	\$31.70	\$27.90
Full Market Value	\$33,400,000	\$36,600,000	\$27,700,000
Market Value per SqFt	\$153.00	\$152.00	\$134.00
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01394-0007	1-01422-0021	
Address	118 EAST 60 STREET	1283 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	239	176	
Year Built	1963	1973	
Gross SqFt	325,173	348,130	
Estimated Gross Income	\$9,755,190	\$10,769,786	
Gross Income per SqFt	\$30.00	\$30.90	
Full Market Value	\$46,700,000	\$51,600,000	
Market Value per SqFt	\$144.00	\$148.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-0029	1-01411-0031	
Address	163 EAST 60 STREET	191 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	21	40	
Year Built	1930	1960	
Gross SqFt	25,698	24,206	
Estimated Gross Income	\$848,034	\$1,288,728	
Gross Income per SqFt	\$33.00	\$53.00	
Full Market Value	\$4,060,000	\$6,460,000	
Market Value per SqFt	\$158.00	\$267.00	
Distance from Cooperative in miles		0.80	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01395-0050	1-01418-0045	1-01410-0033
Address	773 LEXINGTON AVENUE	1081 3 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	136	116	114
Year Built	1960	1968	1962
Gross SqFt	184,500	174,273	181,549
Estimated Gross Income	\$5,996,250	\$6,855,800	\$6,118,140
Gross Income per SqFt	\$32.50	\$39.30	\$33.70
Full Market Value	\$28,700,000	\$34,400,000	\$29,300,000
Market Value per SqFt	\$156.00	\$197.00	\$161.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01396-0001	1-01425-0017	1-01490-0122
Address	535 PARK AVENUE	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	31	91	87
Year Built	1910	1961	1940
Gross SqFt	86,116	83,220	75,854
Estimated Gross Income	\$2,583,480	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$30.00	\$31.30	\$36.50
Full Market Value	\$12,400,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$144.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.50	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01396-0033	1-01422-0048	1-01532-0001
Address	1030 3 AVENUE	210 EAST 68 STREET	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	162	210	257
Year Built	1983	1929	1986
Gross SqFt	254,000	243,802	256,810
Estimated Gross Income	\$10,795,000	\$10,626,884	\$8,828,871
Gross Income per SqFt	\$42.50	\$43.60	\$34.40
Full Market Value	\$54,100,000	\$53,300,000	\$42,300,000
Market Value per SqFt	\$213.00	\$219.00	\$165.00
Distance from Cooperative in miles		0.30	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01396-0071	1-01517-0020	1-01415-0021
Address	553 PARK AVENUE	1327 LEXINGTON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	24	97	108
Year Built	1913	1927	1940
Gross SqFt	95,603	87,192	103,304
Estimated Gross Income	\$2,629,082	\$2,457,054	\$2,781,886
Gross Income per SqFt	\$27.50	\$28.20	\$26.90
Full Market Value	\$12,600,000	\$11,800,000	\$13,300,000
Market Value per SqFt	\$132.00	\$135.00	\$129.00
Distance from Cooperative in miles		1.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0001	1-01509-0020	1-01448-0001
Address	563 PARK AVENUE	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	52	66
Year Built	1910	1922	1966
Gross SqFt	57,847	57,666	56,980
Estimated Gross Income	\$1,677,563	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$29.00	\$51.00	\$26.60
Full Market Value	\$8,040,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$139.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.90	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0004	1-01437-0029	1-01387-0056
Address	565 PARK AVENUE	1147 1 AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	31	77	65
Year Built	1913	1900	1939
Gross SqFt	66,745	67,880	66,731
Estimated Gross Income	\$2,002,350	\$1,681,901	\$2,861,408
Gross Income per SqFt	\$30.00	\$24.78	\$42.90
Full Market Value	\$9,590,000	\$7,300,000	\$14,400,000
Market Value per SqFt	\$144.00	\$108.00	\$216.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0033	1-01516-0013	1-01511-0033
Address	1050 3 AVENUE	1290 LEXINGTON AVENUE	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	123	94
Year Built	1963	1962	1961
Gross SqFt	150,740	151,184	147,534
Estimated Gross Income	\$4,220,720	\$4,450,493	\$3,720,046
Gross Income per SqFt	\$28.00	\$29.40	\$25.20
Full Market Value	\$20,200,000	\$21,300,000	\$16,200,000
Market Value per SqFt	\$134.00	\$141.00	\$110.00
Distance from Cooperative in miles		1.25	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0066	1-01517-0020	1-01521-0020
Address	116 EAST 63 STREET	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	97	49
Year Built	1920	1927	1929
Gross SqFt	87,968	87,192	85,924
Estimated Gross Income	\$2,463,104	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$28.00	\$28.20	\$21.39
Full Market Value	\$11,800,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$134.00	\$135.00	\$93.00
Distance from Cooperative in miles		1.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01397-0069	1-01417-0028	1-01527-0045
Address	571 PARK AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	131	191	246
Year Built	1927	1964	1980
Gross SqFt	202,841	207,284	205,261
Estimated Gross Income	\$6,389,491	\$5,780,380	\$8,968,163
Gross Income per SqFt	\$31.50	\$27.90	\$43.70
Full Market Value	\$30,600,000	\$27,700,000	\$45,000,000
Market Value per SqFt	\$151.00	\$134.00	\$219.00
Distance from Cooperative in miles		0.20	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-0010	1-01509-0020	1-01448-0001
Address	125 EAST 63 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	38	52	66
Year Built	1923	1922	1966
Gross SqFt	60,748	57,666	56,980
Estimated Gross Income	\$2,004,684	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$33.00	\$51.00	\$26.60
Full Market Value	\$9,600,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$158.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01398-0060	1-01460-0047	1-01516-0052
Address	826 LEXINGTON AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	77	129	154
Year Built	1928	1999	1963
Gross SqFt	138,990	138,500	128,132
Estimated Gross Income	\$4,308,690	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$31.00	\$42.40	\$28.00
Full Market Value	\$20,600,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$148.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.50	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01399-0013	1-01531-0035	1-01517-0050
Address	844 LEXINGTON AVENUE	228 EAST 86 STREET	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	111	98
Year Built	1927	1986	1929
Gross SqFt	83,036	81,100	80,351
Estimated Gross Income	\$2,657,152	\$3,222,573	\$2,414,297
Gross Income per SqFt	\$32.00	\$39.70	\$30.00
Full Market Value	\$12,700,000	\$16,200,000	\$11,600,000
Market Value per SqFt	\$153.00	\$200.00	\$144.00
Distance from Cooperative in miles		1.10	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01399-0033	1-01422-0048	1-01568-0001
Address	1090 3 AVENUE	210 EAST 68 STREET	1700 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	184	210	213
Year Built	1968	1929	1964
Gross SqFt	246,320	243,802	227,259
Estimated Gross Income	\$7,143,280	\$10,626,884	\$5,330,656
Gross Income per SqFt	\$29.00	\$43.60	\$23.46
Full Market Value	\$34,200,000	\$53,300,000	\$23,100,000
Market Value per SqFt	\$139.00	\$219.00	\$102.00
Distance from Cooperative in miles		0.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01399-0074	1-01527-0028	1-01410-0033
Address	605 PARK AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	107	182	114
Year Built	1955	1963	1962
Gross SqFt	181,000	189,612	181,549
Estimated Gross Income	\$5,882,500	\$4,603,948	\$6,118,140
Gross Income per SqFt	\$32.50	\$24.28	\$33.70
Full Market Value	\$28,200,000	\$20,000,000	\$29,300,000
Market Value per SqFt	\$156.00	\$105.00	\$161.00
Distance from Cooperative in miles		0.90	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0001	1-01494-0015	
Address	623 PARK AVENUE	1094 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	37	112	
Year Built	1929	1911	
Gross SqFt	108,817	106,947	
Estimated Gross Income	\$4,352,680	\$5,239,041	
Gross Income per SqFt	\$40.00	\$49.00	
Full Market Value	\$21,800,000	\$26,300,000	
Market Value per SqFt	\$200.00	\$246.00	
Distance from Cooperative in miles		0.90	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0062	1-01472-0022	1-01510-0020
Address	114 EAST 66 STREET	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	96	61
Year Built	1954	1958	1987
Gross SqFt	79,092	75,936	78,874
Estimated Gross Income	\$2,689,128	\$2,456,604	\$5,155,062
Gross Income per SqFt	\$34.00	\$32.40	\$65.00
Full Market Value	\$12,900,000	\$11,800,000	\$25,900,000
Market Value per SqFt	\$163.00	\$155.00	\$328.00
Distance from Cooperative in miles		0.75	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0068	1-01426-0021	1-01381-0017
Address	108 EAST 66 STREET	1349 2 AVENUE	778 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	20	41	38
Year Built	1928	1950	1908
Gross SqFt	21,814	21,330	20,510
Estimated Gross Income	\$807,118	\$629,560	\$997,844
Gross Income per SqFt	\$37.00	\$29.50	\$48.70
Full Market Value	\$4,050,000	\$3,020,000	\$5,000,000
Market Value per SqFt	\$186.00	\$142.00	\$244.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01400-0069	1-01437-0041	
Address	633 PARK AVENUE	330 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	16	90	
Year Built	1913	1949	
Gross SqFt	67,600	70,992	
Estimated Gross Income	\$2,366,000	\$1,826,325	
Gross Income per SqFt	\$35.00	\$25.70	
Full Market Value	\$11,300,000	\$7,930,000	
Market Value per SqFt	\$167.00	\$112.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0020	1-01438-0049	1-01438-0006
Address	889 LEXINGTON AVENUE	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	44	105	111
Year Built	1907	1996	1931
Gross SqFt	134,467	135,647	164,567
Estimated Gross Income	\$3,899,543	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$29.00	\$59.00	\$42.00
Full Market Value	\$18,700,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$139.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0027	1-01393-0040	1-01484-0001
Address	137 EAST 66 STREET	74 EAST 79 STREET	1360 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	33	42	90
Year Built	1918	1899	1958
Gross SqFt	62,352	62,472	60,775
Estimated Gross Income	\$2,244,672	\$2,944,086	\$1,598,434
Gross Income per SqFt	\$36.00	\$47.10	\$26.30
Full Market Value	\$11,300,000	\$14,800,000	\$6,940,000
Market Value per SqFt	\$181.00	\$237.00	\$114.00
Distance from Cooperative in miles		0.65	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0032	1-01424-0029	1-01472-0034
Address	139 EAST 66 STREET	226 EAST 70 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	50	47
Year Built	1918	1921	1936
Gross SqFt	43,339	41,898	44,856
Estimated Gross Income	\$1,560,204	\$1,669,663	\$1,271,765
Gross Income per SqFt	\$36.00	\$39.90	\$28.40
Full Market Value	\$7,820,000	\$8,370,000	\$6,090,000
Market Value per SqFt	\$180.00	\$200.00	\$136.00
Distance from Cooperative in miles		0.20	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01401-0054	1-01460-0047	1-01516-0052
Address	895 LEXINGTON AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	129	154
Year Built	1908	1999	1963
Gross SqFt	134,342	138,500	128,132
Estimated Gross Income	\$4,164,602	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$31.00	\$42.40	\$28.00
Full Market Value	\$19,900,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$148.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.40	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0001	1-01427-0028	1-01447-0023
Address	655 PARK AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	56	149	145
Year Built	1924	1964	1962
Gross SqFt	160,890	166,432	165,527
Estimated Gross Income	\$5,148,480	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$32.00	\$31.30	\$27.90
Full Market Value	\$24,700,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$154.00	\$150.00	\$134.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0006	1-01447-0023	1-01427-0028
Address	111 EAST 67 STREET	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	145	149
Year Built	1931	1962	1964
Gross SqFt	166,862	165,527	166,432
Estimated Gross Income	\$5,339,584	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$32.00	\$27.90	\$31.30
Full Market Value	\$25,600,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$153.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0021	1-01509-0020	1-01406-0054
Address	901 LEXINGTON AVENUE	151 EAST 80 STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	19	52	39
Year Built	1907	1922	1914
Gross SqFt	59,928	57,666	73,396
Estimated Gross Income	\$1,977,624	\$2,937,735	\$2,703,049
Gross Income per SqFt	\$33.00	\$51.00	\$36.80
Full Market Value	\$9,470,000	\$14,700,000	\$13,600,000
Market Value per SqFt	\$158.00	\$255.00	\$185.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01402-0033	1-01532-0016	1-01415-0021
Address	1150 3 AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	103	111	108
Year Built	1960	1989	1940
Gross SqFt	104,000	104,440	103,304
Estimated Gross Income	\$4,056,000	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$39.00	\$38.40	\$26.90
Full Market Value	\$20,300,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$195.00	\$192.00	\$129.00
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01403-0033	1-01423-0010	1-01549-0001
Address	931 LEXINGTON AVENUE	1299 2 AVENUE	1660 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	391	624	698
Year Built	1959	1916	1964
Gross SqFt	914,921	938,324	690,703
Estimated Gross Income	\$26,532,709	\$27,110,203	\$19,385,377
Gross Income per SqFt	\$29.00	\$28.90	\$28.10
Full Market Value	\$127,000,000	\$130,000,000	\$92,900,000
Market Value per SqFt	\$139.00	\$139.00	\$135.00
Distance from Cooperative in miles		0.10	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0014	1-01472-0022	1-01409-0021
Address	944 LEXINGTON AVENUE	1453 YORK AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	96	35
Year Built	1916	1958	1923
Gross SqFt	76,745	75,936	71,189
Estimated Gross Income	\$2,532,585	\$2,456,604	\$2,048,170
Gross Income per SqFt	\$33.00	\$32.40	\$28.80
Full Market Value	\$12,100,000	\$11,800,000	\$9,810,000
Market Value per SqFt	\$158.00	\$155.00	\$138.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0022	1-01439-0009	1-01437-0041
Address	943 LEXINGTON AVENUE	325 EAST 64 STREET	330 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	90	90
Year Built	1924	1920	1949
Gross SqFt	68,693	67,390	70,992
Estimated Gross Income	\$2,266,869	\$2,351,573	\$1,826,325
Gross Income per SqFt	\$33.00	\$34.90	\$25.70
Full Market Value	\$10,900,000	\$11,300,000	\$7,930,000
Market Value per SqFt	\$159.00	\$168.00	\$112.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0033	1-01460-0047	1-01516-0052
Address	1186 3 AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	129	154
Year Built	1961	1999	1963
Gross SqFt	132,724	138,500	128,132
Estimated Gross Income	\$4,114,444	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$31.00	\$42.40	\$28.00
Full Market Value	\$19,700,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$148.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.45	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01404-0052	1-01453-0021	1-01531-0028
Address	955 LEXINGTON AVENUE	353 EAST 78 STREET	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	31	67	40
Year Built	1924	1986	1920
Gross SqFt	54,719	53,662	54,763
Estimated Gross Income	\$1,805,727	\$1,695,353	\$2,235,319
Gross Income per SqFt	\$33.00	\$31.60	\$40.80
Full Market Value	\$8,650,000	\$8,120,000	\$11,200,000
Market Value per SqFt	\$158.00	\$151.00	\$205.00
Distance from Cooperative in miles		0.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0033	1-01508-0001	
Address	1210 3 AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	48	70	
Year Built	1959	1913	
Gross SqFt	117,958	113,281	
Estimated Gross Income	\$3,774,656	\$3,191,711	
Gross Income per SqFt	\$32.00	\$28.20	
Full Market Value	\$18,100,000	\$15,300,000	
Market Value per SqFt	\$153.00	\$135.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0040	1-01417-0028	1-01561-0001
Address	1218 3 AVENUE	1191 2 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	191	205
Year Built	1962	1964	1964
Gross SqFt	212,118	207,284	210,428
Estimated Gross Income	\$6,575,658	\$5,780,380	\$4,694,955
Gross Income per SqFt	\$31.00	\$27.90	\$22.31
Full Market Value	\$31,500,000	\$27,700,000	\$20,400,000
Market Value per SqFt	\$149.00	\$134.00	\$97.00
Distance from Cooperative in miles		0.40	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0051	1-01517-0020	1-01521-0020
Address	975 LEXINGTON AVENUE	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	97	49
Year Built	1927	1927	1929
Gross SqFt	88,829	87,192	85,924
Estimated Gross Income	\$2,842,528	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$32.00	\$28.20	\$21.39
Full Market Value	\$13,600,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$153.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.90	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01405-0072	1-01473-0038	1-01418-0011
Address	733 PARK AVENUE	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	30	112	152
Year Built	1972	1959	1962
Gross SqFt	114,675	113,820	105,282
Estimated Gross Income	\$3,325,575	\$3,225,341	\$4,031,505
Gross Income per SqFt	\$29.00	\$28.30	\$38.30
Full Market Value	\$15,900,000	\$15,400,000	\$20,200,000
Market Value per SqFt	\$139.00	\$135.00	\$192.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0017	1-01417-0028	1-01527-0045
Address	976 LEXINGTON AVENUE	1191 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	112	191	246
Year Built	1959	1964	1980
Gross SqFt	208,800	207,284	205,261
Estimated Gross Income	\$6,585,552	\$5,780,380	\$8,968,163
Gross Income per SqFt	\$31.50	\$27.90	\$43.70
Full Market Value	\$31,500,000	\$27,700,000	\$45,000,000
Market Value per SqFt	\$151.00	\$134.00	\$219.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0041	1-01563-0004	1-01560-0001
Address	1230 3 AVENUE	1608 1 AVENUE	1540 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	182	314
Year Built	1962	1994	1980
Gross SqFt	306,968	302,854	302,049
Estimated Gross Income	\$10,743,880	\$12,980,770	\$12,850,402
Gross Income per SqFt	\$35.00	\$42.90	\$42.50
Full Market Value	\$51,500,000	\$65,100,000	\$64,400,000
Market Value per SqFt	\$168.00	\$215.00	\$213.00
Distance from Cooperative in miles		0.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0046	1-01532-0016	1-01415-0021
Address	164 EAST 72 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	44	111	108
Year Built	1926	1989	1940
Gross SqFt	101,415	104,440	103,304
Estimated Gross Income	\$3,245,280	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$32.00	\$38.40	\$26.90
Full Market Value	\$15,500,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$153.00	\$192.00	\$129.00
Distance from Cooperative in miles		0.80	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0050	1-01509-0020	1-01448-0001
Address	158 EAST 72 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	52	66
Year Built	1928	1922	1966
Gross SqFt	63,229	57,666	56,980
Estimated Gross Income	\$2,086,557	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$33.00	\$51.00	\$26.60
Full Market Value	\$9,990,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$158.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0061	1-01448-0045	
Address	132 EAST 72 STREET	310 EAST 74 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	16	60	
Year Built	1925	1938	
Gross SqFt	47,245	46,932	
Estimated Gross Income	\$1,606,330	\$1,161,746	
Gross Income per SqFt	\$34.00	\$24.75	
Full Market Value	\$7,690,000	\$5,040,000	
Market Value per SqFt	\$163.00	\$107.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0065	1-01496-0021	
Address	114 EAST 72 STREET	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	44	41	
Year Built	1963	1922	
Gross SqFt	112,900	113,052	
Estimated Gross Income	\$3,612,800	\$4,223,193	
Gross Income per SqFt	\$32.00	\$37.40	
Full Market Value	\$17,300,000	\$21,200,000	
Market Value per SqFt	\$153.00	\$188.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01406-0069	1-01460-0047	1-01516-0052
Address	751 PARK AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	129	154
Year Built	1914	1999	1963
Gross SqFt	130,533	138,500	128,132
Estimated Gross Income	\$4,046,523	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$31.00	\$42.40	\$28.00
Full Market Value	\$19,400,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$149.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.55	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0001	1-01406-0001	
Address	775 PARK AVENUE	737 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	48	120	
Year Built	1927	1940	
Gross SqFt	208,986	215,600	
Estimated Gross Income	\$5,747,115	\$6,199,050	
Gross Income per SqFt	\$27.50	\$28.80	
Full Market Value	\$27,500,000	\$29,700,000	
Market Value per SqFt	\$132.00	\$138.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0008	1-01531-0035	1-01406-0054
Address	117 EAST 72 STREET	228 EAST 86 STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	20	111	39
Year Built	1928	1986	1914
Gross SqFt	81,622	81,100	73,396
Estimated Gross Income	\$2,611,904	\$3,222,573	\$2,703,049
Gross Income per SqFt	\$32.00	\$39.70	\$36.80
Full Market Value	\$12,500,000	\$16,200,000	\$13,600,000
Market Value per SqFt	\$153.00	\$200.00	\$185.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0016	1-01418-0045	1-01421-0005
Address	1004 LEXINGTON AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	66	116	257
Year Built	1917	1968	1880
Gross SqFt	173,024	174,273	170,424
Estimated Gross Income	\$5,536,768	\$6,855,800	\$4,578,460
Gross Income per SqFt	\$32.00	\$39.30	\$26.90
Full Market Value	\$26,500,000	\$34,400,000	\$19,900,000
Market Value per SqFt	\$153.00	\$197.00	\$117.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0020	1-01448-0001	1-01531-0028
Address	1003 LEXINGTON AVENUE	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	16	66	40
Year Built	1924	1966	1920
Gross SqFt	56,126	56,980	54,763
Estimated Gross Income	\$1,852,158	\$1,516,068	\$2,235,319
Gross Income per SqFt	\$33.00	\$26.60	\$40.80
Full Market Value	\$8,870,000	\$6,580,000	\$11,200,000
Market Value per SqFt	\$158.00	\$115.00	\$205.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0026	1-01517-0020	1-01415-0021
Address	153 EAST 72 STREET	1327 LEXINGTON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	97	108
Year Built	1929	1927	1940
Gross SqFt	98,373	87,192	103,304
Estimated Gross Income	\$3,147,936	\$2,457,054	\$2,781,886
Gross Income per SqFt	\$32.00	\$28.20	\$26.90
Full Market Value	\$15,100,000	\$11,800,000	\$13,300,000
Market Value per SqFt	\$153.00	\$135.00	\$129.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0033	1-01424-0001	1-01541-0001
Address	1250 3 AVENUE	201 EAST 69 STREET	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	190	309	387
Year Built	1960	1927	1985
Gross SqFt	326,054	316,500	329,850
Estimated Gross Income	\$10,433,728	\$14,966,601	\$12,355,459
Gross Income per SqFt	\$32.00	\$47.30	\$37.50
Full Market Value	\$50,000,000	\$75,100,000	\$62,000,000
Market Value per SqFt	\$153.00	\$237.00	\$188.00
Distance from Cooperative in miles		0.20	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01407-0051	1-01517-0020	
Address	1017 LEXINGTON AVENUE	1327 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	46	97	
Year Built	1923	1927	
Gross SqFt	97,328	87,192	
Estimated Gross Income	\$3,114,496	\$2,457,054	
Gross Income per SqFt	\$32.00	\$28.20	
Full Market Value	\$14,900,000	\$11,800,000	
Market Value per SqFt	\$153.00	\$135.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0001	1-01460-0047	1-01511-0033
Address	785 PARK AVENUE	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	129	94
Year Built	1940	1999	1961
Gross SqFt	143,244	138,500	147,534
Estimated Gross Income	\$4,440,564	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$31.00	\$42.40	\$25.20
Full Market Value	\$21,300,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$149.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0020	1-01510-0020	1-01517-0050
Address	1019 LEXINGTON AVENUE	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	30	61	98
Year Built	1925	1987	1929
Gross SqFt	78,000	78,874	80,351
Estimated Gross Income	\$2,496,000	\$5,155,062	\$2,414,297
Gross Income per SqFt	\$32.00	\$65.00	\$30.00
Full Market Value	\$12,000,000	\$25,900,000	\$11,600,000
Market Value per SqFt	\$154.00	\$328.00	\$144.00
Distance from Cooperative in miles		0.40	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0022	1-01549-0024	1-01578-0023
Address	153 EAST 73 STREET	1653 1 AVENUE	40 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	36	46	43
Year Built	1923	1910	1920
Gross SqFt	39,581	36,237	34,792
Estimated Gross Income	\$1,345,754	\$1,316,765	\$974,577
Gross Income per SqFt	\$34.00	\$36.30	\$28.00
Full Market Value	\$6,450,000	\$6,600,000	\$4,670,000
Market Value per SqFt	\$163.00	\$182.00	\$134.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0033	1-01418-0045	1-01421-0005
Address	1270 3 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	119	116	257
Year Built	1958	1968	1880
Gross SqFt	177,975	174,273	170,424
Estimated Gross Income	\$5,695,200	\$6,855,800	\$4,578,460
Gross Income per SqFt	\$32.00	\$39.30	\$26.90
Full Market Value	\$27,300,000	\$34,400,000	\$19,900,000
Market Value per SqFt	\$153.00	\$197.00	\$117.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0040	1-01553-0027	1-01447-0023
Address	1280 3 AVENUE	1749 1 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	123	165	145
Year Built	1966	2002	1962
Gross SqFt	159,929	164,384	165,527
Estimated Gross Income	\$5,117,728	\$6,090,584	\$4,610,558
Gross Income per SqFt	\$32.00	\$37.10	\$27.90
Full Market Value	\$24,500,000	\$30,500,000	\$22,100,000
Market Value per SqFt	\$153.00	\$186.00	\$134.00
Distance from Cooperative in miles		0.90	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0041	1-01484-0001	
Address	168 EAST 74 STREET	1360 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	31	90	
Year Built	1926	1958	
Gross SqFt	61,051	60,775	
Estimated Gross Income	\$1,831,530	\$1,598,434	
Gross Income per SqFt	\$30.00	\$26.30	
Full Market Value	\$8,770,000	\$6,940,000	
Market Value per SqFt	\$144.00	\$114.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0066	1-01439-0023	
Address	112 EAST 74 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	23	61	
Year Built	1917	1996	
Gross SqFt	48,338	50,225	
Estimated Gross Income	\$1,595,154	\$2,215,646	
Gross Income per SqFt	\$33.00	\$44.10	
Full Market Value	\$7,640,000	\$11,100,000	
Market Value per SqFt	\$158.00	\$221.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01408-0071	1-01508-0001	
Address	791 PARK AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	32	70	
Year Built	1925	1913	
Gross SqFt	116,499	113,281	
Estimated Gross Income	\$3,727,968	\$3,191,711	
Gross Income per SqFt	\$32.00	\$28.20	
Full Market Value	\$17,900,000	\$15,300,000	
Market Value per SqFt	\$154.00	\$135.00	
Distance from Cooperative in miles		0.30	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0001	1-01516-0013	1-01511-0033
Address	799 PARK AVENUE	1290 LEXINGTON AVENUE	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	79	123	94
Year Built	1960	1962	1961
Gross SqFt	148,485	151,184	147,534
Estimated Gross Income	\$4,603,035	\$4,450,493	\$3,720,046
Gross Income per SqFt	\$31.00	\$29.40	\$25.20
Full Market Value	\$22,000,000	\$21,300,000	\$16,200,000
Market Value per SqFt	\$148.00	\$141.00	\$110.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0009	1-01439-0023	
Address	121 EAST 74 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	32	61	
Year Built	1928	1996	
Gross SqFt	49,196	50,225	
Estimated Gross Income	\$1,623,468	\$2,215,646	
Gross Income per SqFt	\$33.00	\$44.10	
Full Market Value	\$7,780,000	\$11,100,000	
Market Value per SqFt	\$158.00	\$221.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0032	1-01392-0065	1-01451-0040
Address	173 EAST 74 STREET	10 EAST 78 STREET	330 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	13	20
Year Built	1915	1910	1900
Gross SqFt	9,465	10,105	10,130
Estimated Gross Income	\$331,275	\$429,184	\$443,094
Gross Income per SqFt	\$35.00	\$42.50	\$43.70
Full Market Value	\$1,590,000	\$2,150,000	\$2,220,000
Market Value per SqFt	\$168.00	\$213.00	\$219.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0033	1-01494-0015	1-01415-0021
Address	177 EAST 74 STREET	1094 MADISON AVENUE	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	99	112	108
Year Built	1963	1911	1940
Gross SqFt	107,600	106,947	103,304
Estimated Gross Income	\$3,443,200	\$5,239,041	\$2,781,886
Gross Income per SqFt	\$32.00	\$49.00	\$26.90
Full Market Value	\$16,500,000	\$26,300,000	\$13,300,000
Market Value per SqFt	\$153.00	\$246.00	\$129.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0040	1-01427-0028	1-01447-0023
Address	1296 3 AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	141	149	145
Year Built	1961	1964	1962
Gross SqFt	162,750	166,432	165,527
Estimated Gross Income	\$5,289,375	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$32.50	\$31.30	\$27.90
Full Market Value	\$25,300,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$155.00	\$150.00	\$134.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0043	1-01485-0050	1-01398-0008
Address	188 EAST 75 STREET	1380 YORK AVENUE	107 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	41	15
Year Built	1924	1910	1920
Gross SqFt	16,870	16,037	17,250
Estimated Gross Income	\$607,320	\$590,731	\$543,376
Gross Income per SqFt	\$36.00	\$36.80	\$31.50
Full Market Value	\$3,050,000	\$2,960,000	\$2,600,000
Market Value per SqFt	\$181.00	\$185.00	\$151.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0061	1-01448-0001	1-01531-0028
Address	120 EAST 75 STREET	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	38	66	40
Year Built	1923	1966	1920
Gross SqFt	56,500	56,980	54,763
Estimated Gross Income	\$1,864,500	\$1,516,068	\$2,235,319
Gross Income per SqFt	\$33.00	\$26.60	\$40.80
Full Market Value	\$8,930,000	\$6,580,000	\$11,200,000
Market Value per SqFt	\$158.00	\$115.00	\$205.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01409-0069	1-01532-0016	1-01415-0021
Address	815 PARK AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	52	111	108
Year Built	1917	1989	1940
Gross SqFt	101,056	104,440	103,304
Estimated Gross Income	\$3,233,792	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$32.00	\$38.40	\$26.90
Full Market Value	\$15,500,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$153.00	\$192.00	\$129.00
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0005	1-01517-0058	1-01387-0056
Address	103 EAST 75 STREET	1328 LEXINGTON AVENUE	900 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	28	60	65
Year Built	1920	1936	1939
Gross SqFt	64,853	64,344	66,731
Estimated Gross Income	\$2,140,149	\$1,832,378	\$2,861,408
Gross Income per SqFt	\$33.00	\$28.50	\$42.90
Full Market Value	\$10,300,000	\$8,780,000	\$14,400,000
Market Value per SqFt	\$159.00	\$136.00	\$216.00
Distance from Cooperative in miles		0.65	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0009	1-01549-0024	1-01578-0023
Address	111 EAST 75 STREET	1653 1 AVENUE	40 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	38	46	43
Year Built	1925	1910	1920
Gross SqFt	36,301	36,237	34,792
Estimated Gross Income	\$1,125,331	\$1,316,765	\$974,577
Gross Income per SqFt	\$31.00	\$36.30	\$28.00
Full Market Value	\$5,390,000	\$6,600,000	\$4,670,000
Market Value per SqFt	\$148.00	\$182.00	\$134.00
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0014	1-01532-0016	1-01415-0021
Address	1056 LEXINGTON AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	111	111	108
Year Built	1962	1989	1940
Gross SqFt	103,004	104,440	103,304
Estimated Gross Income	\$3,296,128	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$32.00	\$38.40	\$26.90
Full Market Value	\$15,800,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$153.00	\$192.00	\$129.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0024	1-01429-0128	1-01468-0031
Address	157 EAST 75 STREET	244 EAST 75 STREET	490 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	12	24	26
Year Built	1910	1930	1910
Gross SqFt	13,040	12,882	13,482
Estimated Gross Income	\$482,480	\$547,649	\$438,374
Gross Income per SqFt	\$37.00	\$42.50	\$32.50
Full Market Value	\$2,420,000	\$2,750,000	\$2,100,000
Market Value per SqFt	\$186.00	\$213.00	\$156.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01410-0069	1-01532-0016	1-01415-0021
Address	829 PARK AVENUE	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	53	111	108
Year Built	1930	1989	1940
Gross SqFt	103,360	104,440	103,304
Estimated Gross Income	\$3,307,520	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$32.00	\$38.40	\$26.90
Full Market Value	\$15,800,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$153.00	\$192.00	\$129.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-0023	1-01527-0028	1-01410-0033
Address	151 EAST 76 STREET	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	121	182	114
Year Built	1959	1963	1962
Gross SqFt	182,015	189,612	181,549
Estimated Gross Income	\$5,824,480	\$4,603,948	\$6,118,140
Gross Income per SqFt	\$32.00	\$24.28	\$33.70
Full Market Value	\$27,900,000	\$20,000,000	\$29,300,000
Market Value per SqFt	\$153.00	\$105.00	\$161.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-0040	1-01410-0033	1-01527-0028
Address	1334 3 AVENUE	1308 3 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	173	114	182
Year Built	1957	1962	1963
Gross SqFt	195,441	181,549	189,612
Estimated Gross Income	\$6,156,391	\$6,118,140	\$4,603,948
Gross Income per SqFt	\$31.50	\$33.70	\$24.28
Full Market Value	\$29,500,000	\$29,300,000	\$20,000,000
Market Value per SqFt	\$151.00	\$161.00	\$105.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01411-0053	1-01410-0033	1-01418-0045
Address	1091 LEXINGTON AVENUE	1308 3 AVENUE	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	114	116
Year Built	1959	1962	1968
Gross SqFt	190,358	181,549	174,273
Estimated Gross Income	\$6,190,442	\$6,118,140	\$6,855,800
Gross Income per SqFt	\$32.50	\$33.70	\$39.30
Full Market Value	\$29,700,000	\$29,300,000	\$34,400,000
Market Value per SqFt	\$156.00	\$161.00	\$197.00
Distance from Cooperative in miles		0.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-0001	1-01448-0001	1-01531-0028
Address	865 PARK AVENUE	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	25	66	40
Year Built	1920	1966	1920
Gross SqFt	55,758	56,980	54,763
Estimated Gross Income	\$1,840,014	\$1,516,068	\$2,235,319
Gross Income per SqFt	\$33.00	\$26.60	\$40.80
Full Market Value	\$8,810,000	\$6,580,000	\$11,200,000
Market Value per SqFt	\$158.00	\$115.00	\$205.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01412-0071	1-01553-0027	1-01516-0013
Address	875 PARK AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	165	123
Year Built	1912	2002	1962
Gross SqFt	158,445	164,384	151,184
Estimated Gross Income	\$5,070,240	\$6,090,584	\$4,450,493
Gross Income per SqFt	\$32.00	\$37.10	\$29.40
Full Market Value	\$24,300,000	\$30,500,000	\$21,300,000
Market Value per SqFt	\$153.00	\$186.00	\$141.00
Distance from Cooperative in miles		0.75	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0001	1-01418-0045	1-01421-0005
Address	883 PARK AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	116	257
Year Built	1927	1968	1880
Gross SqFt	171,207	174,273	170,424
Estimated Gross Income	\$5,478,624	\$6,855,800	\$4,578,460
Gross Income per SqFt	\$32.00	\$39.30	\$26.90
Full Market Value	\$26,200,000	\$34,400,000	\$19,900,000
Market Value per SqFt	\$153.00	\$197.00	\$117.00
Distance from Cooperative in miles		0.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0004	1-01468-0039	1-01412-0012
Address	891 PARK AVENUE	410 EAST 74 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	15	56	40
Year Built	1931	1920	1929
Gross SqFt	29,000	28,560	29,500
Estimated Gross Income	\$957,000	\$993,363	\$1,242,149
Gross Income per SqFt	\$33.00	\$34.80	\$42.10
Full Market Value	\$4,580,000	\$4,760,000	\$6,230,000
Market Value per SqFt	\$158.00	\$167.00	\$211.00
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0027	1-01448-0001	1-01531-0028
Address	167 EAST 78 STREET	1404 2 AVENUE	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	39	66	40
Year Built	1928	1966	1920
Gross SqFt	55,883	56,980	54,763
Estimated Gross Income	\$1,844,139	\$1,516,068	\$2,235,319
Gross Income per SqFt	\$33.00	\$26.60	\$40.80
Full Market Value	\$8,830,000	\$6,580,000	\$11,200,000
Market Value per SqFt	\$158.00	\$115.00	\$205.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0040	1-01422-0048	1-01568-0001
Address	180 EAST 79 STREET	210 EAST 68 STREET	1700 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	135	210	213
Year Built	1930	1929	1964
Gross SqFt	243,000	243,802	227,259
Estimated Gross Income	\$7,290,000	\$10,626,884	\$5,330,656
Gross Income per SqFt	\$30.00	\$43.60	\$23.46
Full Market Value	\$34,900,000	\$53,300,000	\$23,100,000
Market Value per SqFt	\$144.00	\$219.00	\$102.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0045	1-01438-0014	1-01490-0015
Address	168 EAST 79 STREET	329 EAST 63 STREET	519 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	26	92	100
Year Built	1927	1920	1911
Gross SqFt	51,988	47,008	44,764
Estimated Gross Income	\$1,871,568	\$2,140,977	\$1,675,818
Gross Income per SqFt	\$36.00	\$45.50	\$37.40
Full Market Value	\$9,390,000	\$10,700,000	\$8,400,000
Market Value per SqFt	\$181.00	\$228.00	\$188.00
Distance from Cooperative in miles		0.80	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0050	1-01532-0016	1-01415-0021
Address	156 EAST 79 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	62	111	108
Year Built	1917	1989	1940
Gross SqFt	103,835	104,440	103,304
Estimated Gross Income	\$3,322,720	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$32.00	\$38.40	\$26.90
Full Market Value	\$15,900,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$153.00	\$192.00	\$129.00
Distance from Cooperative in miles		0.45	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0057	1-01473-0038	1-01418-0011
Address	136 EAST 79 STREET	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	25	112	152
Year Built	1929	1959	1962
Gross SqFt	107,231	113,820	105,282
Estimated Gross Income	\$3,109,699	\$3,225,341	\$4,031,505
Gross Income per SqFt	\$29.00	\$28.30	\$38.30
Full Market Value	\$14,900,000	\$15,400,000	\$20,200,000
Market Value per SqFt	\$139.00	\$135.00	\$192.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0064	1-01510-0020	1-01517-0050
Address	120 EAST 79 STREET	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	80	61	98
Year Built	1947	1987	1929
Gross SqFt	77,953	78,874	80,351
Estimated Gross Income	\$2,494,496	\$5,155,062	\$2,414,297
Gross Income per SqFt	\$32.00	\$65.00	\$30.00
Full Market Value	\$11,900,000	\$25,900,000	\$11,600,000
Market Value per SqFt	\$153.00	\$328.00	\$144.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01413-0071	1-01417-0028	
Address	893 PARK AVENUE	1191 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	44	191	
Year Built	1930	1964	
Gross SqFt	216,186	207,284	
Estimated Gross Income	\$6,701,766	\$5,780,380	
Gross Income per SqFt	\$31.00	\$27.90	
Full Market Value	\$32,100,000	\$27,700,000	
Market Value per SqFt	\$148.00	\$134.00	
Distance from Cooperative in miles		0.80	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01414-0030	1-01431-0032	1-01431-0033
Address	244 EAST 60 STREET	244 EAST 77 STREET	242 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	26	26
Year Built	1940	1920	1920
Gross SqFt	15,910	15,440	15,440
Estimated Gross Income	\$556,850	\$588,685	\$582,150
Gross Income per SqFt	\$35.00	\$38.10	\$37.70
Full Market Value	\$2,670,000	\$2,950,000	\$2,920,000
Market Value per SqFt	\$168.00	\$191.00	\$189.00
Distance from Cooperative in miles		0.85	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01417-0001	1-01427-0028	1-01447-0023
Address	201 EAST 62 STREET	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	149	145
Year Built	1963	1964	1962
Gross SqFt	163,496	166,432	165,527
Estimated Gross Income	\$5,313,620	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$32.50	\$31.30	\$27.90
Full Market Value	\$25,500,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$156.00	\$150.00	\$134.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01417-0042	1-01424-0004	1-01519-0040
Address	210 EAST 63 STREET	203 EAST 69 STREET	172 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	76	15	44
Year Built	1964	1980	1900
Gross SqFt	35,104	32,500	35,200
Estimated Gross Income	\$1,193,536	\$1,672,642	\$1,155,522
Gross Income per SqFt	\$34.00	\$51.00	\$32.80
Full Market Value	\$5,720,000	\$8,390,000	\$5,540,000
Market Value per SqFt	\$163.00	\$258.00	\$157.00
Distance from Cooperative in miles		0.35	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01418-0001	1-01553-0027	1-01516-0013
Address	1071 3 AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	165	123
Year Built	1963	2002	1962
Gross SqFt	158,500	164,384	151,184
Estimated Gross Income	\$5,230,500	\$6,090,584	\$4,450,493
Gross Income per SqFt	\$33.00	\$37.10	\$29.40
Full Market Value	\$25,100,000	\$30,500,000	\$21,300,000
Market Value per SqFt	\$158.00	\$186.00	\$141.00
Distance from Cooperative in miles		1.35	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01421-0001	1-01559-0019	1-01546-0001
Address	1131 3 AVENUE	1493 YORK AVENUE	303 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	260	250	263
Year Built	1961	1956	1977
Gross SqFt	272,440	277,073	268,750
Estimated Gross Income	\$10,080,280	\$9,598,974	\$10,754,611
Gross Income per SqFt	\$37.00	\$34.60	\$40.00
Full Market Value	\$50,600,000	\$46,000,000	\$53,900,000
Market Value per SqFt	\$186.00	\$166.00	\$201.00
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01421-0037	1-01532-0016	1-01415-0021
Address	220 EAST 67 STREET	241 EAST 86 STREET	1143 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	116	111	108
Year Built	1964	1989	1940
Gross SqFt	100,600	104,440	103,304
Estimated Gross Income	\$3,269,500	\$4,011,692	\$2,781,886
Gross Income per SqFt	\$32.50	\$38.40	\$26.90
Full Market Value	\$15,700,000	\$20,100,000	\$13,300,000
Market Value per SqFt	\$156.00	\$192.00	\$129.00
Distance from Cooperative in miles		1.00	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-0006	1-01531-0035	1-01490-0122
Address	205 EAST 69 STREET	228 EAST 86 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	76	111	87
Year Built	1929	1986	1940
Gross SqFt	82,306	81,100	75,854
Estimated Gross Income	\$2,798,404	\$3,222,573	\$2,771,467
Gross Income per SqFt	\$34.00	\$39.70	\$36.50
Full Market Value	\$13,400,000	\$16,200,000	\$13,900,000
Market Value per SqFt	\$163.00	\$200.00	\$183.00
Distance from Cooperative in miles		0.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01424-0041	1-01441-0014	1-01453-0035
Address	208 EAST 70 STREET	321 EAST 66 STREET	334 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	36	45	46
Year Built	1970	1959	1920
Gross SqFt	27,888	27,210	27,124
Estimated Gross Income	\$920,304	\$725,926	\$983,986
Gross Income per SqFt	\$33.00	\$26.70	\$36.30
Full Market Value	\$4,410,000	\$3,150,000	\$4,930,000
Market Value per SqFt	\$158.00	\$116.00	\$182.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01425-0029	1-01392-0047	1-01467-0015
Address	230 EAST 71 STREET	50 EAST 78 STREET	421 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	60	48	19
Year Built	1929	1936	1910
Gross SqFt	51,270	52,356	10,625
Estimated Gross Income	\$1,845,720	\$2,250,690	\$397,856
Gross Income per SqFt	\$36.00	\$43.00	\$37.40
Full Market Value	\$9,260,000	\$11,300,000	\$2,000,000
Market Value per SqFt	\$181.00	\$216.00	\$188.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01425-0035	1-01411-0031	
Address	222 EAST 71 STREET	191 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	24	40	
Year Built	1925	1960	
Gross SqFt	25,398	24,206	
Estimated Gross Income	\$838,134	\$1,288,728	
Gross Income per SqFt	\$33.00	\$53.00	
Full Market Value	\$4,010,000	\$6,460,000	
Market Value per SqFt	\$158.00	\$267.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0001	1-01417-0028	1-01418-0045
Address	1251 3 AVENUE	1191 2 AVENUE	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	152	191	116
Year Built	1966	1964	1968
Gross SqFt	206,504	207,284	174,273
Estimated Gross Income	\$6,711,380	\$5,780,380	\$6,855,800
Gross Income per SqFt	\$32.50	\$27.90	\$39.30
Full Market Value	\$32,100,000	\$27,700,000	\$34,400,000
Market Value per SqFt	\$155.00	\$134.00	\$197.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0007	1-01531-0035	1-01517-0050
Address	215 EAST 72 STREET	228 EAST 86 STREET	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	34	111	98
Year Built	1929	1986	1929
Gross SqFt	81,338	81,100	80,351
Estimated Gross Income	\$2,765,492	\$3,222,573	\$2,414,297
Gross Income per SqFt	\$34.00	\$39.70	\$30.00
Full Market Value	\$13,200,000	\$16,200,000	\$11,600,000
Market Value per SqFt	\$162.00	\$200.00	\$144.00
Distance from Cooperative in miles		0.65	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0018	1-01508-0001	
Address	245 EAST 72 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	125	70	
Year Built	1930	1913	
Gross SqFt	117,882	113,281	
Estimated Gross Income	\$3,300,696	\$3,191,711	
Gross Income per SqFt	\$28.00	\$28.20	
Full Market Value	\$15,800,000	\$15,300,000	
Market Value per SqFt	\$134.00	\$135.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0030	1-01490-0122	1-01425-0017
Address	230 EAST 73 STREET	555 EAST 78 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	92	87	91
Year Built	1937	1940	1961
Gross SqFt	89,281	75,854	83,220
Estimated Gross Income	\$2,856,992	\$2,771,467	\$2,607,460
Gross Income per SqFt	\$32.00	\$36.50	\$31.30
Full Market Value	\$13,700,000	\$13,900,000	\$12,500,000
Market Value per SqFt	\$153.00	\$183.00	\$150.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0034	1-01425-0017	1-01490-0122
Address	220 EAST 73 STREET	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	92	91	87
Year Built	1932	1961	1940
Gross SqFt	90,700	83,220	75,854
Estimated Gross Income	\$2,902,400	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$32.00	\$31.30	\$36.50
Full Market Value	\$13,900,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$153.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.10	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01427-0038	1-01437-0041	1-01490-0122
Address	210 EAST 73 STREET	330 EAST 63 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	81	90	87
Year Built	1929	1949	1940
Gross SqFt	75,133	70,992	75,854
Estimated Gross Income	\$2,253,990	\$1,826,325	\$2,771,467
Gross Income per SqFt	\$30.00	\$25.70	\$36.50
Full Market Value	\$10,800,000	\$7,930,000	\$13,900,000
Market Value per SqFt	\$144.00	\$112.00	\$183.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0009	1-01472-0022	1-01409-0021
Address	215 EAST 73 STREET	1453 YORK AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	73	96	35
Year Built	1930	1958	1923
Gross SqFt	74,726	75,936	71,189
Estimated Gross Income	\$2,391,232	\$2,456,604	\$2,048,170
Gross Income per SqFt	\$32.00	\$32.40	\$28.80
Full Market Value	\$11,500,000	\$11,800,000	\$9,810,000
Market Value per SqFt	\$154.00	\$155.00	\$138.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0013	1-01490-0122	1-01425-0017
Address	225 EAST 73 STREET	555 EAST 78 STREET	225 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	88	87	91
Year Built	1932	1940	1961
Gross SqFt	89,016	75,854	83,220
Estimated Gross Income	\$2,848,512	\$2,771,467	\$2,607,460
Gross Income per SqFt	\$32.00	\$36.50	\$31.30
Full Market Value	\$13,600,000	\$13,900,000	\$12,500,000
Market Value per SqFt	\$153.00	\$183.00	\$150.00
Distance from Cooperative in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0017	1-01425-0017	1-01490-0122
Address	235 EAST 73 STREET	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	84	91	87
Year Built	1936	1961	1940
Gross SqFt	88,955	83,220	75,854
Estimated Gross Income	\$2,846,560	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$32.00	\$31.30	\$36.50
Full Market Value	\$13,600,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$153.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01428-0045	1-01410-0033	1-01463-0021
Address	1285 3 AVENUE	1308 3 AVENUE	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	155	114	213
Year Built	1962	1962	1957
Gross SqFt	194,856	181,549	182,345
Estimated Gross Income	\$6,137,964	\$6,118,140	\$5,150,558
Gross Income per SqFt	\$31.50	\$33.70	\$28.20
Full Market Value	\$29,400,000	\$29,300,000	\$24,700,000
Market Value per SqFt	\$151.00	\$161.00	\$135.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01429-0005	1-01438-0049	1-01438-0006
Address	207 EAST 74 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	120	105	111
Year Built	1963	1996	1931
Gross SqFt	147,000	135,647	164,567
Estimated Gross Income	\$4,410,000	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$30.00	\$59.00	\$42.00
Full Market Value	\$21,100,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$144.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01429-0013	1-01425-0017	1-01490-0122
Address	225 EAST 74 STREET	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	84	91	87
Year Built	1938	1961	1940
Gross SqFt	86,988	83,220	75,854
Estimated Gross Income	\$2,783,616	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$32.00	\$31.30	\$36.50
Full Market Value	\$13,300,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$153.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0001	1-01553-0039	1-01554-0041
Address	1329 3 AVENUE	320 EAST 91 STREET	316 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	34	35
Year Built	1910	1910	1915
Gross SqFt	23,000	21,460	20,909
Estimated Gross Income	\$1,035,000	\$815,136	\$928,565
Gross Income per SqFt	\$45.00	\$38.00	\$44.40
Full Market Value	\$5,190,000	\$4,090,000	\$4,660,000
Market Value per SqFt	\$226.00	\$191.00	\$223.00
Distance from Cooperative in miles		0.75	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0011	1-01431-0043	1-01448-0037
Address	221 EAST 76 STREET	204 EAST 77 STREET	334 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	43	31	35
Year Built	1929	1940	1914
Gross SqFt	21,162	21,120	20,490
Estimated Gross Income	\$698,346	\$554,864	\$808,625
Gross Income per SqFt	\$33.00	\$26.30	\$39.50
Full Market Value	\$3,350,000	\$2,410,000	\$4,060,000
Market Value per SqFt	\$158.00	\$114.00	\$198.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0013	1-01391-0002	1-01416-0012
Address	225 EAST 76 STREET	952 5 AVENUE	223 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	47	38	48
Year Built	1962	1923	1942
Gross SqFt	39,375	39,030	39,510
Estimated Gross Income	\$1,299,375	\$1,577,218	\$985,358
Gross Income per SqFt	\$33.00	\$40.40	\$24.94
Full Market Value	\$6,220,000	\$7,910,000	\$4,280,000
Market Value per SqFt	\$158.00	\$203.00	\$108.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01431-0021	1-01517-0050	1-01510-0020
Address	1463 2 AVENUE	1329 LEXINGTON AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	100	98	61
Year Built	1959	1929	1987
Gross SqFt	80,080	80,351	78,874
Estimated Gross Income	\$2,482,480	\$2,414,297	\$5,155,062
Gross Income per SqFt	\$31.00	\$30.00	\$65.00
Full Market Value	\$11,900,000	\$11,600,000	\$25,900,000
Market Value per SqFt	\$149.00	\$144.00	\$328.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0001	1-01460-0047	1-01516-0052
Address	201 EAST 77 STREET	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	99	129	154
Year Built	1965	1999	1963
Gross SqFt	132,445	138,500	128,132
Estimated Gross Income	\$3,907,127	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$29.50	\$42.40	\$28.00
Full Market Value	\$18,700,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$141.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.65	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0005	1-01437-0041	1-01490-0122
Address	205 EAST 77 STREET	330 EAST 63 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	113	90	87
Year Built	1962	1949	1940
Gross SqFt	77,928	70,992	75,854
Estimated Gross Income	\$2,337,840	\$1,826,325	\$2,771,467
Gross Income per SqFt	\$30.00	\$25.70	\$36.50
Full Market Value	\$11,200,000	\$7,930,000	\$13,900,000
Market Value per SqFt	\$144.00	\$112.00	\$183.00
Distance from Cooperative in miles		0.75	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0017	1-01416-0021	1-01520-0056
Address	243 EAST 77 STREET	1161 2 AVENUE	140 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	15	26	15
Year Built	1910	1900	1914
Gross SqFt	12,220	13,413	11,992
Estimated Gross Income	\$488,800	\$613,472	\$584,754
Gross Income per SqFt	\$40.00	\$45.70	\$48.80
Full Market Value	\$2,450,000	\$3,080,000	\$2,930,000
Market Value per SqFt	\$200.00	\$230.00	\$244.00
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0036	1-01447-0039	1-01451-0012
Address	236 EAST 78 STREET	322 EAST 73 STREET	345 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	24	20	32
Year Built	1910	1910	1910
Gross SqFt	11,334	11,544	12,032
Estimated Gross Income	\$408,024	\$384,663	\$500,546
Gross Income per SqFt	\$36.00	\$33.30	\$41.60
Full Market Value	\$2,050,000	\$1,840,000	\$2,510,000
Market Value per SqFt	\$181.00	\$159.00	\$209.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01432-0045	1-01418-0045	1-01421-0005
Address	1359 3 AVENUE	1081 3 AVENUE	205 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	128	116	257
Year Built	1965	1968	1880
Gross SqFt	175,671	174,273	170,424
Estimated Gross Income	\$5,445,801	\$6,855,800	\$4,578,460
Gross Income per SqFt	\$31.00	\$39.30	\$26.90
Full Market Value	\$26,100,000	\$34,400,000	\$19,900,000
Market Value per SqFt	\$149.00	\$197.00	\$117.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0007	1-01437-0022	
Address	221 EAST 78 STREET	359 EAST 62 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	54	54	
Year Built	1948	1930	
Gross SqFt	46,230	46,356	
Estimated Gross Income	\$1,433,130	\$1,294,331	
Gross Income per SqFt	\$31.00	\$27.90	
Full Market Value	\$6,860,000	\$6,200,000	
Market Value per SqFt	\$148.00	\$134.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0012	1-01435-0021	1-01428-0104
Address	223 EAST 78 STREET	347 EAST 60 STREET	205 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	16
Year Built	1910	1910	1910
Gross SqFt	7,500	7,550	7,512
Estimated Gross Income	\$262,500	\$3,183,608	\$272,397
Gross Income per SqFt	\$35.00	\$422.00	\$36.30
Full Market Value	\$1,260,000	\$16,000,000	\$1,370,000
Market Value per SqFt	\$168.00	\$2,119.00	\$182.00
Distance from Cooperative in miles		0.90	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0031	1-01471-0003	1-01548-0036
Address	240 EAST 79 STREET	1470 1 AVENUE	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	84	75
Year Built	1929	1975	1961
Gross SqFt	63,488	63,862	62,990
Estimated Gross Income	\$2,158,592	\$2,065,833	\$1,991,884
Gross Income per SqFt	\$34.00	\$32.30	\$31.60
Full Market Value	\$10,300,000	\$9,900,000	\$9,540,000
Market Value per SqFt	\$162.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01433-0034	1-01517-0020	1-01521-0020
Address	230 EAST 79 STREET	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	110	97	49
Year Built	1964	1927	1929
Gross SqFt	88,231	87,192	85,924
Estimated Gross Income	\$2,735,161	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$31.00	\$28.20	\$21.39
Full Market Value	\$13,100,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$148.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01436-0019	1-01392-0065	1-01451-0040
Address	345 EAST 61 STREET	10 EAST 78 STREET	330 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	13	20
Year Built	1900	1910	1900
Gross SqFt	8,710	10,105	10,130
Estimated Gross Income	\$304,850	\$429,184	\$443,094
Gross Income per SqFt	\$35.00	\$42.50	\$43.70
Full Market Value	\$1,460,000	\$2,150,000	\$2,220,000
Market Value per SqFt	\$168.00	\$213.00	\$219.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01437-0001	1-01583-0050	1-01496-0021
Address	1180 2 AVENUE	1654 YORK AVENUE	1125 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	131	104	41
Year Built	1959	1963	1922
Gross SqFt	120,328	121,500	113,052
Estimated Gross Income	\$3,850,496	\$2,436,032	\$4,223,193
Gross Income per SqFt	\$32.00	\$20.05	\$37.40
Full Market Value	\$18,400,000	\$10,600,000	\$21,200,000
Market Value per SqFt	\$153.00	\$87.00	\$188.00
Distance from Cooperative in miles		1.25	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01438-0001	1-01460-0047	1-01511-0033
Address	1202 2 AVENUE	400 EAST 66 STREET	1450 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	171	129	94
Year Built	1959	1999	1961
Gross SqFt	146,061	138,500	147,534
Estimated Gross Income	\$4,673,952	\$5,876,391	\$3,720,046
Gross Income per SqFt	\$32.00	\$42.40	\$25.20
Full Market Value	\$22,400,000	\$29,500,000	\$16,200,000
Market Value per SqFt	\$153.00	\$213.00	\$110.00
Distance from Cooperative in miles		0.15	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01439-0001	1-01527-0028	1-01418-0045
Address	1222 2 AVENUE	1571 2 AVENUE	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	140	182	116
Year Built	1963	1963	1968
Gross SqFt	183,013	189,612	174,273
Estimated Gross Income	\$5,947,922	\$4,603,948	\$6,855,800
Gross Income per SqFt	\$32.50	\$24.28	\$39.30
Full Market Value	\$28,500,000	\$20,000,000	\$34,400,000
Market Value per SqFt	\$156.00	\$105.00	\$197.00
Distance from Cooperative in miles		0.85	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01440-0005	1-01438-0049	1-01438-0006
Address	315 EAST 65 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	132	105	111
Year Built	1962	1996	1931
Gross SqFt	143,590	135,647	164,567
Estimated Gross Income	\$4,594,880	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$32.00	\$59.00	\$42.00
Full Market Value	\$22,000,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$153.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01441-0017	1-01438-0049	1-01438-0006
Address	333 EAST 66 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	191	105	111
Year Built	1964	1996	1931
Gross SqFt	151,009	135,647	164,567
Estimated Gross Income	\$4,832,288	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$32.00	\$59.00	\$42.00
Full Market Value	\$23,100,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$153.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01441-0033	1-01441-0037	1-01485-0010
Address	338 EAST 67 STREET	332 EAST 67 STREET	511 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	26	25	30
Year Built	1920	1910	1920
Gross SqFt	17,736	17,286	15,593
Estimated Gross Income	\$603,024	\$568,557	\$546,412
Gross Income per SqFt	\$34.00	\$32.90	\$35.00
Full Market Value	\$2,890,000	\$2,720,000	\$2,620,000
Market Value per SqFt	\$163.00	\$157.00	\$168.00
Distance from Cooperative in miles		0.00	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01443-0001	1-01424-0001	1-01541-0001
Address	1296 2 AVENUE	201 EAST 69 STREET	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	296	309	387
Year Built	1931	1927	1985
Gross SqFt	324,854	316,500	329,850
Estimated Gross Income	\$10,395,328	\$14,966,601	\$12,355,459
Gross Income per SqFt	\$32.00	\$47.30	\$37.50
Full Market Value	\$49,800,000	\$75,100,000	\$62,000,000
Market Value per SqFt	\$153.00	\$237.00	\$188.00
Distance from Cooperative in miles		0.15	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01443-0011	1-01438-0049	1-01438-0006
Address	333 EAST 68 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	64	105	111
Year Built	1928	1996	1931
Gross SqFt	132,611	135,647	164,567
Estimated Gross Income	\$4,243,552	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$32.00	\$59.00	\$42.00
Full Market Value	\$20,300,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$153.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0008	1-01521-0020	
Address	315 EAST 69 STREET	145 EAST 92 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	138	49	
Year Built	1961	1929	
Gross SqFt	88,198	85,924	
Estimated Gross Income	\$2,822,336	\$1,838,155	
Gross Income per SqFt	\$32.00	\$21.39	
Full Market Value	\$13,500,000	\$7,980,000	
Market Value per SqFt	\$153.00	\$93.00	
Distance from Cooperative in miles		1.20	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0015	1-01424-0010	1-01438-0006
Address	333 EAST 69 STREET	219 EAST 69 STREET	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	116	145	111
Year Built	1963	1957	1931
Gross SqFt	160,311	163,875	164,567
Estimated Gross Income	\$5,129,952	\$4,494,195	\$6,913,219
Gross Income per SqFt	\$32.00	\$27.40	\$42.00
Full Market Value	\$24,600,000	\$21,500,000	\$34,700,000
Market Value per SqFt	\$153.00	\$131.00	\$211.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0023	1-01460-0047	1-01516-0052
Address	1285 1 AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	136	129	154
Year Built	1963	1999	1963
Gross SqFt	134,070	138,500	128,132
Estimated Gross Income	\$4,290,240	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$32.00	\$42.40	\$28.00
Full Market Value	\$20,600,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$154.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.25	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0031	1-01424-0004	
Address	330 EAST 70 STREET	203 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	74	15	
Year Built	1957	1980	
Gross SqFt	35,532	32,500	
Estimated Gross Income	\$1,137,024	\$1,672,642	
Gross Income per SqFt	\$32.00	\$51.00	
Full Market Value	\$5,450,000	\$8,390,000	
Market Value per SqFt	\$153.00	\$258.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01444-0043	1-01508-0001	
Address	310 EAST 70 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	136	70	
Year Built	1959	1913	
Gross SqFt	119,000	113,281	
Estimated Gross Income	\$3,808,000	\$3,191,711	
Gross Income per SqFt	\$32.00	\$28.20	
Full Market Value	\$18,200,000	\$15,300,000	
Market Value per SqFt	\$153.00	\$135.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01445-0007	1-01460-0047	1-01516-0052
Address	315 EAST 70 STREET	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	129	154
Year Built	1960	1999	1963
Gross SqFt	132,748	138,500	128,132
Estimated Gross Income	\$4,247,936	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$32.00	\$42.40	\$28.00
Full Market Value	\$20,300,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$153.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0008	1-01425-0017	1-01490-0122
Address	311 EAST 71 STREET	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	96	91	87
Year Built	1962	1961	1940
Gross SqFt	80,056	83,220	75,854
Estimated Gross Income	\$2,561,792	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$32.00	\$31.30	\$36.50
Full Market Value	\$12,300,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$154.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0012	1-01444-0013	1-01378-0066
Address	321 EAST 71 STREET	321 EAST 69 STREET	4 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	39	39	25
Year Built	1940	1920	1900
Gross SqFt	19,040	19,600	19,590
Estimated Gross Income	\$723,520	\$934,166	\$703,716
Gross Income per SqFt	\$38.00	\$47.70	\$35.90
Full Market Value	\$3,630,000	\$4,680,000	\$3,370,000
Market Value per SqFt	\$191.00	\$239.00	\$172.00
Distance from Cooperative in miles		0.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0023	1-01418-0021	
Address	1325 1 AVENUE	1201 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	465	547	
Year Built	1963	1963	
Gross SqFt	560,525	566,083	
Estimated Gross Income	\$16,255,225	\$20,392,634	
Gross Income per SqFt	\$29.00	\$36.00	
Full Market Value	\$77,900,000	\$102,000,000	
Market Value per SqFt	\$139.00	\$180.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0038	1-01517-0020	1-01521-0020
Address	340 EAST 72 STREET	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	35	97	49
Year Built	1930	1927	1929
Gross SqFt	90,247	87,192	85,924
Estimated Gross Income	\$2,887,904	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$32.00	\$28.20	\$21.39
Full Market Value	\$13,800,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$153.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.90	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01446-0042	1-01438-0049	1-01438-0006
Address	320 EAST 72 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	105	111
Year Built	1930	1996	1931
Gross SqFt	132,385	135,647	164,567
Estimated Gross Income	\$4,236,320	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$32.00	\$59.00	\$42.00
Full Market Value	\$20,300,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$153.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0009	1-01455-0013	1-01417-0028
Address	315 EAST 72 STREET	421 EAST 60 STREET	1191 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	219	234	191
Year Built	1958	2001	1964
Gross SqFt	276,481	307,000	207,284
Estimated Gross Income	\$8,294,430	\$12,749,409	\$5,780,380
Gross Income per SqFt	\$30.00	\$41.50	\$27.90
Full Market Value	\$39,700,000	\$63,900,000	\$27,700,000
Market Value per SqFt	\$144.00	\$208.00	\$134.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0013	1-01425-0017	1-01490-0122
Address	325 EAST 72 STREET	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	60	91	87
Year Built	1927	1961	1940
Gross SqFt	84,823	83,220	75,854
Estimated Gross Income	\$2,714,336	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$32.00	\$31.30	\$36.50
Full Market Value	\$13,000,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$153.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0019	1-01426-0029	1-01418-0011
Address	353 EAST 72 STREET	242 EAST 72 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	71	152
Year Built	1975	1930	1962
Gross SqFt	102,593	97,750	105,282
Estimated Gross Income	\$3,385,569	\$2,805,654	\$4,031,505
Gross Income per SqFt	\$33.00	\$28.70	\$38.30
Full Market Value	\$16,200,000	\$13,400,000	\$20,200,000
Market Value per SqFt	\$158.00	\$137.00	\$192.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0036	1-01470-0032	1-01448-0011
Address	328 EAST 73 STREET	434 EAST 76 STREET	315 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	23	20
Year Built	1910	1910	1910
Gross SqFt	9,620	9,655	9,530
Estimated Gross Income	\$336,700	\$307,535	\$405,474
Gross Income per SqFt	\$35.00	\$31.90	\$42.50
Full Market Value	\$1,610,000	\$1,470,000	\$2,030,000
Market Value per SqFt	\$167.00	\$152.00	\$213.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0037	1-01470-0032	1-01448-0011
Address	326 EAST 73 STREET	434 EAST 76 STREET	315 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	23	20
Year Built	1910	1910	1910
Gross SqFt	9,620	9,655	9,530
Estimated Gross Income	\$336,700	\$307,535	\$405,474
Gross Income per SqFt	\$35.00	\$31.90	\$42.50
Full Market Value	\$1,610,000	\$1,470,000	\$2,030,000
Market Value per SqFt	\$167.00	\$152.00	\$213.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0046	1-01469-0008	1-01560-0012
Address	308 EAST 73 STREET	409 EAST 74 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	14	20	20
Year Built	1910	1910	1925
Gross SqFt	9,000	9,055	9,295
Estimated Gross Income	\$306,000	\$309,040	\$315,553
Gross Income per SqFt	\$34.00	\$34.10	\$33.90
Full Market Value	\$1,470,000	\$1,480,000	\$1,510,000
Market Value per SqFt	\$163.00	\$163.00	\$162.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01447-0047	1-01444-0013	1-01447-0031
Address	304 EAST 73 STREET	321 EAST 69 STREET	336 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	39	39
Year Built	1910	1920	1910
Gross SqFt	19,376	19,600	19,730
Estimated Gross Income	\$697,536	\$934,166	\$575,667
Gross Income per SqFt	\$36.00	\$47.70	\$29.20
Full Market Value	\$3,500,000	\$4,680,000	\$2,760,000
Market Value per SqFt	\$181.00	\$239.00	\$140.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0003	1-01465-0001	1-01422-0021
Address	1408 2 AVENUE	1306 1 AVENUE	1283 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	243	429	176
Year Built	1967	1979	1973
Gross SqFt	350,000	357,785	348,130
Estimated Gross Income	\$10,850,000	\$15,258,540	\$10,769,786
Gross Income per SqFt	\$31.00	\$42.60	\$30.90
Full Market Value	\$52,000,000	\$76,500,000	\$51,600,000
Market Value per SqFt	\$149.00	\$214.00	\$148.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0012	1-01472-0006	1-01448-0011
Address	317 EAST 73 STREET	405 EAST 77 STREET	315 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	20
Year Built	1910	1910	1910
Gross SqFt	9,530	9,580	9,530
Estimated Gross Income	\$328,785	\$281,084	\$405,474
Gross Income per SqFt	\$34.50	\$29.30	\$42.50
Full Market Value	\$1,570,000	\$1,350,000	\$2,030,000
Market Value per SqFt	\$165.00	\$141.00	\$213.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0013	1-01470-0032	1-01448-0011
Address	319 EAST 73 STREET	434 EAST 76 STREET	315 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	23	20
Year Built	1910	1910	1910
Gross SqFt	9,585	9,655	9,530
Estimated Gross Income	\$335,475	\$307,535	\$405,474
Gross Income per SqFt	\$35.00	\$31.90	\$42.50
Full Market Value	\$1,610,000	\$1,470,000	\$2,030,000
Market Value per SqFt	\$168.00	\$152.00	\$213.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0017	1-01438-0049	1-01438-0006
Address	345 EAST 73 STREET	1218 2 AVENUE	305 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	143	105	111
Year Built	1961	1996	1931
Gross SqFt	154,506	135,647	164,567
Estimated Gross Income	\$4,635,180	\$7,994,248	\$6,913,219
Gross Income per SqFt	\$30.00	\$59.00	\$42.00
Full Market Value	\$22,200,000	\$40,100,000	\$34,700,000
Market Value per SqFt	\$144.00	\$296.00	\$211.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01448-0041	1-01452-0017	1-01453-0011
Address	328 EAST 74 STREET	339 EAST 77 STREET	317 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	18	16	16
Year Built	1910	1910	1910
Gross SqFt	6,875	6,716	7,176
Estimated Gross Income	\$272,250	\$222,658	\$245,485
Gross Income per SqFt	\$39.60	\$33.20	\$34.20
Full Market Value	\$1,370,000	\$1,070,000	\$1,180,000
Market Value per SqFt	\$199.00	\$159.00	\$164.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-0001	1-01460-0047	1-01516-0052
Address	1440 2 AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	140	129	154
Year Built	1966	1999	1963
Gross SqFt	128,255	138,500	128,132
Estimated Gross Income	\$4,232,415	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$33.00	\$42.40	\$28.00
Full Market Value	\$20,300,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$158.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-0008	1-01468-0039	1-01412-0012
Address	311 EAST 75 STREET	410 EAST 74 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	64	56	40
Year Built	1930	1920	1929
Gross SqFt	31,211	28,560	29,500
Estimated Gross Income	\$1,123,596	\$993,363	\$1,242,149
Gross Income per SqFt	\$36.00	\$34.80	\$42.10
Full Market Value	\$5,630,000	\$4,760,000	\$6,230,000
Market Value per SqFt	\$180.00	\$167.00	\$211.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01450-0023	1-01426-0044	1-01465-0021
Address	1445 1 AVENUE	206 EAST 72 STREET	1313 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	374	442	442
Year Built	1966	1979	1966
Gross SqFt	388,735	377,297	400,612
Estimated Gross Income	\$12,050,785	\$18,503,619	\$11,203,842
Gross Income per SqFt	\$31.00	\$49.00	\$28.00
Full Market Value	\$57,700,000	\$92,800,000	\$53,700,000
Market Value per SqFt	\$148.00	\$246.00	\$134.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0023	1-01417-0028	1-01561-0001
Address	1461 1 AVENUE	1191 2 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	218	191	205
Year Built	1963	1964	1964
Gross SqFt	217,143	207,284	210,428
Estimated Gross Income	\$6,731,433	\$5,780,380	\$4,694,955
Gross Income per SqFt	\$31.00	\$27.90	\$22.31
Full Market Value	\$32,200,000	\$27,700,000	\$20,400,000
Market Value per SqFt	\$148.00	\$134.00	\$97.00
Distance from Cooperative in miles		0.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0031	1-01393-0040	1-01439-0009
Address	350 EAST 77 STREET	74 EAST 79 STREET	325 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	80	42	90
Year Built	1920	1899	1920
Gross SqFt	66,962	62,472	67,390
Estimated Gross Income	\$2,209,746	\$2,944,086	\$2,351,573
Gross Income per SqFt	\$33.00	\$47.10	\$34.90
Full Market Value	\$10,600,000	\$14,800,000	\$11,300,000
Market Value per SqFt	\$158.00	\$237.00	\$168.00
Distance from Cooperative in miles		0.45	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0037	1-01467-0011	1-01451-0006
Address	336 EAST 77 STREET	417 EAST 72 STREET	305 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	19	21	15
Year Built	1910	1910	1920
Gross SqFt	10,060	9,945	10,020
Estimated Gross Income	\$291,740	\$347,384	\$287,050
Gross Income per SqFt	\$29.00	\$34.90	\$28.60
Full Market Value	\$1,400,000	\$1,660,000	\$1,380,000
Market Value per SqFt	\$139.00	\$167.00	\$138.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0038	1-01467-0011	1-01451-0006
Address	334 EAST 77 STREET	417 EAST 72 STREET	305 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	19	21	15
Year Built	1910	1910	1920
Gross SqFt	10,060	9,945	10,020
Estimated Gross Income	\$291,740	\$347,384	\$287,050
Gross Income per SqFt	\$29.00	\$34.90	\$28.60
Full Market Value	\$1,400,000	\$1,660,000	\$1,380,000
Market Value per SqFt	\$139.00	\$167.00	\$138.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0039	1-01467-0011	1-01451-0006
Address	332 EAST 77 STREET	417 EAST 72 STREET	305 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	19	21	15
Year Built	1910	1910	1920
Gross SqFt	10,060	9,945	10,020
Estimated Gross Income	\$291,740	\$347,384	\$287,050
Gross Income per SqFt	\$29.00	\$34.90	\$28.60
Full Market Value	\$1,400,000	\$1,660,000	\$1,380,000
Market Value per SqFt	\$139.00	\$167.00	\$138.00
Distance from Cooperative in miles		0.25	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01451-0041	1-01435-0021	1-01450-0016
Address	328 EAST 77 STREET	347 EAST 60 STREET	327 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	16
Year Built	1910	1910	1910
Gross SqFt	7,585	7,550	7,612
Estimated Gross Income	\$227,550	\$3,183,608	\$223,278
Gross Income per SqFt	\$30.00	\$422.00	\$29.30
Full Market Value	\$1,090,000	\$16,000,000	\$1,070,000
Market Value per SqFt	\$144.00	\$2,119.00	\$141.00
Distance from Cooperative in miles		0.80	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01452-0006	1-01472-0034	1-01424-0029
Address	315 EAST 77 STREET	440 EAST 78 STREET	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	47	50
Year Built	1928	1936	1921
Gross SqFt	43,878	44,856	41,898
Estimated Gross Income	\$1,579,608	\$1,271,765	\$1,669,663
Gross Income per SqFt	\$36.00	\$28.40	\$39.90
Full Market Value	\$7,920,000	\$6,090,000	\$8,370,000
Market Value per SqFt	\$181.00	\$136.00	\$200.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01452-0010	1-01392-0047	1-01445-0035
Address	325 EAST 77 STREET	50 EAST 78 STREET	330 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	59	48	59
Year Built	1940	1936	1940
Gross SqFt	54,774	52,356	53,768
Estimated Gross Income	\$1,971,864	\$2,250,690	\$1,406,432
Gross Income per SqFt	\$36.00	\$43.00	\$26.20
Full Market Value	\$9,890,000	\$11,300,000	\$6,110,000
Market Value per SqFt	\$181.00	\$216.00	\$114.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01452-0019	1-01424-0029	1-01472-0034
Address	345 EAST 77 STREET	226 EAST 70 STREET	440 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	50	47
Year Built	1920	1921	1936
Gross SqFt	43,410	41,898	44,856
Estimated Gross Income	\$1,562,760	\$1,669,663	\$1,271,765
Gross Income per SqFt	\$36.00	\$39.90	\$28.40
Full Market Value	\$7,840,000	\$8,370,000	\$6,090,000
Market Value per SqFt	\$181.00	\$200.00	\$136.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0001	1-01460-0047	1-01516-0052
Address	1498 2 AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	129	154
Year Built	1963	1999	1963
Gross SqFt	139,000	138,500	128,132
Estimated Gross Income	\$4,448,000	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$32.00	\$42.40	\$28.00
Full Market Value	\$21,300,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$153.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0017	1-01472-0030	
Address	343 EAST 78 STREET	448 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C5-WALK-UP	
Total Units	12	16	
Year Built	1910	1910	
Gross SqFt	8,166	8,125	
Estimated Gross Income	\$244,980	\$223,905	
Gross Income per SqFt	\$30.00	\$27.60	
Full Market Value	\$1,170,000	\$1,070,000	
Market Value per SqFt	\$143.00	\$132.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0037	1-01425-0017	1-01490-0122
Address	330 EAST 79 STREET	225 EAST 70 STREET	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	70	91	87
Year Built	1941	1961	1940
Gross SqFt	82,608	83,220	75,854
Estimated Gross Income	\$2,643,456	\$2,607,460	\$2,771,467
Gross Income per SqFt	\$32.00	\$31.30	\$36.50
Full Market Value	\$12,700,000	\$12,500,000	\$13,900,000
Market Value per SqFt	\$154.00	\$150.00	\$183.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01453-0043	1-01463-0021	
Address	308 EAST 79 STREET	1273 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	195	213	
Year Built	1928	1957	
Gross SqFt	196,400	182,345	
Estimated Gross Income	\$6,284,800	\$5,150,558	
Gross Income per SqFt	\$32.00	\$28.20	
Full Market Value	\$30,100,000	\$24,700,000	
Market Value per SqFt	\$153.00	\$135.00	
Distance from Cooperative in miles		0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01455-0012	1-01451-0008	1-01456-0005
Address	417 EAST 60 STREET	309 EAST 76 STREET	405 EAST 61 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	20	17
Year Built	1910	1910	1920
Gross SqFt	11,010	11,020	10,925
Estimated Gross Income	\$319,290	\$285,907	\$367,936
Gross Income per SqFt	\$29.00	\$25.90	\$33.70
Full Market Value	\$1,530,000	\$1,240,000	\$1,760,000
Market Value per SqFt	\$139.00	\$113.00	\$161.00
Distance from Cooperative in miles		0.80	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01456-0026	1-01447-0023	1-01427-0028
Address	1143 YORK AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	145	149
Year Built	1960	1962	1964
Gross SqFt	166,078	165,527	166,432
Estimated Gross Income	\$4,733,223	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$28.50	\$27.90	\$31.30
Full Market Value	\$22,700,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$137.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01457-0044	1-01439-0049	1-01520-0056
Address	406 EAST 63 STREET	1238 2 AVENUE	140 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	15	15
Year Built	1960	1930	1914
Gross SqFt	12,000	10,552	11,992
Estimated Gross Income	\$480,000	\$631,284	\$584,754
Gross Income per SqFt	\$40.00	\$60.00	\$48.80
Full Market Value	\$2,410,000	\$3,170,000	\$2,930,000
Market Value per SqFt	\$201.00	\$300.00	\$244.00
Distance from Cooperative in miles		0.15	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01458-0005	1-01447-0005	1-01518-0024
Address	405 EAST 63 STREET	311 EAST 72 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	154	131	107
Year Built	1957	1929	1960
Gross SqFt	122,346	121,234	114,939
Estimated Gross Income	\$3,548,034	\$3,343,371	\$3,103,353
Gross Income per SqFt	\$29.00	\$27.60	\$27.00
Full Market Value	\$17,000,000	\$16,000,000	\$14,900,000
Market Value per SqFt	\$139.00	\$132.00	\$130.00
Distance from Cooperative in miles		0.45	1.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01460-0001	1-01460-0047	1-01516-0052
Address	1206 1 AVENUE	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	129	154
Year Built	1962	1999	1963
Gross SqFt	139,000	138,500	128,132
Estimated Gross Income	\$3,961,500	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$28.50	\$42.40	\$28.00
Full Market Value	\$19,000,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$137.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01460-0017	1-01473-0038	1-01418-0011
Address	435 EAST 65 STREET	420 EAST 79 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	120	112	152
Year Built	1963	1959	1962
Gross SqFt	107,780	113,820	105,282
Estimated Gross Income	\$3,125,620	\$3,225,341	\$4,031,505
Gross Income per SqFt	\$29.00	\$28.30	\$38.30
Full Market Value	\$15,000,000	\$15,400,000	\$20,200,000
Market Value per SqFt	\$139.00	\$135.00	\$192.00
Distance from Cooperative in miles		0.65	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01466-0037	1-01532-0004	1-01512-0040
Address	420 EAST 72 STREET	1533 3 AVENUE	1482 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	192	179	185
Year Built	1962	1991	1963
Gross SqFt	236,350	222,000	224,000
Estimated Gross Income	\$6,381,450	\$7,936,399	\$6,353,010
Gross Income per SqFt	\$27.00	\$35.70	\$28.40
Full Market Value	\$30,600,000	\$38,000,000	\$30,400,000
Market Value per SqFt	\$129.00	\$171.00	\$136.00
Distance from Cooperative in miles		0.80	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01467-0001	1-01553-0027	1-01516-0013
Address	1344 1 AVENUE	1749 1 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	168	165	123
Year Built	1961	2002	1962
Gross SqFt	159,403	164,384	151,184
Estimated Gross Income	\$4,861,791	\$6,090,584	\$4,450,493
Gross Income per SqFt	\$30.50	\$37.10	\$29.40
Full Market Value	\$23,300,000	\$30,500,000	\$21,300,000
Market Value per SqFt	\$146.00	\$186.00	\$141.00
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01467-0042	1-01470-0032	1-01467-0040
Address	408 EAST 73 STREET	434 EAST 76 STREET	412 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	23	20
Year Built	1910	1910	1910
Gross SqFt	9,720	9,655	9,720
Estimated Gross Income	\$291,600	\$307,535	\$264,817
Gross Income per SqFt	\$30.00	\$31.90	\$27.20
Full Market Value	\$1,400,000	\$1,470,000	\$1,270,000
Market Value per SqFt	\$144.00	\$152.00	\$131.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01468-0035	1-01472-0042	1-01424-0043
Address	482 EAST 74 STREET	412 EAST 78 STREET	206 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	18	16
Year Built	1910	1940	1920
Gross SqFt	8,395	8,300	8,405
Estimated Gross Income	\$243,455	\$225,811	\$255,603
Gross Income per SqFt	\$29.00	\$27.20	\$30.40
Full Market Value	\$1,170,000	\$1,080,000	\$1,220,000
Market Value per SqFt	\$139.00	\$130.00	\$145.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01468-0038	1-01468-0037	1-01424-0037
Address	414 EAST 74 STREET	416 EAST 74 STREET	218 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	28	27	17
Year Built	1910	1910	1920
Gross SqFt	14,280	14,280	13,359
Estimated Gross Income	\$442,680	\$525,649	\$311,028
Gross Income per SqFt	\$31.00	\$36.80	\$23.28
Full Market Value	\$2,120,000	\$2,640,000	\$1,350,000
Market Value per SqFt	\$148.00	\$185.00	\$101.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01468-0041	1-01416-0012	
Address	402 EAST 74 STREET	223 EAST 61 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	42	48	
Year Built	1937	1942	
Gross SqFt	38,844	39,510	
Estimated Gross Income	\$1,281,852	\$985,358	
Gross Income per SqFt	\$33.00	\$24.94	
Full Market Value	\$6,140,000	\$4,280,000	
Market Value per SqFt	\$158.00	\$108.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01469-0028	1-01516-0052	
Address	1401 YORK AVENUE	160 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	113	154	
Year Built	1963	1963	
Gross SqFt	136,820	128,132	
Estimated Gross Income	\$3,899,370	\$3,588,695	
Gross Income per SqFt	\$28.50	\$28.00	
Full Market Value	\$18,700,000	\$17,200,000	
Market Value per SqFt	\$137.00	\$134.00	
Distance from Cooperative in miles		0.75	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01471-0032	1-01469-0043	1-01453-0035
Address	430 EAST 77 STREET	404 EAST 75 STREET	334 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	37	48	46
Year Built	1960	1940	1920
Gross SqFt	26,000	25,890	27,124
Estimated Gross Income	\$728,000	\$756,629	\$983,986
Gross Income per SqFt	\$28.00	\$29.20	\$36.30
Full Market Value	\$3,490,000	\$3,620,000	\$4,930,000
Market Value per SqFt	\$134.00	\$140.00	\$182.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01471-0036	1-01472-0033	1-01472-0010
Address	424 EAST 77 STREET	442 EAST 78 STREET	423 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	20	20
Year Built	1910	1928	1920
Gross SqFt	8,805	9,000	8,655
Estimated Gross Income	\$264,150	\$260,249	\$273,531
Gross Income per SqFt	\$30.00	\$28.90	\$31.60
Full Market Value	\$1,270,000	\$1,250,000	\$1,310,000
Market Value per SqFt	\$144.00	\$139.00	\$151.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01471-0045	1-01427-0028	1-01447-0023
Address	1478 1 AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	160	149	145
Year Built	1964	1964	1962
Gross SqFt	168,680	166,432	165,527
Estimated Gross Income	\$5,144,740	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$30.50	\$31.30	\$27.90
Full Market Value	\$24,600,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$146.00	\$150.00	\$134.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01472-0014	1-01393-0040	1-01484-0001
Address	435 EAST 77 STREET	74 EAST 79 STREET	1360 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	87	42	90
Year Built	1962	1899	1958
Gross SqFt	62,920	62,472	60,775
Estimated Gross Income	\$1,761,760	\$2,944,086	\$1,598,434
Gross Income per SqFt	\$28.00	\$47.10	\$26.30
Full Market Value	\$8,440,000	\$14,800,000	\$6,940,000
Market Value per SqFt	\$134.00	\$237.00	\$114.00
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0012	1-01453-0018	1-01468-0104
Address	417 EAST 78 STREET	345 EAST 78 STREET	403 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	16	17	20
Year Built	1910	1910	1928
Gross SqFt	8,000	8,000	7,995
Estimated Gross Income	\$248,000	\$268,568	\$254,414
Gross Income per SqFt	\$31.00	\$33.60	\$31.80
Full Market Value	\$1,190,000	\$1,290,000	\$1,220,000
Market Value per SqFt	\$149.00	\$161.00	\$153.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0013	1-01453-0018	1-01468-0104
Address	419 EAST 78 STREET	345 EAST 78 STREET	403 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	16	17	20
Year Built	1910	1910	1928
Gross SqFt	8,000	8,000	7,995
Estimated Gross Income	\$248,000	\$268,568	\$254,414
Gross Income per SqFt	\$31.00	\$33.60	\$31.80
Full Market Value	\$1,190,000	\$1,290,000	\$1,220,000
Market Value per SqFt	\$149.00	\$161.00	\$153.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0014	1-01453-0018	1-01468-0104
Address	421 EAST 78 STREET	345 EAST 78 STREET	403 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	16	17	20
Year Built	1910	1910	1928
Gross SqFt	8,000	8,000	7,995
Estimated Gross Income	\$248,000	\$268,568	\$254,414
Gross Income per SqFt	\$31.00	\$33.60	\$31.80
Full Market Value	\$1,190,000	\$1,290,000	\$1,220,000
Market Value per SqFt	\$149.00	\$161.00	\$153.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0016	1-01432-0027	1-01412-0029
Address	425 EAST 78 STREET	266 EAST 78 STREET	169 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	35	18	42
Year Built	1910	1981	1930
Gross SqFt	22,341	22,761	23,925
Estimated Gross Income	\$692,571	\$668,400	\$732,296
Gross Income per SqFt	\$31.00	\$29.40	\$30.60
Full Market Value	\$3,320,000	\$3,200,000	\$3,510,000
Market Value per SqFt	\$149.00	\$141.00	\$147.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0018	1-01512-0040	1-01532-0004
Address	440 EAST 79 STREET	1482 3 AVENUE	1533 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	222	185	179
Year Built	1956	1963	1991
Gross SqFt	238,293	224,000	222,000
Estimated Gross Income	\$6,672,204	\$6,353,010	\$7,936,399
Gross Income per SqFt	\$28.00	\$28.40	\$35.70
Full Market Value	\$32,000,000	\$30,400,000	\$38,000,000
Market Value per SqFt	\$134.00	\$136.00	\$171.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01473-0020	1-01452-0017	1-01453-0011
Address	445 EAST 78 STREET	339 EAST 77 STREET	317 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	15	16	16
Year Built	1910	1910	1910
Gross SqFt	7,016	6,716	7,176
Estimated Gross Income	\$235,737	\$222,658	\$245,485
Gross Income per SqFt	\$33.60	\$33.20	\$34.20
Full Market Value	\$1,130,000	\$1,070,000	\$1,180,000
Market Value per SqFt	\$161.00	\$159.00	\$164.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01483-0028	1-01410-0033	1-01527-0028
Address	530 EAST 72 STREET	1308 3 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	114	182
Year Built	1962	1962	1963
Gross SqFt	195,000	181,549	189,612
Estimated Gross Income	\$5,460,000	\$6,118,140	\$4,603,948
Gross Income per SqFt	\$28.00	\$33.70	\$24.28
Full Market Value	\$26,200,000	\$29,300,000	\$20,000,000
Market Value per SqFt	\$134.00	\$161.00	\$105.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01483-0038	1-01527-0028	1-01410-0033
Address	520 EAST 72 STREET	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	264	182	114
Year Built	1964	1963	1962
Gross SqFt	181,246	189,612	181,549
Estimated Gross Income	\$5,256,134	\$4,603,948	\$6,118,140
Gross Income per SqFt	\$29.00	\$24.28	\$33.70
Full Market Value	\$25,200,000	\$20,000,000	\$29,300,000
Market Value per SqFt	\$139.00	\$105.00	\$161.00
Distance from Cooperative in miles		0.65	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0019	1-01468-0037	1-01424-0037
Address	527 EAST 72 STREET	416 EAST 74 STREET	218 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	27	17
Year Built	1910	1910	1920
Gross SqFt	13,500	14,280	13,359
Estimated Gross Income	\$418,500	\$525,649	\$311,028
Gross Income per SqFt	\$31.00	\$36.80	\$23.28
Full Market Value	\$2,000,000	\$2,640,000	\$1,350,000
Market Value per SqFt	\$148.00	\$185.00	\$101.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0022	1-01468-0037	1-01424-0037
Address	531 EAST 72 STREET	416 EAST 74 STREET	218 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	27	17
Year Built	1910	1910	1920
Gross SqFt	13,500	14,280	13,359
Estimated Gross Income	\$418,500	\$525,649	\$311,028
Gross Income per SqFt	\$31.00	\$36.80	\$23.28
Full Market Value	\$2,000,000	\$2,640,000	\$1,350,000
Market Value per SqFt	\$148.00	\$185.00	\$101.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0023	1-01468-0037	1-01424-0037
Address	535 EAST 72 STREET	416 EAST 74 STREET	218 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	27	17
Year Built	1910	1910	1920
Gross SqFt	13,500	14,280	13,359
Estimated Gross Income	\$418,500	\$525,649	\$311,028
Gross Income per SqFt	\$31.00	\$36.80	\$23.28
Full Market Value	\$2,000,000	\$2,640,000	\$1,350,000
Market Value per SqFt	\$148.00	\$185.00	\$101.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01484-0024	1-01447-0039	1-01469-0019
Address	541 EAST 72 STREET	322 EAST 73 STREET	439 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	20	24
Year Built	1910	1910	1920
Gross SqFt	11,550	11,544	11,520
Estimated Gross Income	\$358,050	\$384,663	\$346,514
Gross Income per SqFt	\$31.00	\$33.30	\$30.10
Full Market Value	\$1,720,000	\$1,840,000	\$1,660,000
Market Value per SqFt	\$149.00	\$159.00	\$144.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01485-0004	1-01392-0065	1-01451-0040
Address	1376 YORK AVENUE	10 EAST 78 STREET	330 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	13	20
Year Built	1910	1910	1900
Gross SqFt	9,435	10,105	10,130
Estimated Gross Income	\$330,225	\$429,184	\$443,094
Gross Income per SqFt	\$35.00	\$42.50	\$43.70
Full Market Value	\$1,580,000	\$2,150,000	\$2,220,000
Market Value per SqFt	\$167.00	\$213.00	\$219.00
Distance from Cooperative in miles		0.85	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01487-0039	1-01425-0017	1-01472-0022
Address	520 EAST 76 STREET	225 EAST 70 STREET	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	102	91	96
Year Built	1964	1961	1958
Gross SqFt	81,000	83,220	75,936
Estimated Gross Income	\$2,592,000	\$2,607,460	\$2,456,604
Gross Income per SqFt	\$32.00	\$31.30	\$32.40
Full Market Value	\$12,400,000	\$12,500,000	\$11,800,000
Market Value per SqFt	\$153.00	\$150.00	\$155.00
Distance from Cooperative in miles		0.50	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01489-0008	1-01459-0022	
Address	509 EAST 77 STREET	429 EAST 64 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	287	190	
Year Built	1900	1920	
Gross SqFt	98,580	84,826	
Estimated Gross Income	\$3,154,560	\$1,423,318	
Gross Income per SqFt	\$32.00	\$16.78	
Full Market Value	\$15,100,000	\$5,630,000	
Market Value per SqFt	\$153.00	\$66.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01489-0037	1-01459-0022	1-01532-0034
Address	508 EAST 78 STREET	429 EAST 64 STREET	222 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	384	190	90
Year Built	1910	1920	1920
Gross SqFt	98,580	84,826	57,975
Estimated Gross Income	\$3,154,560	\$1,423,318	\$1,622,270
Gross Income per SqFt	\$32.00	\$16.78	\$28.00
Full Market Value	\$15,100,000	\$5,630,000	\$7,770,000
Market Value per SqFt	\$153.00	\$66.00	\$134.00
Distance from Cooperative in miles		0.65	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0001	1-01527-0045	1-01557-0025
Address	980 5 AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	46	246	212
Year Built	1966	1980	1998
Gross SqFt	202,777	205,261	207,037
Estimated Gross Income	\$6,488,864	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$32.00	\$43.70	\$33.70
Full Market Value	\$31,100,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$153.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.40	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0012	1-01531-0028	1-01448-0001
Address	21 EAST 79 STREET	244 EAST 86 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	40	66
Year Built	1930	1920	1966
Gross SqFt	56,017	54,763	56,980
Estimated Gross Income	\$1,736,527	\$2,235,319	\$1,516,068
Gross Income per SqFt	\$31.00	\$40.80	\$26.60
Full Market Value	\$8,320,000	\$11,200,000	\$6,580,000
Market Value per SqFt	\$149.00	\$205.00	\$115.00
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0016	1-01509-0020	1-01548-0036
Address	1040 MADISON AVENUE	151 EAST 80 STREET	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	19	52	75
Year Built	1925	1922	1961
Gross SqFt	60,947	57,666	62,990
Estimated Gross Income	\$1,889,357	\$2,937,735	\$1,991,884
Gross Income per SqFt	\$31.00	\$51.00	\$31.60
Full Market Value	\$9,050,000	\$14,700,000	\$9,540,000
Market Value per SqFt	\$148.00	\$255.00	\$151.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0023	1-01387-0056	1-01530-0019
Address	1033 MADISON AVENUE	900 MADISON AVENUE	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	65	83
Year Built	1925	1939	1986
Gross SqFt	69,585	66,731	69,000
Estimated Gross Income	\$2,157,135	\$2,861,408	\$2,206,620
Gross Income per SqFt	\$31.00	\$42.90	\$32.00
Full Market Value	\$10,300,000	\$14,400,000	\$10,600,000
Market Value per SqFt	\$148.00	\$216.00	\$154.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0030	1-01509-0020	1-01548-0036
Address	73 EAST 79 STREET	151 EAST 80 STREET	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	52	75
Year Built	1928	1922	1961
Gross SqFt	60,150	57,666	62,990
Estimated Gross Income	\$1,864,650	\$2,937,735	\$1,991,884
Gross Income per SqFt	\$31.00	\$51.00	\$31.60
Full Market Value	\$8,930,000	\$14,700,000	\$9,540,000
Market Value per SqFt	\$148.00	\$255.00	\$151.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0037	1-01409-0021	1-01530-0019
Address	908 PARK AVENUE	1033 LEXINGTON AVENUE	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	25	35	83
Year Built	1925	1923	1986
Gross SqFt	70,322	71,189	69,000
Estimated Gross Income	\$2,179,982	\$2,048,170	\$2,206,620
Gross Income per SqFt	\$31.00	\$28.80	\$32.00
Full Market Value	\$10,400,000	\$9,810,000	\$10,600,000
Market Value per SqFt	\$148.00	\$138.00	\$154.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0048	1-01496-0021	
Address	40 EAST 80 STREET	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	43	41	
Year Built	1967	1922	
Gross SqFt	111,231	113,052	
Estimated Gross Income	\$3,281,314	\$4,223,193	
Gross Income per SqFt	\$29.50	\$37.40	
Full Market Value	\$15,700,000	\$21,200,000	
Market Value per SqFt	\$141.00	\$188.00	
Distance from Cooperative in miles		0.25	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01491-0062	1-01512-0010	1-01528-0013
Address	16 EAST 80 STREET	119 EAST 83 STREET	225 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	26	27
Year Built	1925	1960	1965
Gross SqFt	11,295	11,645	11,838
Estimated Gross Income	\$429,210	\$471,894	\$481,316
Gross Income per SqFt	\$38.00	\$40.50	\$40.70
Full Market Value	\$2,150,000	\$2,370,000	\$2,410,000
Market Value per SqFt	\$190.00	\$204.00	\$204.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0003	1-01521-0020	1-01517-0020
Address	993 5 AVENUE	145 EAST 92 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	49	97
Year Built	1930	1929	1927
Gross SqFt	93,389	85,924	87,192
Estimated Gross Income	\$3,081,837	\$1,838,155	\$2,457,054
Gross Income per SqFt	\$33.00	\$21.39	\$28.20
Full Market Value	\$14,800,000	\$7,980,000	\$11,800,000
Market Value per SqFt	\$158.00	\$93.00	\$135.00
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0011	1-01513-0059	1-01554-0011
Address	17 EAST 80 STREET	128 EAST 85 STREET	317 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	35	35
Year Built	1920	1985	1987
Gross SqFt	20,615	20,736	20,134
Estimated Gross Income	\$700,910	\$812,258	\$720,457
Gross Income per SqFt	\$34.00	\$39.20	\$35.80
Full Market Value	\$3,360,000	\$4,070,000	\$3,450,000
Market Value per SqFt	\$163.00	\$196.00	\$171.00
Distance from Cooperative in miles		0.30	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0037	1-01510-0020	1-01517-0050
Address	930 PARK AVENUE	1195 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	61	98
Year Built	1916	1987	1929
Gross SqFt	80,405	78,874	80,351
Estimated Gross Income	\$2,653,365	\$5,155,062	\$2,414,297
Gross Income per SqFt	\$33.00	\$65.00	\$30.00
Full Market Value	\$12,700,000	\$25,900,000	\$11,600,000
Market Value per SqFt	\$158.00	\$328.00	\$144.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01492-0069	1-01511-0033	1-01460-0047
Address	995 5 AVENUE	1450 3 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	94	129
Year Built	1926	1961	1999
Gross SqFt	142,708	147,534	138,500
Estimated Gross Income	\$6,493,214	\$3,720,046	\$5,876,391
Gross Income per SqFt	\$45.50	\$25.20	\$42.40
Full Market Value	\$32,600,000	\$16,200,000	\$29,500,000
Market Value per SqFt	\$228.00	\$110.00	\$213.00
Distance from Cooperative in miles		0.30	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0001	1-01511-0033	1-01460-0047
Address	998 5 AVENUE	1450 3 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	94	129
Year Built	1912	1961	1999
Gross SqFt	145,230	147,534	138,500
Estimated Gross Income	\$4,284,285	\$3,720,046	\$5,876,391
Gross Income per SqFt	\$29.50	\$25.20	\$42.40
Full Market Value	\$20,500,000	\$16,200,000	\$29,500,000
Market Value per SqFt	\$141.00	\$110.00	\$213.00
Distance from Cooperative in miles		0.30	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0033	1-01471-0003	1-01517-0058
Address	940 PARK AVENUE	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	30	84	60
Year Built	1926	1975	1936
Gross SqFt	64,058	63,862	64,344
Estimated Gross Income	\$1,857,682	\$2,065,833	\$1,832,378
Gross Income per SqFt	\$29.00	\$32.30	\$28.50
Full Market Value	\$8,900,000	\$9,900,000	\$8,780,000
Market Value per SqFt	\$139.00	\$155.00	\$136.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0037	1-01415-0021	1-01532-0016
Address	950 PARK AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	27	108	111
Year Built	1921	1940	1989
Gross SqFt	98,800	103,304	104,440
Estimated Gross Income	\$2,865,200	\$2,781,886	\$4,011,692
Gross Income per SqFt	\$29.00	\$26.90	\$38.40
Full Market Value	\$13,700,000	\$13,300,000	\$20,100,000
Market Value per SqFt	\$139.00	\$129.00	\$192.00
Distance from Cooperative in miles		1.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01493-0072	1-01383-0013	
Address	1001 5 AVENUE	814 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	70	43	
Year Built	1978	1913	
Gross SqFt	109,076	108,592	
Estimated Gross Income	\$3,599,508	\$7,338,308	
Gross Income per SqFt	\$33.00	\$68.00	
Full Market Value	\$17,200,000	\$36,800,000	
Market Value per SqFt	\$158.00	\$339.00	
Distance from Cooperative in miles		0.65	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0001	1-01527-0045	1-01557-0025
Address	1010 5 AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	74	246	212
Year Built	1925	1980	1998
Gross SqFt	196,727	205,261	207,037
Estimated Gross Income	\$5,508,356	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$28.00	\$43.70	\$33.70
Full Market Value	\$26,400,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$134.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0023	1-01409-0021	1-01530-0019
Address	1089 MADISON AVENUE	1033 LEXINGTON AVENUE	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	22	35	83
Year Built	1912	1923	1986
Gross SqFt	71,643	71,189	69,000
Estimated Gross Income	\$2,292,576	\$2,048,170	\$2,206,620
Gross Income per SqFt	\$32.00	\$28.80	\$32.00
Full Market Value	\$11,000,000	\$9,810,000	\$10,600,000
Market Value per SqFt	\$154.00	\$138.00	\$154.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0032	1-01496-0021	
Address	960 PARK AVENUE	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	32	41	
Year Built	1915	1922	
Gross SqFt	112,078	113,052	
Estimated Gross Income	\$3,754,613	\$4,223,193	
Gross Income per SqFt	\$33.50	\$37.40	
Full Market Value	\$18,000,000	\$21,200,000	
Market Value per SqFt	\$161.00	\$188.00	
Distance from Cooperative in miles		0.10	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0037	1-01517-0020	1-01521-0020
Address	970 PARK AVENUE	1327 LEXINGTON AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	97	49
Year Built	1912	1927	1929
Gross SqFt	96,379	87,192	85,924
Estimated Gross Income	\$2,939,559	\$2,457,054	\$1,838,155
Gross Income per SqFt	\$30.50	\$28.20	\$21.39
Full Market Value	\$14,100,000	\$11,800,000	\$7,980,000
Market Value per SqFt	\$146.00	\$135.00	\$93.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0041	1-01582-0045	1-01548-0009
Address	68 EAST 83 STREET	516 EAST 86 STREET	315 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	22	24	22
Year Built	1912	1978	1985
Gross SqFt	13,972	13,550	13,000
Estimated Gross Income	\$461,076	\$548,437	\$439,433
Gross Income per SqFt	\$33.00	\$40.50	\$33.80
Full Market Value	\$2,210,000	\$2,750,000	\$2,100,000
Market Value per SqFt	\$158.00	\$203.00	\$162.00
Distance from Cooperative in miles		0.75	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0050	1-01517-0050	1-01531-0035
Address	1095 MADISON AVENUE	1329 LEXINGTON AVENUE	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	34	98	111
Year Built	1912	1929	1986
Gross SqFt	81,125	80,351	81,100
Estimated Gross Income	\$2,514,875	\$2,414,297	\$3,222,573
Gross Income per SqFt	\$31.00	\$30.00	\$39.70
Full Market Value	\$12,000,000	\$11,600,000	\$16,200,000
Market Value per SqFt	\$148.00	\$144.00	\$200.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0059	1-01421-0005	1-01418-0045
Address	8 EAST 83 STREET	205 EAST 66 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	81	257	116
Year Built	1963	1880	1968
Gross SqFt	179,576	170,424	174,273
Estimated Gross Income	\$4,938,340	\$4,578,460	\$6,855,800
Gross Income per SqFt	\$27.50	\$26.90	\$39.30
Full Market Value	\$23,700,000	\$19,900,000	\$34,400,000
Market Value per SqFt	\$132.00	\$117.00	\$197.00
Distance from Cooperative in miles		0.90	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01494-0069	1-01427-0028	1-01447-0023
Address	1016 5 AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	65	149	145
Year Built	1929	1964	1962
Gross SqFt	166,600	166,432	165,527
Estimated Gross Income	\$4,165,000	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$25.00	\$31.30	\$27.90
Full Market Value	\$18,100,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$109.00	\$150.00	\$134.00
Distance from Cooperative in miles		0.65	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0001	1-01393-0040	1-01585-0001
Address	1020 5 AVENUE	74 EAST 79 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	14	42	67
Year Built	1925	1899	1949
Gross SqFt	66,983	62,472	67,425
Estimated Gross Income	\$2,009,490	\$2,944,086	\$1,680,069
Gross Income per SqFt	\$30.00	\$47.10	\$24.92
Full Market Value	\$9,630,000	\$14,800,000	\$7,290,000
Market Value per SqFt	\$144.00	\$237.00	\$108.00
Distance from Cooperative in miles		0.25	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0004	1-01424-0001	1-01568-0021
Address	1025 5 AVENUE	201 EAST 69 STREET	1673 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	168	309	385
Year Built	1955	1927	1974
Gross SqFt	312,550	316,500	315,710
Estimated Gross Income	\$10,939,250	\$14,966,601	\$15,082,166
Gross Income per SqFt	\$35.00	\$47.30	\$47.80
Full Market Value	\$52,400,000	\$75,100,000	\$75,600,000
Market Value per SqFt	\$168.00	\$237.00	\$239.00
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0049	1-01516-0052	1-01460-0047
Address	1115 MADISON AVENUE	160 EAST 88 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	154	129
Year Built	1963	1963	1999
Gross SqFt	137,375	128,132	138,500
Estimated Gross Income	\$3,846,500	\$3,588,695	\$5,876,391
Gross Income per SqFt	\$28.00	\$28.00	\$42.40
Full Market Value	\$18,400,000	\$17,200,000	\$29,500,000
Market Value per SqFt	\$134.00	\$134.00	\$213.00
Distance from Cooperative in miles		0.30	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01495-0059	1-01564-0041	1-01514-0016
Address	20 EAST 84 STREET	418 EAST 85 STREET	131 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	25	44	21
Year Built	1910	1930	1985
Gross SqFt	23,948	23,577	23,598
Estimated Gross Income	\$694,492	\$671,459	\$842,231
Gross Income per SqFt	\$29.00	\$28.50	\$35.70
Full Market Value	\$3,330,000	\$3,220,000	\$4,030,000
Market Value per SqFt	\$139.00	\$137.00	\$171.00
Distance from Cooperative in miles		0.70	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0001	1-01582-0031	1-01581-0045
Address	1030 5 AVENUE	544 EAST 86 STREET	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	18	31	97
Year Built	1925	1929	1956
Gross SqFt	86,666	74,396	77,768
Estimated Gross Income	\$2,686,646	\$3,193,971	\$2,136,513
Gross Income per SqFt	\$31.00	\$42.90	\$27.50
Full Market Value	\$12,900,000	\$16,000,000	\$10,200,000
Market Value per SqFt	\$149.00	\$215.00	\$131.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0006	1-01578-0023	1-01502-0056
Address	3 EAST 84 STREET	40 EAST END AVENUE	26 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	12	43	28
Year Built	1928	1920	1911
Gross SqFt	33,911	34,792	32,929
Estimated Gross Income	\$1,085,152	\$974,577	\$1,250,620
Gross Income per SqFt	\$32.00	\$28.00	\$38.00
Full Market Value	\$5,200,000	\$4,670,000	\$6,270,000
Market Value per SqFt	\$153.00	\$134.00	\$190.00
Distance from Cooperative in miles		0.85	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0013	1-01382-0049	1-01549-0024
Address	17 EAST 84 STREET	30 EAST 68 STREET	1653 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	22	36	46
Year Built	1925	1925	1910
Gross SqFt	39,222	41,371	36,237
Estimated Gross Income	\$1,294,326	\$2,091,490	\$1,316,765
Gross Income per SqFt	\$33.00	\$51.00	\$36.30
Full Market Value	\$6,200,000	\$10,500,000	\$6,600,000
Market Value per SqFt	\$158.00	\$254.00	\$182.00
Distance from Cooperative in miles		0.85	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0034	1-01447-0023	1-01427-0028
Address	1000 PARK AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	70	145	149
Year Built	1916	1962	1964
Gross SqFt	164,672	165,527	166,432
Estimated Gross Income	\$4,281,472	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$26.00	\$27.90	\$31.30
Full Market Value	\$18,600,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$113.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0054	1-01494-0015	
Address	1133 MADISON AVENUE	1094 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	66	112	
Year Built	1925	1911	
Gross SqFt	107,547	106,947	
Estimated Gross Income	\$3,065,089	\$5,239,041	
Gross Income per SqFt	\$28.50	\$49.00	
Full Market Value	\$14,700,000	\$26,300,000	
Market Value per SqFt	\$137.00	\$246.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0065	1-01453-0021	1-01531-0028
Address	10 EAST 85 STREET	353 EAST 78 STREET	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	38	67	40
Year Built	1925	1986	1920
Gross SqFt	54,696	53,662	54,763
Estimated Gross Income	\$1,476,792	\$1,695,353	\$2,235,319
Gross Income per SqFt	\$27.00	\$31.60	\$40.80
Full Market Value	\$7,070,000	\$8,120,000	\$11,200,000
Market Value per SqFt	\$129.00	\$151.00	\$205.00
Distance from Cooperative in miles		0.60	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01496-0071	1-01512-0040	1-01568-0001
Address	1035 5 AVENUE	1482 3 AVENUE	1700 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	185	213
Year Built	1928	1963	1964
Gross SqFt	233,923	224,000	227,259
Estimated Gross Income	\$6,432,882	\$6,353,010	\$5,330,656
Gross Income per SqFt	\$27.50	\$28.40	\$23.46
Full Market Value	\$30,800,000	\$30,400,000	\$23,100,000
Market Value per SqFt	\$132.00	\$136.00	\$102.00
Distance from Cooperative in miles		0.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0001	1-01511-0033	1-01524-0001
Address	1040 5 AVENUE	1450 3 AVENUE	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	27	94	86
Year Built	1930	1961	1925
Gross SqFt	146,235	147,534	165,834
Estimated Gross Income	\$4,679,520	\$3,720,046	\$4,060,446
Gross Income per SqFt	\$32.00	\$25.20	\$24.49
Full Market Value	\$22,400,000	\$16,200,000	\$17,600,000
Market Value per SqFt	\$153.00	\$110.00	\$106.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0005	1-01578-0023	1-01502-0056
Address	3 EAST 85 STREET	40 EAST END AVENUE	26 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	32	43	28
Year Built	1913	1920	1911
Gross SqFt	32,762	34,792	32,929
Estimated Gross Income	\$1,048,384	\$974,577	\$1,250,620
Gross Income per SqFt	\$32.00	\$28.00	\$38.00
Full Market Value	\$5,020,000	\$4,670,000	\$6,270,000
Market Value per SqFt	\$153.00	\$134.00	\$190.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0007	1-01529-0018	1-01391-0002
Address	7 EAST 85 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	55	38
Year Built	1928	1963	1923
Gross SqFt	37,099	36,800	39,030
Estimated Gross Income	\$1,224,267	\$939,001	\$1,577,218
Gross Income per SqFt	\$33.00	\$25.50	\$40.40
Full Market Value	\$5,860,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$158.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0021	1-01422-0048	
Address	35 EAST 85 STREET	210 EAST 68 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	169	210	
Year Built	1959	1929	
Gross SqFt	242,861	243,802	
Estimated Gross Income	\$7,164,399	\$10,626,884	
Gross Income per SqFt	\$29.50	\$43.60	
Full Market Value	\$34,300,000	\$53,300,000	
Market Value per SqFt	\$141.00	\$219.00	
Distance from Cooperative in miles		0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0028	1-01415-0021	1-01532-0016
Address	45 EAST 85 STREET	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	108	111
Year Built	1925	1940	1989
Gross SqFt	104,000	103,304	104,440
Estimated Gross Income	\$2,964,000	\$2,781,886	\$4,011,692
Gross Income per SqFt	\$28.50	\$26.90	\$38.40
Full Market Value	\$14,200,000	\$13,300,000	\$20,100,000
Market Value per SqFt	\$137.00	\$129.00	\$192.00
Distance from Cooperative in miles		1.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0034	1-01496-0021	1-01508-0001
Address	1020 PARK AVENUE	1125 MADISON AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	57	41	70
Year Built	1962	1922	1913
Gross SqFt	117,879	113,052	113,281
Estimated Gross Income	\$3,890,007	\$4,223,193	\$3,191,711
Gross Income per SqFt	\$33.00	\$37.40	\$28.20
Full Market Value	\$18,600,000	\$21,200,000	\$15,300,000
Market Value per SqFt	\$158.00	\$188.00	\$135.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0041	1-01415-0021	1-01532-0016
Address	1036 PARK AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	73	108	111
Year Built	1957	1940	1989
Gross SqFt	97,755	103,304	104,440
Estimated Gross Income	\$3,128,160	\$2,781,886	\$4,011,692
Gross Income per SqFt	\$32.00	\$26.90	\$38.40
Full Market Value	\$15,000,000	\$13,300,000	\$20,100,000
Market Value per SqFt	\$153.00	\$129.00	\$192.00
Distance from Cooperative in miles		1.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0044	1-01453-0021	1-01439-0023
Address	68 EAST 86 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	27	67	61
Year Built	1912	1986	1996
Gross SqFt	53,220	53,662	50,225
Estimated Gross Income	\$1,543,380	\$1,695,353	\$2,215,646
Gross Income per SqFt	\$29.00	\$31.60	\$44.10
Full Market Value	\$7,390,000	\$8,120,000	\$11,100,000
Market Value per SqFt	\$139.00	\$151.00	\$221.00
Distance from Cooperative in miles		0.55	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0046	1-01509-0020	1-01448-0001
Address	64 EAST 86 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	52	66
Year Built	1917	1922	1966
Gross SqFt	59,948	57,666	56,980
Estimated Gross Income	\$1,708,518	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$28.50	\$51.00	\$26.60
Full Market Value	\$8,180,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$136.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01497-0073	1-01570-0024	
Address	1045 5 AVENUE	435 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	19	66	
Year Built	1967	1920	
Gross SqFt	43,900	46,421	
Estimated Gross Income	\$1,273,100	\$1,137,568	
Gross Income per SqFt	\$29.00	\$24.51	
Full Market Value	\$6,100,000	\$4,940,000	
Market Value per SqFt	\$139.00	\$106.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0001	1-01527-0028	1-01410-0033
Address	1050 5 AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	182	114
Year Built	1960	1963	1962
Gross SqFt	190,640	189,612	181,549
Estimated Gross Income	\$5,814,520	\$4,603,948	\$6,118,140
Gross Income per SqFt	\$30.50	\$24.28	\$33.70
Full Market Value	\$27,900,000	\$20,000,000	\$29,300,000
Market Value per SqFt	\$146.00	\$105.00	\$161.00
Distance from Cooperative in miles		0.50	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0010	1-01526-0021	1-01516-0052
Address	11 EAST 86 STREET	1543 2 AVENUE	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	56	117	154
Year Built	1960	1959	1963
Gross SqFt	126,440	123,524	128,132
Estimated Gross Income	\$3,540,320	\$2,637,074	\$3,588,695
Gross Income per SqFt	\$28.00	\$21.35	\$28.00
Full Market Value	\$17,000,000	\$11,500,000	\$17,200,000
Market Value per SqFt	\$134.00	\$93.00	\$134.00
Distance from Cooperative in miles		0.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0014	1-01546-0001	1-01425-0001
Address	1178 MADISON AVENUE	303 EAST 83 STREET	1213 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	118	263	201
Year Built	1926	1977	1961
Gross SqFt	263,334	268,750	265,980
Estimated Gross Income	\$7,110,018	\$10,754,611	\$10,395,778
Gross Income per SqFt	\$27.00	\$40.00	\$39.10
Full Market Value	\$34,100,000	\$53,900,000	\$52,100,000
Market Value per SqFt	\$129.00	\$201.00	\$196.00
Distance from Cooperative in miles		0.55	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0020	1-01521-0020	1-01517-0020
Address	49 EAST 86 STREET	145 EAST 92 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	49	97
Year Built	1930	1929	1927
Gross SqFt	86,553	85,924	87,192
Estimated Gross Income	\$2,510,037	\$1,838,155	\$2,457,054
Gross Income per SqFt	\$29.00	\$21.39	\$28.20
Full Market Value	\$12,000,000	\$7,980,000	\$11,800,000
Market Value per SqFt	\$139.00	\$93.00	\$135.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0027	1-01471-0003	1-01517-0058
Address	61 EAST 86 STREET	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	48	84	60
Year Built	1910	1975	1936
Gross SqFt	64,922	63,862	64,344
Estimated Gross Income	\$1,850,277	\$2,065,833	\$1,832,378
Gross Income per SqFt	\$28.50	\$32.30	\$28.50
Full Market Value	\$8,860,000	\$9,900,000	\$8,780,000
Market Value per SqFt	\$136.00	\$155.00	\$136.00
Distance from Cooperative in miles		0.80	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0033	1-01447-0023	1-01427-0028
Address	1040 PARK AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	145	149
Year Built	1925	1962	1964
Gross SqFt	162,651	165,527	166,432
Estimated Gross Income	\$4,228,926	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$26.00	\$27.90	\$31.30
Full Market Value	\$18,400,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$113.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0037	1-01511-0033	1-01516-0013
Address	1050 PARK AVENUE	1450 3 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	94	123
Year Built	1923	1961	1962
Gross SqFt	150,782	147,534	151,184
Estimated Gross Income	\$3,769,550	\$3,720,046	\$4,450,493
Gross Income per SqFt	\$25.00	\$25.20	\$29.40
Full Market Value	\$16,400,000	\$16,200,000	\$21,300,000
Market Value per SqFt	\$109.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0043	1-01562-0016	1-01528-0018
Address	62 EAST 87 STREET	427 EAST 82 STREET	235 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	15	17	24
Year Built	1923	1900	1910
Gross SqFt	10,220	10,000	11,500
Estimated Gross Income	\$337,260	\$459,612	\$508,696
Gross Income per SqFt	\$33.00	\$46.00	\$44.20
Full Market Value	\$1,620,000	\$2,310,000	\$2,550,000
Market Value per SqFt	\$159.00	\$231.00	\$222.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0045	1-01520-0033	1-01553-0016
Address	56 EAST 87 STREET	169 EAST 91 STREET	327 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	53	59
Year Built	1923	1985	1930
Gross SqFt	33,402	33,443	33,300
Estimated Gross Income	\$1,002,060	\$1,222,539	\$1,053,672
Gross Income per SqFt	\$30.00	\$36.60	\$31.60
Full Market Value	\$4,800,000	\$6,130,000	\$5,050,000
Market Value per SqFt	\$144.00	\$183.00	\$152.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0061	1-01570-0024	
Address	12 EAST 87 STREET	435 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	32	66	
Year Built	1920	1920	
Gross SqFt	45,000	46,421	
Estimated Gross Income	\$1,395,000	\$1,137,568	
Gross Income per SqFt	\$31.00	\$24.51	
Full Market Value	\$6,680,000	\$4,940,000	
Market Value per SqFt	\$148.00	\$106.00	
Distance from Cooperative in miles		0.70	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01498-0069	1-01511-0033	1-01516-0013
Address	1056 5 AVENUE	1450 3 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	94	123
Year Built	1951	1961	1962
Gross SqFt	154,575	147,534	151,184
Estimated Gross Income	\$4,328,100	\$3,720,046	\$4,450,493
Gross Income per SqFt	\$28.00	\$25.20	\$29.40
Full Market Value	\$20,700,000	\$16,200,000	\$21,300,000
Market Value per SqFt	\$134.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0001	1-01532-0004	1-01561-0001
Address	1060 5 AVENUE	1533 3 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	179	205
Year Built	1928	1991	1964
Gross SqFt	218,907	222,000	210,428
Estimated Gross Income	\$6,129,396	\$7,936,399	\$4,694,955
Gross Income per SqFt	\$28.00	\$35.70	\$22.31
Full Market Value	\$29,400,000	\$38,000,000	\$20,400,000
Market Value per SqFt	\$134.00	\$171.00	\$97.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0010	1-01510-0020	1-01472-0022
Address	11 EAST 87 STREET	1195 LEXINGTON AVENUE	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	90	61	96
Year Built	1954	1987	1958
Gross SqFt	78,700	78,874	75,936
Estimated Gross Income	\$2,439,700	\$5,155,062	\$2,456,604
Gross Income per SqFt	\$31.00	\$65.00	\$32.40
Full Market Value	\$11,700,000	\$25,900,000	\$11,800,000
Market Value per SqFt	\$149.00	\$328.00	\$155.00
Distance from Cooperative in miles		0.40	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0014	1-01527-0045	1-01557-0025
Address	1190 MADISON AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	86	246	212
Year Built	1927	1980	1998
Gross SqFt	204,195	205,261	207,037
Estimated Gross Income	\$5,717,460	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$28.00	\$43.70	\$33.70
Full Market Value	\$27,400,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$134.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0020	1-01496-0021	1-01508-0001
Address	1211 MADISON AVENUE	1125 MADISON AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	62	41	70
Year Built	1948	1922	1913
Gross SqFt	116,190	113,052	113,281
Estimated Gross Income	\$3,253,320	\$4,223,193	\$3,191,711
Gross Income per SqFt	\$28.00	\$37.40	\$28.20
Full Market Value	\$15,600,000	\$21,200,000	\$15,300,000
Market Value per SqFt	\$134.00	\$188.00	\$135.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0025	1-01511-0033	1-01516-0013
Address	55 EAST 87 STREET	1450 3 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	94	123
Year Built	1963	1961	1962
Gross SqFt	156,729	147,534	151,184
Estimated Gross Income	\$4,310,047	\$3,720,046	\$4,450,493
Gross Income per SqFt	\$27.50	\$25.20	\$29.40
Full Market Value	\$20,600,000	\$16,200,000	\$21,300,000
Market Value per SqFt	\$131.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0032	1-01496-0021	1-01583-0050
Address	1060 PARK AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	90	41	104
Year Built	1924	1922	1963
Gross SqFt	119,281	113,052	121,500
Estimated Gross Income	\$3,459,149	\$4,223,193	\$2,436,032
Gross Income per SqFt	\$29.00	\$37.40	\$20.05
Full Market Value	\$16,600,000	\$21,200,000	\$10,600,000
Market Value per SqFt	\$139.00	\$188.00	\$87.00
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0040	1-01561-0001	1-01557-0025
Address	1070 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	77	205	212
Year Built	1928	1964	1998
Gross SqFt	208,788	210,428	207,037
Estimated Gross Income	\$5,846,064	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$28.00	\$22.31	\$33.70
Full Market Value	\$28,000,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$134.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0051	1-01527-0028	1-01410-0033
Address	1217 MADISON AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	182	114
Year Built	1930	1963	1962
Gross SqFt	181,011	189,612	181,549
Estimated Gross Income	\$4,525,275	\$4,603,948	\$6,118,140
Gross Income per SqFt	\$25.00	\$24.28	\$33.70
Full Market Value	\$19,600,000	\$20,000,000	\$29,300,000
Market Value per SqFt	\$108.00	\$105.00	\$161.00
Distance from Cooperative in miles		0.45	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0060	1-01562-0016	1-01528-0018
Address	20 EAST 88 STREET	427 EAST 82 STREET	235 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	18	17	24
Year Built	1923	1900	1910
Gross SqFt	9,995	10,000	11,500
Estimated Gross Income	\$329,835	\$459,612	\$508,696
Gross Income per SqFt	\$33.00	\$46.00	\$44.20
Full Market Value	\$1,580,000	\$2,310,000	\$2,550,000
Market Value per SqFt	\$158.00	\$231.00	\$222.00
Distance from Cooperative in miles		0.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0065	1-01509-0020	1-01448-0001
Address	4 EAST 88 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	52	66
Year Built	1922	1922	1966
Gross SqFt	57,726	57,666	56,980
Estimated Gross Income	\$1,558,602	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$27.00	\$51.00	\$26.60
Full Market Value	\$7,470,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$129.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.45	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0069	1-01509-0020	1-01448-0001
Address	1068 5 AVENUE	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	52	66
Year Built	1930	1922	1966
Gross SqFt	58,110	57,666	56,980
Estimated Gross Income	\$1,598,025	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$27.50	\$51.00	\$26.60
Full Market Value	\$7,650,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$132.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.45	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01499-0071	1-01439-0023	
Address	1067 5 AVENUE	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	14	61	
Year Built	1917	1996	
Gross SqFt	50,700	50,225	
Estimated Gross Income	\$1,495,650	\$2,215,646	
Gross Income per SqFt	\$29.50	\$44.10	
Full Market Value	\$7,160,000	\$11,100,000	
Market Value per SqFt	\$141.00	\$221.00	
Distance from Cooperative in miles		1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0009	1-01553-0045	1-01552-0041
Address	11 EAST 88 STREET	310 EAST 91 STREET	316 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	46	44
Year Built	1955	1925	1930
Gross SqFt	28,000	28,000	28,041
Estimated Gross Income	\$784,000	\$792,171	\$775,888
Gross Income per SqFt	\$28.00	\$28.30	\$27.70
Full Market Value	\$3,760,000	\$3,790,000	\$3,720,000
Market Value per SqFt	\$134.00	\$135.00	\$133.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0015	1-01447-0023	1-01427-0028
Address	1220 MADISON AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	105	145	149
Year Built	1937	1962	1964
Gross SqFt	160,357	165,527	166,432
Estimated Gross Income	\$4,169,282	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$26.00	\$27.90	\$31.30
Full Market Value	\$18,100,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$113.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.95	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0020	1-01447-0023	1-01427-0028
Address	1225 MADISON AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	145	149
Year Built	1930	1962	1964
Gross SqFt	165,364	165,527	166,432
Estimated Gross Income	\$4,299,464	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$26.00	\$27.90	\$31.30
Full Market Value	\$18,700,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$113.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0040	1-01422-0048	1-01568-0001
Address	1088 PARK AVENUE	210 EAST 68 STREET	1700 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	210	213
Year Built	1925	1929	1964
Gross SqFt	237,164	243,802	227,259
Estimated Gross Income	\$7,233,502	\$10,626,884	\$5,330,656
Gross Income per SqFt	\$30.50	\$43.60	\$23.46
Full Market Value	\$34,600,000	\$53,300,000	\$23,100,000
Market Value per SqFt	\$146.00	\$219.00	\$102.00
Distance from Cooperative in miles		1.10	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01500-0045	1-01453-0027	1-01465-0001
Address	48 EAST 89 STREET	350 EAST 79 STREET	1306 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	211	240	429
Year Built	1973	1989	1979
Gross SqFt	364,623	364,690	357,785
Estimated Gross Income	\$11,850,247	\$22,788,800	\$15,258,540
Gross Income per SqFt	\$32.50	\$62.00	\$42.60
Full Market Value	\$56,800,000	\$114,000,000	\$76,500,000
Market Value per SqFt	\$156.00	\$313.00	\$214.00
Distance from Cooperative in miles		0.65	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0001	1-01494-0015	1-01383-0013
Address	1080 5 AVENUE	1094 MADISON AVENUE	814 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	48	112	43
Year Built	1961	1911	1913
Gross SqFt	109,262	106,947	108,592
Estimated Gross Income	\$3,004,705	\$5,239,041	\$7,338,308
Gross Income per SqFt	\$27.50	\$49.00	\$68.00
Full Market Value	\$14,400,000	\$26,300,000	\$36,800,000
Market Value per SqFt	\$132.00	\$246.00	\$339.00
Distance from Cooperative in miles		0.35	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0016	1-01421-0005	1-01524-0001
Address	1240 MADISON AVENUE	205 EAST 66 STREET	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	67	257	86
Year Built	1925	1880	1925
Gross SqFt	156,287	170,424	165,834
Estimated Gross Income	\$3,985,318	\$4,578,460	\$4,060,446
Gross Income per SqFt	\$25.50	\$26.90	\$24.49
Full Market Value	\$17,300,000	\$19,900,000	\$17,600,000
Market Value per SqFt	\$111.00	\$117.00	\$106.00
Distance from Cooperative in miles		1.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0033	1-01422-0048	1-01532-0001
Address	1100 PARK AVENUE	210 EAST 68 STREET	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	70	210	257
Year Built	1930	1929	1986
Gross SqFt	244,935	243,802	256,810
Estimated Gross Income	\$6,735,712	\$10,626,884	\$8,828,871
Gross Income per SqFt	\$27.50	\$43.60	\$34.40
Full Market Value	\$32,300,000	\$53,300,000	\$42,300,000
Market Value per SqFt	\$132.00	\$219.00	\$165.00
Distance from Cooperative in miles		1.15	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0040	1-01526-0021	1-01516-0052
Address	1112 PARK AVENUE	1543 2 AVENUE	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	45	117	154
Year Built	1927	1959	1963
Gross SqFt	128,811	123,524	128,132
Estimated Gross Income	\$3,477,897	\$2,637,074	\$3,588,695
Gross Income per SqFt	\$27.00	\$21.35	\$28.00
Full Market Value	\$16,700,000	\$11,500,000	\$17,200,000
Market Value per SqFt	\$130.00	\$93.00	\$134.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01501-0056	1-01447-0023	
Address	1246 MADISON AVENUE	1347 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	60	145	
Year Built	1929	1962	
Gross SqFt	166,317	165,527	
Estimated Gross Income	\$4,324,242	\$4,610,558	
Gross Income per SqFt	\$26.00	\$27.90	
Full Market Value	\$18,800,000	\$22,100,000	
Market Value per SqFt	\$113.00	\$134.00	
Distance from Cooperative in miles		1.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0017	1-01494-0015	1-01532-0016
Address	1254 MADISON AVENUE	1094 MADISON AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	55	112	111
Year Built	1927	1911	1989
Gross SqFt	104,445	106,947	104,440
Estimated Gross Income	\$3,446,685	\$5,239,041	\$4,011,692
Gross Income per SqFt	\$33.00	\$49.00	\$38.40
Full Market Value	\$16,500,000	\$26,300,000	\$20,100,000
Market Value per SqFt	\$158.00	\$246.00	\$192.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0020	1-01529-0018	1-01391-0002
Address	1261 MADISON AVENUE	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	55	38
Year Built	1901	1963	1923
Gross SqFt	37,240	36,800	39,030
Estimated Gross Income	\$1,154,440	\$939,001	\$1,577,218
Gross Income per SqFt	\$31.00	\$25.50	\$40.40
Full Market Value	\$5,530,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$148.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0023	1-01453-0021	1-01531-0028
Address	51 EAST 90 STREET	353 EAST 78 STREET	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	67	40
Year Built	1928	1986	1920
Gross SqFt	51,475	53,662	54,763
Estimated Gross Income	\$1,518,512	\$1,695,353	\$2,235,319
Gross Income per SqFt	\$29.50	\$31.60	\$40.80
Full Market Value	\$7,270,000	\$8,120,000	\$11,200,000
Market Value per SqFt	\$141.00	\$151.00	\$205.00
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0033	1-01561-0001	1-01557-0025
Address	1120 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	75	205	212
Year Built	1929	1964	1998
Gross SqFt	213,729	210,428	207,037
Estimated Gross Income	\$5,770,683	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$27.00	\$22.31	\$33.70
Full Market Value	\$27,600,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$129.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.75	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01502-0040	1-01511-0033	1-01516-0013
Address	1128 PARK AVENUE	1450 3 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	94	123
Year Built	1927	1961	1962
Gross SqFt	159,372	147,534	151,184
Estimated Gross Income	\$3,984,300	\$3,720,046	\$4,450,493
Gross Income per SqFt	\$25.00	\$25.20	\$29.40
Full Market Value	\$17,300,000	\$16,200,000	\$21,300,000
Market Value per SqFt	\$109.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.45	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01503-0014	1-01496-0021	1-01508-0001
Address	1274 MADISON AVENUE	1125 MADISON AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	42	41	70
Year Built	1948	1922	1913
Gross SqFt	112,857	113,052	113,281
Estimated Gross Income	\$3,103,567	\$4,223,193	\$3,191,711
Gross Income per SqFt	\$27.50	\$37.40	\$28.20
Full Market Value	\$14,900,000	\$21,200,000	\$15,300,000
Market Value per SqFt	\$132.00	\$188.00	\$135.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01503-0038	1-01427-0028	1-01447-0023
Address	1150 PARK AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	149	145
Year Built	1940	1964	1962
Gross SqFt	166,742	166,432	165,527
Estimated Gross Income	\$5,252,373	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$31.50	\$31.30	\$27.90
Full Market Value	\$25,200,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$151.00	\$150.00	\$134.00
Distance from Cooperative in miles		1.00	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01503-0069	1-01516-0052	1-01460-0047
Address	1107 5 AVENUE	160 EAST 88 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	30	154	129
Year Built	1925	1963	1999
Gross SqFt	136,240	128,132	138,500
Estimated Gross Income	\$4,155,320	\$3,588,695	\$5,876,391
Gross Income per SqFt	\$30.50	\$28.00	\$42.40
Full Market Value	\$19,900,000	\$17,200,000	\$29,500,000
Market Value per SqFt	\$146.00	\$134.00	\$213.00
Distance from Cooperative in miles		0.35	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0031	1-01527-0028	1-01410-0033
Address	1160 PARK AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	182	114
Year Built	1926	1963	1962
Gross SqFt	181,136	189,612	181,549
Estimated Gross Income	\$4,528,400	\$4,603,948	\$6,118,140
Gross Income per SqFt	\$25.00	\$24.28	\$33.70
Full Market Value	\$19,700,000	\$20,000,000	\$29,300,000
Market Value per SqFt	\$109.00	\$105.00	\$161.00
Distance from Cooperative in miles		0.65	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0040	1-01496-0021	1-01583-0050
Address	1172 PARK AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	50	41	104
Year Built	1926	1922	1963
Gross SqFt	121,642	113,052	121,500
Estimated Gross Income	\$3,770,902	\$4,223,193	\$2,436,032
Gross Income per SqFt	\$31.00	\$37.40	\$20.05
Full Market Value	\$18,100,000	\$21,200,000	\$10,600,000
Market Value per SqFt	\$149.00	\$188.00	\$87.00
Distance from Cooperative in miles		0.40	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0056	1-01439-0023	
Address	24 EAST 93 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	50	61	
Year Built	1925	1996	
Gross SqFt	49,520	50,225	
Estimated Gross Income	\$1,460,840	\$2,215,646	
Gross Income per SqFt	\$29.50	\$44.10	
Full Market Value	\$7,000,000	\$11,100,000	
Market Value per SqFt	\$141.00	\$221.00	
Distance from Cooperative in miles		1.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01504-0069	1-01527-0028	1-01410-0033
Address	1115 5 AVENUE	1571 2 AVENUE	1308 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	182	114
Year Built	1926	1963	1962
Gross SqFt	184,263	189,612	181,549
Estimated Gross Income	\$5,159,364	\$4,603,948	\$6,118,140
Gross Income per SqFt	\$28.00	\$24.28	\$33.70
Full Market Value	\$24,700,000	\$20,000,000	\$29,300,000
Market Value per SqFt	\$134.00	\$105.00	\$161.00
Distance from Cooperative in miles		0.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0001	1-01590-0036	1-01524-0001
Address	1120 5 AVENUE	85 EAST END AVENUE	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	45	175	86
Year Built	1925	1951	1925
Gross SqFt	165,357	169,386	165,834
Estimated Gross Income	\$4,133,925	\$4,404,045	\$4,060,446
Gross Income per SqFt	\$25.00	\$26.00	\$24.49
Full Market Value	\$17,900,000	\$19,100,000	\$17,600,000
Market Value per SqFt	\$108.00	\$113.00	\$106.00
Distance from Cooperative in miles		1.05	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0040	1-01527-0045	1-01557-0025
Address	1192 PARK AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	78	246	212
Year Built	1926	1980	1998
Gross SqFt	196,577	205,261	207,037
Estimated Gross Income	\$5,504,156	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$28.00	\$43.70	\$33.70
Full Market Value	\$26,400,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$134.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0044	1-01472-0034	1-01498-0007
Address	64 EAST 94 STREET	440 EAST 78 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	46	47	66
Year Built	1962	1936	1961
Gross SqFt	44,750	44,856	46,600
Estimated Gross Income	\$1,364,875	\$1,271,765	\$1,515,289
Gross Income per SqFt	\$30.50	\$28.40	\$32.50
Full Market Value	\$6,540,000	\$6,090,000	\$7,260,000
Market Value per SqFt	\$146.00	\$136.00	\$156.00
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0056	1-01453-0021	1-01531-0028
Address	28 EAST 94 STREET	353 EAST 78 STREET	244 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	67	40
Year Built	1900	1986	1920
Gross SqFt	51,912	53,662	54,763
Estimated Gross Income	\$1,505,448	\$1,695,353	\$2,235,319
Gross Income per SqFt	\$29.00	\$31.60	\$40.80
Full Market Value	\$7,210,000	\$8,120,000	\$11,200,000
Market Value per SqFt	\$139.00	\$151.00	\$205.00
Distance from Cooperative in miles		0.90	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01505-0069	1-01409-0021	1-01530-0019
Address	1125 5 AVENUE	1033 LEXINGTON AVENUE	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	19	35	83
Year Built	1925	1923	1986
Gross SqFt	70,820	71,189	69,000
Estimated Gross Income	\$2,089,190	\$2,048,170	\$2,206,620
Gross Income per SqFt	\$29.50	\$28.80	\$32.00
Full Market Value	\$10,000,000	\$9,810,000	\$10,600,000
Market Value per SqFt	\$141.00	\$138.00	\$154.00
Distance from Cooperative in miles		1.00	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0003	1-01509-0020	1-01548-0036
Address	1133 5 AVENUE	151 EAST 80 STREET	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	19	52	75
Year Built	1928	1922	1961
Gross SqFt	60,192	57,666	62,990
Estimated Gross Income	\$2,106,720	\$2,937,735	\$1,991,884
Gross Income per SqFt	\$35.00	\$51.00	\$31.60
Full Market Value	\$10,100,000	\$14,700,000	\$9,540,000
Market Value per SqFt	\$168.00	\$255.00	\$151.00
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0018	1-01561-0047	1-01567-0022
Address	30 EAST 95 STREET	1570 1 AVENUE	1661 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	53	64
Year Built	1910	1960	1920
Gross SqFt	29,148	28,000	29,700
Estimated Gross Income	\$932,736	\$1,117,018	\$1,288,728
Gross Income per SqFt	\$32.00	\$39.90	\$43.40
Full Market Value	\$4,470,000	\$5,600,000	\$6,460,000
Market Value per SqFt	\$153.00	\$200.00	\$218.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0065	1-01393-0040	1-01517-0043
Address	2 EAST 95 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	42	51
Year Built	1923	1899	1938
Gross SqFt	65,656	62,472	64,272
Estimated Gross Income	\$1,969,680	\$2,944,086	\$1,587,802
Gross Income per SqFt	\$30.00	\$47.10	\$24.70
Full Market Value	\$9,430,000	\$14,800,000	\$6,890,000
Market Value per SqFt	\$144.00	\$237.00	\$107.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01506-0069	1-01496-0021	1-01526-0021
Address	1136 5 AVENUE	1125 MADISON AVENUE	1543 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	41	117
Year Built	1925	1922	1959
Gross SqFt	122,701	113,052	123,524
Estimated Gross Income	\$3,865,081	\$4,223,193	\$2,637,074
Gross Income per SqFt	\$31.50	\$37.40	\$21.35
Full Market Value	\$18,500,000	\$21,200,000	\$11,500,000
Market Value per SqFt	\$151.00	\$188.00	\$93.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0001	1-01582-0031	1-01581-0045
Address	1140 5 AVENUE	544 EAST 86 STREET	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	44	31	97
Year Built	1922	1929	1956
Gross SqFt	77,858	74,396	77,768
Estimated Gross Income	\$2,335,740	\$3,193,971	\$2,136,513
Gross Income per SqFt	\$30.00	\$42.90	\$27.50
Full Market Value	\$11,200,000	\$16,000,000	\$10,200,000
Market Value per SqFt	\$144.00	\$215.00	\$131.00
Distance from Cooperative in miles		0.95	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0011	1-01578-0032	1-01562-0144
Address	17 EAST 95 STREET	548 EAST 82 STREET	402 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	34	26
Year Built	1920	1910	1930
Gross SqFt	16,800	16,752	16,380
Estimated Gross Income	\$554,400	\$647,072	\$533,852
Gross Income per SqFt	\$33.00	\$38.60	\$32.60
Full Market Value	\$2,660,000	\$3,250,000	\$2,560,000
Market Value per SqFt	\$158.00	\$194.00	\$156.00
Distance from Cooperative in miles		1.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0013	1-01578-0032	1-01562-0144
Address	19 EAST 95 STREET	548 EAST 82 STREET	402 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	34	26
Year Built	1921	1910	1930
Gross SqFt	16,800	16,752	16,380
Estimated Gross Income	\$554,400	\$647,072	\$533,852
Gross Income per SqFt	\$33.00	\$38.60	\$32.60
Full Market Value	\$2,660,000	\$3,250,000	\$2,560,000
Market Value per SqFt	\$158.00	\$194.00	\$156.00
Distance from Cooperative in miles		1.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0016	1-01512-0030	
Address	1356 MADISON AVENUE	16S EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	12	40	
Year Built	1902	1929	
Gross SqFt	22,600	22,990	
Estimated Gross Income	\$723,200	\$884,130	
Gross Income per SqFt	\$32.00	\$38.50	
Full Market Value	\$3,460,000	\$4,430,000	
Market Value per SqFt	\$153.00	\$193.00	
Distance from Cooperative in miles		0.65	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0021	1-01393-0040	1-01585-0001
Address	1361 MADISON AVENUE	74 EAST 79 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	52	42	67
Year Built	1902	1899	1949
Gross SqFt	68,992	62,472	67,425
Estimated Gross Income	\$2,000,768	\$2,944,086	\$1,680,069
Gross Income per SqFt	\$29.00	\$47.10	\$24.92
Full Market Value	\$9,580,000	\$14,800,000	\$7,290,000
Market Value per SqFt	\$139.00	\$237.00	\$108.00
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0029	1-01521-0026	1-01506-0016
Address	61 EAST 95 STREET	155 EAST 92 STREET	27 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	19	29	26
Year Built	1930	1910	1910
Gross SqFt	17,580	17,492	17,850
Estimated Gross Income	\$536,190	\$516,128	\$536,729
Gross Income per SqFt	\$30.50	\$29.50	\$30.10
Full Market Value	\$2,570,000	\$2,470,000	\$2,570,000
Market Value per SqFt	\$146.00	\$141.00	\$144.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0033	1-01406-0001	1-01581-0049
Address	1220 PARK AVENUE	737 PARK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	55	120	237
Year Built	1930	1940	1968
Gross SqFt	231,050	215,600	241,983
Estimated Gross Income	\$6,700,450	\$6,199,050	\$7,795,687
Gross Income per SqFt	\$29.00	\$28.80	\$32.20
Full Market Value	\$32,100,000	\$29,700,000	\$37,300,000
Market Value per SqFt	\$139.00	\$138.00	\$154.00
Distance from Cooperative in miles		1.20	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0040	1-01496-0021	1-01583-0050
Address	1230 PARK AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	84	41	104
Year Built	1930	1922	1963
Gross SqFt	119,765	113,052	121,500
Estimated Gross Income	\$3,832,480	\$4,223,193	\$2,436,032
Gross Income per SqFt	\$32.00	\$37.40	\$20.05
Full Market Value	\$18,400,000	\$21,200,000	\$10,600,000
Market Value per SqFt	\$154.00	\$188.00	\$87.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0041	1-01473-0038	1-01577-0027
Address	70 EAST 96 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	74	112	103
Year Built	1929	1959	1950
Gross SqFt	112,083	113,820	109,723
Estimated Gross Income	\$3,362,490	\$3,225,341	\$3,031,399
Gross Income per SqFt	\$30.00	\$28.30	\$27.60
Full Market Value	\$16,100,000	\$15,400,000	\$14,500,000
Market Value per SqFt	\$144.00	\$135.00	\$132.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0045	1-01473-0038	1-01577-0027
Address	58 EAST 96 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	83	112	103
Year Built	1929	1959	1950
Gross SqFt	114,003	113,820	109,723
Estimated Gross Income	\$3,306,087	\$3,225,341	\$3,031,399
Gross Income per SqFt	\$29.00	\$28.30	\$27.60
Full Market Value	\$15,800,000	\$15,400,000	\$14,500,000
Market Value per SqFt	\$139.00	\$135.00	\$132.00
Distance from Cooperative in miles		1.05	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0056	1-01387-0056	1-01530-0019
Address	16 EAST 96 STREET	900 MADISON AVENUE	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	43	65	83
Year Built	1930	1939	1986
Gross SqFt	67,704	66,731	69,000
Estimated Gross Income	\$1,929,564	\$2,861,408	\$2,206,620
Gross Income per SqFt	\$28.50	\$42.90	\$32.00
Full Market Value	\$9,240,000	\$14,400,000	\$10,600,000
Market Value per SqFt	\$136.00	\$216.00	\$154.00
Distance from Cooperative in miles		1.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0064	1-01518-0033	1-01531-0035
Address	8 EAST 96 STREET	1588 3 AVENUE	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	100	111
Year Built	1928	1980	1986
Gross SqFt	81,133	81,837	81,100
Estimated Gross Income	\$2,433,990	\$2,691,252	\$3,222,573
Gross Income per SqFt	\$30.00	\$32.90	\$39.70
Full Market Value	\$11,700,000	\$12,900,000	\$16,200,000
Market Value per SqFt	\$144.00	\$158.00	\$200.00
Distance from Cooperative in miles		0.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01507-0069	1-01427-0028	1-01447-0023
Address	1148 5 AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	149	145
Year Built	1923	1964	1962
Gross SqFt	166,158	166,432	165,527
Estimated Gross Income	\$4,486,266	\$5,215,996	\$4,610,558
Gross Income per SqFt	\$27.00	\$31.30	\$27.90
Full Market Value	\$21,500,000	\$25,000,000	\$22,100,000
Market Value per SqFt	\$129.00	\$150.00	\$134.00
Distance from Cooperative in miles		1.20	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0016	1-01439-0023	
Address	139 EAST 79 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	20	61	
Year Built	1928	1996	
Gross SqFt	48,600	50,225	
Estimated Gross Income	\$1,603,800	\$2,215,646	
Gross Income per SqFt	\$33.00	\$44.10	
Full Market Value	\$7,680,000	\$11,100,000	
Market Value per SqFt	\$158.00	\$221.00	
Distance from Cooperative in miles		0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0020	1-01471-0003	1-01548-0036
Address	151 EAST 79 STREET	1470 1 AVENUE	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	84	75
Year Built	1925	1975	1961
Gross SqFt	63,686	63,862	62,990
Estimated Gross Income	\$1,592,150	\$2,065,833	\$1,991,884
Gross Income per SqFt	\$25.00	\$32.30	\$31.60
Full Market Value	\$6,910,000	\$9,900,000	\$9,540,000
Market Value per SqFt	\$109.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0024	1-01585-0036	1-01509-0006
Address	161 EAST 79 STREET	530 EAST 89 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	24	80	33
Year Built	1915	1920	1925
Gross SqFt	51,792	48,600	52,272
Estimated Gross Income	\$1,657,344	\$1,518,576	\$1,992,954
Gross Income per SqFt	\$32.00	\$31.20	\$38.10
Full Market Value	\$7,940,000	\$7,270,000	\$9,990,000
Market Value per SqFt	\$153.00	\$150.00	\$191.00
Distance from Cooperative in miles		0.70	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0027	1-01425-0017	1-01515-0007
Address	173 EAST 79 STREET	225 EAST 70 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	91	52
Year Built	1928	1961	1914
Gross SqFt	92,216	83,220	91,260
Estimated Gross Income	\$2,812,588	\$2,607,460	\$2,722,144
Gross Income per SqFt	\$30.50	\$31.30	\$29.80
Full Market Value	\$13,500,000	\$12,500,000	\$13,000,000
Market Value per SqFt	\$146.00	\$150.00	\$142.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0031	1-01393-0040	1-01484-0001
Address	179 EAST 79 STREET	74 EAST 79 STREET	1360 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	59	42	90
Year Built	1928	1899	1958
Gross SqFt	61,300	62,472	60,775
Estimated Gross Income	\$2,206,800	\$2,944,086	\$1,598,434
Gross Income per SqFt	\$36.00	\$47.10	\$26.30
Full Market Value	\$11,100,000	\$14,800,000	\$6,940,000
Market Value per SqFt	\$181.00	\$237.00	\$114.00
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0038	1-01516-0052	1-01460-0047
Address	1402 3 AVENUE	160 EAST 88 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	150	154	129
Year Built	1973	1963	1999
Gross SqFt	138,875	128,132	138,500
Estimated Gross Income	\$3,749,625	\$3,588,695	\$5,876,391
Gross Income per SqFt	\$27.00	\$28.00	\$42.40
Full Market Value	\$18,000,000	\$17,200,000	\$29,500,000
Market Value per SqFt	\$130.00	\$134.00	\$213.00
Distance from Cooperative in miles		0.40	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0046	1-01439-0023	
Address	162 EAST 80 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	27	61	
Year Built	1926	1996	
Gross SqFt	49,435	50,225	
Estimated Gross Income	\$1,631,355	\$2,215,646	
Gross Income per SqFt	\$33.00	\$44.10	
Full Market Value	\$7,810,000	\$11,100,000	
Market Value per SqFt	\$158.00	\$221.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0072	1-01590-0036	1-01390-0067
Address	911 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	175	110
Year Built	1926	1951	1949
Gross SqFt	173,873	169,386	188,810
Estimated Gross Income	\$5,390,063	\$4,404,045	\$6,803,752
Gross Income per SqFt	\$31.00	\$26.00	\$36.00
Full Market Value	\$25,800,000	\$19,100,000	\$34,100,000
Market Value per SqFt	\$148.00	\$113.00	\$181.00
Distance from Cooperative in miles		0.75	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01508-0130	1-01567-0035	1-01567-0037
Address	177 EAST 79 STREET	432 EAST 88 STREET	418 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	15	45	48
Year Built	1980	1973	1950
Gross SqFt	25,010	24,572	25,395
Estimated Gross Income	\$875,350	\$1,006,891	\$753,627
Gross Income per SqFt	\$35.00	\$41.00	\$29.70
Full Market Value	\$4,190,000	\$5,050,000	\$3,610,000
Market Value per SqFt	\$168.00	\$206.00	\$142.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0001	1-01415-0021	1-01532-0016
Address	925 PARK AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	108	111
Year Built	1908	1940	1989
Gross SqFt	102,881	103,304	104,440
Estimated Gross Income	\$3,086,430	\$2,781,886	\$4,011,692
Gross Income per SqFt	\$30.00	\$26.90	\$38.40
Full Market Value	\$14,800,000	\$13,300,000	\$20,100,000
Market Value per SqFt	\$144.00	\$129.00	\$192.00
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0016	1-01472-0022	1-01510-0020
Address	133 EAST 80 STREET	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	96	61
Year Built	1930	1958	1987
Gross SqFt	76,413	75,936	78,874
Estimated Gross Income	\$2,483,422	\$2,456,604	\$5,155,062
Gross Income per SqFt	\$32.50	\$32.40	\$65.00
Full Market Value	\$11,900,000	\$11,800,000	\$25,900,000
Market Value per SqFt	\$156.00	\$155.00	\$328.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0051	1-01383-0013	
Address	140 EAST 81 STREET	814 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	91	43	
Year Built	1928	1913	
Gross SqFt	109,157	108,592	
Estimated Gross Income	\$3,056,396	\$7,338,308	
Gross Income per SqFt	\$28.00	\$68.00	
Full Market Value	\$14,600,000	\$36,800,000	
Market Value per SqFt	\$134.00	\$339.00	
Distance from Cooperative in miles		0.70	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0056	1-01422-0048	1-01532-0001
Address	112 EAST 81 STREET	210 EAST 68 STREET	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	106	210	257
Year Built	1958	1929	1986
Gross SqFt	250,097	243,802	256,810
Estimated Gross Income	\$8,128,152	\$10,626,884	\$8,828,871
Gross Income per SqFt	\$32.50	\$43.60	\$34.40
Full Market Value	\$38,900,000	\$53,300,000	\$42,300,000
Market Value per SqFt	\$156.00	\$219.00	\$165.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0069	1-01471-0003	1-01548-0036
Address	935 PARK AVENUE	1470 1 AVENUE	334 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	34	84	75
Year Built	1924	1975	1961
Gross SqFt	62,598	63,862	62,990
Estimated Gross Income	\$2,034,435	\$2,065,833	\$1,991,884
Gross Income per SqFt	\$32.50	\$32.30	\$31.60
Full Market Value	\$9,740,000	\$9,900,000	\$9,540,000
Market Value per SqFt	\$156.00	\$155.00	\$151.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01509-0071	1-01502-0052	
Address	929 PARK AVENUE	46 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	37	28	
Year Built	1913	1930	
Gross SqFt	47,537	46,718	
Estimated Gross Income	\$1,592,489	\$1,774,864	
Gross Income per SqFt	\$33.50	\$38.00	
Full Market Value	\$7,630,000	\$8,900,000	
Market Value per SqFt	\$161.00	\$191.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0001	1-01447-0023	1-01427-0028
Address	941 PARK AVENUE	1347 1 AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	38	145	149
Year Built	1927	1962	1964
Gross SqFt	164,868	165,527	166,432
Estimated Gross Income	\$5,770,380	\$4,610,558	\$5,215,996
Gross Income per SqFt	\$35.00	\$27.90	\$31.30
Full Market Value	\$27,600,000	\$22,100,000	\$25,000,000
Market Value per SqFt	\$167.00	\$134.00	\$150.00
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0015	1-01518-0039	1-01414-0013
Address	1190 LEXINGTON AVENUE	1600 3 AVENUE	227 EAST 59 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	17	35	28
Year Built	1983	1920	1930
Gross SqFt	25,406	24,942	25,400
Estimated Gross Income	\$876,507	\$792,976	\$879,700
Gross Income per SqFt	\$34.50	\$31.80	\$34.60
Full Market Value	\$4,200,000	\$3,800,000	\$4,210,000
Market Value per SqFt	\$165.00	\$152.00	\$166.00
Distance from Cooperative in miles		0.40	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0027	1-01529-0018	1-01391-0002
Address	157 EAST 81 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	28	55	38
Year Built	1912	1963	1923
Gross SqFt	39,687	36,800	39,030
Estimated Gross Income	\$1,309,671	\$939,001	\$1,577,218
Gross Income per SqFt	\$33.00	\$25.50	\$40.40
Full Market Value	\$6,270,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$158.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0030	1-01441-0031	1-01439-0042
Address	163 EAST 81 STREET	342 EAST 67 STREET	320 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	60	71
Year Built	1927	1964	1930
Gross SqFt	59,149	59,020	58,325
Estimated Gross Income	\$1,892,768	\$1,546,239	\$2,227,973
Gross Income per SqFt	\$32.00	\$26.20	\$38.20
Full Market Value	\$9,070,000	\$6,710,000	\$11,200,000
Market Value per SqFt	\$153.00	\$114.00	\$192.00
Distance from Cooperative in miles		0.80	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0060	1-01439-0023	
Address	122 EAST 82 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	38	61	
Year Built	1912	1996	
Gross SqFt	48,432	50,225	
Estimated Gross Income	\$1,598,256	\$2,215,646	
Gross Income per SqFt	\$33.00	\$44.10	
Full Market Value	\$7,660,000	\$11,100,000	
Market Value per SqFt	\$158.00	\$221.00	
Distance from Cooperative in miles		0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0065	1-01471-0003	1-01517-0058
Address	108 EAST 82 STREET	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	41	84	60
Year Built	1916	1975	1936
Gross SqFt	64,332	63,862	64,344
Estimated Gross Income	\$2,058,624	\$2,065,833	\$1,832,378
Gross Income per SqFt	\$32.00	\$32.30	\$28.50
Full Market Value	\$9,860,000	\$9,900,000	\$8,780,000
Market Value per SqFt	\$153.00	\$155.00	\$136.00
Distance from Cooperative in miles		0.55	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01510-0072	1-01393-0040	1-01585-0001
Address	951 PARK AVENUE	74 EAST 79 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	38	42	67
Year Built	1915	1899	1949
Gross SqFt	68,731	62,472	67,425
Estimated Gross Income	\$2,474,316	\$2,944,086	\$1,680,069
Gross Income per SqFt	\$36.00	\$47.10	\$24.92
Full Market Value	\$12,400,000	\$14,800,000	\$7,290,000
Market Value per SqFt	\$180.00	\$237.00	\$108.00
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0001	1-01526-0021	1-01516-0052
Address	969 PARK AVENUE	1543 2 AVENUE	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	117	154
Year Built	1911	1959	1963
Gross SqFt	128,635	123,524	128,132
Estimated Gross Income	\$4,244,955	\$2,637,074	\$3,588,695
Gross Income per SqFt	\$33.00	\$21.35	\$28.00
Full Market Value	\$20,300,000	\$11,500,000	\$17,200,000
Market Value per SqFt	\$158.00	\$93.00	\$134.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0005	1-01542-0044	1-01564-0043
Address	107 EAST 82 STREET	314 EAST 80 STREET	414 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	18	16
Year Built	1920	1910	1910
Gross SqFt	7,650	7,762	7,532
Estimated Gross Income	\$275,400	\$285,314	\$260,887
Gross Income per SqFt	\$36.00	\$36.80	\$34.60
Full Market Value	\$1,380,000	\$1,430,000	\$1,250,000
Market Value per SqFt	\$180.00	\$184.00	\$166.00
Distance from Cooperative in miles		0.35	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0047	1-01547-0045	1-01528-0033
Address	152 EAST 83 STREET	312 EAST 85 STREET	234 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	24	21
Year Built	1910	1910	1910
Gross SqFt	11,930	11,760	12,260
Estimated Gross Income	\$417,550	\$466,800	\$394,143
Gross Income per SqFt	\$35.00	\$39.70	\$32.10
Full Market Value	\$2,000,000	\$2,340,000	\$1,890,000
Market Value per SqFt	\$168.00	\$199.00	\$154.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0048	1-01547-0045	1-01528-0033
Address	150 EAST 83 STREET	312 EAST 85 STREET	234 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	24	21
Year Built	1920	1910	1910
Gross SqFt	11,930	11,760	12,260
Estimated Gross Income	\$417,550	\$466,800	\$394,143
Gross Income per SqFt	\$35.00	\$39.70	\$32.10
Full Market Value	\$2,000,000	\$2,340,000	\$1,890,000
Market Value per SqFt	\$168.00	\$199.00	\$154.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0053	1-01521-0020	1-01517-0020
Address	140 EAST 83 STREET	145 EAST 92 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	49	97
Year Built	1961	1929	1927
Gross SqFt	91,090	85,924	87,192
Estimated Gross Income	\$3,005,970	\$1,838,155	\$2,457,054
Gross Income per SqFt	\$33.00	\$21.39	\$28.20
Full Market Value	\$14,400,000	\$7,980,000	\$11,800,000
Market Value per SqFt	\$158.00	\$93.00	\$135.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0059	1-01527-0033	1-01528-0034
Address	128 EAST 83 STREET	234 EAST 82 STREET	232 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	19
Year Built	1928	1910	1910
Gross SqFt	10,135	10,025	10,255
Estimated Gross Income	\$364,860	\$342,367	\$390,868
Gross Income per SqFt	\$36.00	\$34.20	\$38.10
Full Market Value	\$1,830,000	\$1,640,000	\$1,960,000
Market Value per SqFt	\$181.00	\$164.00	\$191.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0062	1-01562-0016	
Address	120 EAST 83 STREET	427 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	20	17	
Year Built	1925	1900	
Gross SqFt	9,970	10,000	
Estimated Gross Income	\$348,950	\$459,612	
Gross Income per SqFt	\$35.00	\$46.00	
Full Market Value	\$1,670,000	\$2,310,000	
Market Value per SqFt	\$168.00	\$231.00	
Distance from Cooperative in miles		0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0065	1-01382-0049	1-01549-0024
Address	112 EAST 83 STREET	30 EAST 68 STREET	1653 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	26	36	46
Year Built	1929	1925	1910
Gross SqFt	40,053	41,371	36,237
Estimated Gross Income	\$1,361,802	\$2,091,490	\$1,316,765
Gross Income per SqFt	\$34.00	\$51.00	\$36.30
Full Market Value	\$6,520,000	\$10,500,000	\$6,600,000
Market Value per SqFt	\$163.00	\$254.00	\$182.00
Distance from Cooperative in miles		0.75	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01511-0069	1-01511-0033	1-01460-0047
Address	975 PARK AVENUE	1450 3 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	94	129
Year Built	1929	1961	1999
Gross SqFt	142,075	147,534	138,500
Estimated Gross Income	\$4,688,475	\$3,720,046	\$5,876,391
Gross Income per SqFt	\$33.00	\$25.20	\$42.40
Full Market Value	\$22,500,000	\$16,200,000	\$29,500,000
Market Value per SqFt	\$158.00	\$110.00	\$213.00
Distance from Cooperative in miles		0.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0001	1-01527-0045	1-01557-0025
Address	983 PARK AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	63	246	212
Year Built	1927	1980	1998
Gross SqFt	203,706	205,261	207,037
Estimated Gross Income	\$6,722,298	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$33.00	\$43.70	\$33.70
Full Market Value	\$32,200,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$158.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0025	1-01517-0020	
Address	151 EAST 83 STREET	1327 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	80	97	
Year Built	1929	1927	
Gross SqFt	93,924	87,192	
Estimated Gross Income	\$3,146,454	\$2,457,054	
Gross Income per SqFt	\$33.50	\$28.20	
Full Market Value	\$15,100,000	\$11,800,000	
Market Value per SqFt	\$161.00	\$135.00	
Distance from Cooperative in miles		0.25	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0048	1-01547-0001	1-01520-0056
Address	148 EAST 84 STREET	1624 2 AVENUE	140 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	18	26	15
Year Built	1930	1915	1914
Gross SqFt	9,605	8,335	11,992
Estimated Gross Income	\$336,175	\$615,629	\$584,754
Gross Income per SqFt	\$35.00	\$74.00	\$48.80
Full Market Value	\$1,610,000	\$3,090,000	\$2,930,000
Market Value per SqFt	\$168.00	\$371.00	\$244.00
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0052	1-01415-0021	1-01532-0016
Address	144 EAST 84 STREET	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	96	108	111
Year Built	1962	1940	1989
Gross SqFt	97,893	103,304	104,440
Estimated Gross Income	\$3,426,255	\$2,781,886	\$4,011,692
Gross Income per SqFt	\$35.00	\$26.90	\$38.40
Full Market Value	\$16,400,000	\$13,300,000	\$20,100,000
Market Value per SqFt	\$168.00	\$129.00	\$192.00
Distance from Cooperative in miles		1.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0059	1-01453-0021	1-01439-0023
Address	124 EAST 84 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	37	67	61
Year Built	1924	1986	1996
Gross SqFt	51,744	53,662	50,225
Estimated Gross Income	\$1,681,680	\$1,695,353	\$2,215,646
Gross Income per SqFt	\$32.50	\$31.60	\$44.10
Full Market Value	\$8,060,000	\$8,120,000	\$11,100,000
Market Value per SqFt	\$156.00	\$151.00	\$221.00
Distance from Cooperative in miles		0.45	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0062	1-01531-0028	1-01448-0001
Address	114 EAST 84 STREET	244 EAST 86 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	40	66
Year Built	1915	1920	1966
Gross SqFt	57,491	54,763	56,980
Estimated Gross Income	\$1,839,712	\$2,235,319	\$1,516,068
Gross Income per SqFt	\$32.00	\$40.80	\$26.60
Full Market Value	\$8,810,000	\$11,200,000	\$6,580,000
Market Value per SqFt	\$153.00	\$205.00	\$115.00
Distance from Cooperative in miles		0.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0070	1-01526-0021	1-01516-0052
Address	993 PARK AVENUE	1543 2 AVENUE	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	117	154
Year Built	1915	1959	1963
Gross SqFt	128,388	123,524	128,132
Estimated Gross Income	\$4,236,804	\$2,637,074	\$3,588,695
Gross Income per SqFt	\$33.00	\$21.35	\$28.00
Full Market Value	\$20,300,000	\$11,500,000	\$17,200,000
Market Value per SqFt	\$158.00	\$93.00	\$134.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01512-0123	1-01496-0021	1-01583-0050
Address	1223 LEXINGTON AVENUE	1125 MADISON AVENUE	1654 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	61	41	104
Year Built	1961	1922	1963
Gross SqFt	120,034	113,052	121,500
Estimated Gross Income	\$3,961,122	\$4,223,193	\$2,436,032
Gross Income per SqFt	\$33.00	\$37.40	\$20.05
Full Market Value	\$19,000,000	\$21,200,000	\$10,600,000
Market Value per SqFt	\$158.00	\$188.00	\$87.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0001	1-01393-0040	1-01585-0001
Address	1001 PARK AVENUE	74 EAST 79 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	31	42	67
Year Built	1928	1899	1949
Gross SqFt	68,569	62,472	67,425
Estimated Gross Income	\$2,468,484	\$2,944,086	\$1,680,069
Gross Income per SqFt	\$36.00	\$47.10	\$24.92
Full Market Value	\$12,400,000	\$14,800,000	\$7,290,000
Market Value per SqFt	\$181.00	\$237.00	\$108.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0005	1-01453-0021	1-01439-0023
Address	103 EAST 84 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	34	67	61
Year Built	1917	1986	1996
Gross SqFt	51,184	53,662	50,225
Estimated Gross Income	\$1,765,848	\$1,695,353	\$2,215,646
Gross Income per SqFt	\$34.50	\$31.60	\$44.10
Full Market Value	\$8,460,000	\$8,120,000	\$11,100,000
Market Value per SqFt	\$165.00	\$151.00	\$221.00
Distance from Cooperative in miles		0.45	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0009	1-01439-0023	
Address	119 EAST 84 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	38	61	
Year Built	1926	1996	
Gross SqFt	48,387	50,225	
Estimated Gross Income	\$1,596,771	\$2,215,646	
Gross Income per SqFt	\$33.00	\$44.10	
Full Market Value	\$7,650,000	\$11,100,000	
Market Value per SqFt	\$158.00	\$221.00	
Distance from Cooperative in miles		1.05	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0015	1-01518-0033	1-01531-0035
Address	125 EAST 84 STREET	1588 3 AVENUE	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	47	100	111
Year Built	1928	1980	1986
Gross SqFt	81,180	81,837	81,100
Estimated Gross Income	\$2,191,860	\$2,691,252	\$3,222,573
Gross Income per SqFt	\$27.00	\$32.90	\$39.70
Full Market Value	\$10,500,000	\$12,900,000	\$16,200,000
Market Value per SqFt	\$129.00	\$158.00	\$200.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0020	1-01496-0021	1-01508-0001
Address	145 EAST 84 STREET	1125 MADISON AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	98	41	70
Year Built	1963	1922	1913
Gross SqFt	116,824	113,052	113,281
Estimated Gross Income	\$3,855,192	\$4,223,193	\$3,191,711
Gross Income per SqFt	\$33.00	\$37.40	\$28.20
Full Market Value	\$18,500,000	\$21,200,000	\$15,300,000
Market Value per SqFt	\$158.00	\$188.00	\$135.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0062	1-01554-0043	1-01547-0043
Address	120 EAST 85 STREET	312 EAST 92 STREET	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	12	28	40
Year Built	1920	1995	1925
Gross SqFt	19,818	20,000	19,990
Estimated Gross Income	\$653,994	\$688,650	\$674,217
Gross Income per SqFt	\$33.00	\$34.40	\$33.70
Full Market Value	\$3,130,000	\$3,300,000	\$3,230,000
Market Value per SqFt	\$158.00	\$165.00	\$162.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01513-0066	1-01529-0018	1-01391-0002
Address	106 EAST 85 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	55	38
Year Built	1916	1963	1923
Gross SqFt	37,030	36,800	39,030
Estimated Gross Income	\$1,203,475	\$939,001	\$1,577,218
Gross Income per SqFt	\$32.50	\$25.50	\$40.40
Full Market Value	\$5,760,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$156.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0001	1-01516-0052	1-01526-0021
Address	1021 PARK AVENUE	160 EAST 88 STREET	1543 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	154	117
Year Built	1929	1963	1959
Gross SqFt	124,648	128,132	123,524
Estimated Gross Income	\$4,425,004	\$3,588,695	\$2,637,074
Gross Income per SqFt	\$35.50	\$28.00	\$21.35
Full Market Value	\$21,200,000	\$17,200,000	\$11,500,000
Market Value per SqFt	\$170.00	\$134.00	\$93.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0008	1-01561-0001	1-01557-0025
Address	111 EAST 85 STREET	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	162	205	212
Year Built	1971	1964	1998
Gross SqFt	211,406	210,428	207,037
Estimated Gross Income	\$6,553,586	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$31.00	\$22.31	\$33.70
Full Market Value	\$31,400,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$149.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0066	1-01453-0021	1-01439-0023
Address	108 EAST 86 STREET	353 EAST 78 STREET	1185 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	31	67	61
Year Built	1924	1986	1996
Gross SqFt	51,360	53,662	50,225
Estimated Gross Income	\$1,643,520	\$1,695,353	\$2,215,646
Gross Income per SqFt	\$32.00	\$31.60	\$44.10
Full Market Value	\$7,870,000	\$8,120,000	\$11,100,000
Market Value per SqFt	\$153.00	\$151.00	\$221.00
Distance from Cooperative in miles		0.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01514-0069	1-01472-0022	
Address	1035 PARK AVENUE	1453 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	32	96	
Year Built	1926	1958	
Gross SqFt	75,798	75,936	
Estimated Gross Income	\$2,652,930	\$2,456,604	
Gross Income per SqFt	\$35.00	\$32.40	
Full Market Value	\$12,700,000	\$11,800,000	
Market Value per SqFt	\$168.00	\$155.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-0001	1-01387-0056	1-01530-0019
Address	1045 PARK AVENUE	900 MADISON AVENUE	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	40	65	83
Year Built	1923	1939	1986
Gross SqFt	68,542	66,731	69,000
Estimated Gross Income	\$2,398,970	\$2,861,408	\$2,206,620
Gross Income per SqFt	\$35.00	\$42.90	\$32.00
Full Market Value	\$11,500,000	\$14,400,000	\$10,600,000
Market Value per SqFt	\$168.00	\$216.00	\$154.00
Distance from Cooperative in miles		0.75	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-0008	1-01383-0013	1-01494-0015
Address	115 EAST 86 STREET	814 MADISON AVENUE	1094 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	62	43	112
Year Built	1928	1913	1911
Gross SqFt	107,788	108,592	106,947
Estimated Gross Income	\$3,233,640	\$7,338,308	\$5,239,041
Gross Income per SqFt	\$30.00	\$68.00	\$49.00
Full Market Value	\$15,500,000	\$36,800,000	\$26,300,000
Market Value per SqFt	\$144.00	\$339.00	\$246.00
Distance from Cooperative in miles		0.95	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01515-0070	1-01472-0022	1-01510-0020
Address	1049 PARK AVENUE	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	39	96	61
Year Built	1924	1958	1987
Gross SqFt	78,613	75,936	78,874
Estimated Gross Income	\$2,594,229	\$2,456,604	\$5,155,062
Gross Income per SqFt	\$33.00	\$32.40	\$65.00
Full Market Value	\$12,400,000	\$11,800,000	\$25,900,000
Market Value per SqFt	\$158.00	\$155.00	\$328.00
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-0001	1-01496-0021	1-01508-0001
Address	1065 PARK AVENUE	1125 MADISON AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	109	41	70
Year Built	1973	1922	1913
Gross SqFt	114,000	113,052	113,281
Estimated Gross Income	\$4,161,000	\$4,223,193	\$3,191,711
Gross Income per SqFt	\$36.50	\$37.40	\$28.20
Full Market Value	\$20,900,000	\$21,200,000	\$15,300,000
Market Value per SqFt	\$183.00	\$188.00	\$135.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-0042	1-01585-0036	1-01509-0006
Address	170 EAST 88 STREET	530 EAST 89 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	39	80	33
Year Built	1980	1920	1925
Gross SqFt	50,874	48,600	52,272
Estimated Gross Income	\$1,627,968	\$1,518,576	\$1,992,954
Gross Income per SqFt	\$32.00	\$31.20	\$38.10
Full Market Value	\$7,800,000	\$7,270,000	\$9,990,000
Market Value per SqFt	\$153.00	\$150.00	\$191.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01516-0069	1-01511-0033	1-01460-0047
Address	1075 PARK AVENUE	1450 3 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	59	94	129
Year Built	1922	1961	1999
Gross SqFt	142,368	147,534	138,500
Estimated Gross Income	\$4,911,696	\$3,720,046	\$5,876,391
Gross Income per SqFt	\$34.50	\$25.20	\$42.40
Full Market Value	\$23,500,000	\$16,200,000	\$29,500,000
Market Value per SqFt	\$165.00	\$110.00	\$213.00
Distance from Cooperative in miles		0.25	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0013	1-01549-0035	1-01549-0034
Address	121 EAST 88 STREET	346 EAST 87 STREET	348 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1910	1925	1925
Gross SqFt	10,065	10,000	10,000
Estimated Gross Income	\$362,340	\$381,305	\$340,038
Gross Income per SqFt	\$36.00	\$38.10	\$34.00
Full Market Value	\$1,820,000	\$1,910,000	\$1,630,000
Market Value per SqFt	\$181.00	\$191.00	\$163.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0014	1-01518-0029	1-01530-0036
Address	123 EAST 88 STREET	161 EAST 89 STREET	224 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	14	20
Year Built	1910	1920	1910
Gross SqFt	9,860	9,855	9,820
Estimated Gross Income	\$327,845	\$327,362	\$327,564
Gross Income per SqFt	\$33.30	\$33.20	\$33.40
Full Market Value	\$1,570,000	\$1,570,000	\$1,570,000
Market Value per SqFt	\$159.00	\$159.00	\$160.00
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0027	1-01529-0018	1-01520-0033
Address	161 EAST 88 STREET	235 EAST 83 STREET	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	55	53
Year Built	1937	1963	1985
Gross SqFt	36,432	36,800	33,443
Estimated Gross Income	\$1,184,040	\$939,001	\$1,222,539
Gross Income per SqFt	\$32.50	\$25.50	\$36.60
Full Market Value	\$5,670,000	\$4,080,000	\$6,130,000
Market Value per SqFt	\$156.00	\$111.00	\$183.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01517-0069	1-01590-0036	1-01390-0067
Address	1095 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	68	175	110
Year Built	1930	1951	1949
Gross SqFt	199,625	169,386	188,810
Estimated Gross Income	\$7,186,500	\$4,404,045	\$6,803,752
Gross Income per SqFt	\$36.00	\$26.00	\$36.00
Full Market Value	\$36,000,000	\$19,100,000	\$34,100,000
Market Value per SqFt	\$180.00	\$113.00	\$181.00
Distance from Cooperative in miles		0.75	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0001	1-01511-0033	1-01460-0047
Address	1105 PARK AVENUE	1450 3 AVENUE	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	94	129
Year Built	1923	1961	1999
Gross SqFt	147,065	147,534	138,500
Estimated Gross Income	\$5,147,275	\$3,720,046	\$5,876,391
Gross Income per SqFt	\$35.00	\$25.20	\$42.40
Full Market Value	\$24,700,000	\$16,200,000	\$29,500,000
Market Value per SqFt	\$168.00	\$110.00	\$213.00
Distance from Cooperative in miles		0.35	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0049	1-01496-0021	1-01508-0001
Address	1349 LEXINGTON AVENUE	1125 MADISON AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	71	41	70
Year Built	1922	1922	1913
Gross SqFt	112,398	113,052	113,281
Estimated Gross Income	\$3,371,940	\$4,223,193	\$3,191,711
Gross Income per SqFt	\$30.00	\$37.40	\$28.20
Full Market Value	\$16,200,000	\$21,200,000	\$15,300,000
Market Value per SqFt	\$144.00	\$188.00	\$135.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0061	1-01531-0028	1-01448-0001
Address	114 EAST 90 STREET	244 EAST 86 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	41	40	66
Year Built	1925	1920	1966
Gross SqFt	54,997	54,763	56,980
Estimated Gross Income	\$1,759,904	\$2,235,319	\$1,516,068
Gross Income per SqFt	\$32.00	\$40.80	\$26.60
Full Market Value	\$8,430,000	\$11,200,000	\$6,580,000
Market Value per SqFt	\$153.00	\$205.00	\$115.00
Distance from Cooperative in miles		0.30	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01518-0069	1-01527-0045	1-01557-0025
Address	1111 PARK AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	92	246	212
Year Built	1925	1980	1998
Gross SqFt	207,542	205,261	207,037
Estimated Gross Income	\$7,160,199	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$34.50	\$43.70	\$33.70
Full Market Value	\$34,300,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$165.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0001	1-01561-0001	1-01557-0025
Address	1125 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	71	205	212
Year Built	1926	1964	1998
Gross SqFt	211,870	210,428	207,037
Estimated Gross Income	\$7,097,645	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$33.50	\$22.31	\$33.70
Full Market Value	\$34,000,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$160.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0008	1-01509-0006	1-01585-0036
Address	115 EAST 90 STREET	107 EAST 80 STREET	530 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	44	33	80
Year Built	1923	1925	1920
Gross SqFt	49,555	52,272	48,600
Estimated Gross Income	\$1,635,315	\$1,992,954	\$1,518,576
Gross Income per SqFt	\$33.00	\$38.10	\$31.20
Full Market Value	\$7,830,000	\$9,990,000	\$7,270,000
Market Value per SqFt	\$158.00	\$191.00	\$150.00
Distance from Cooperative in miles		0.50	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0025	1-01529-0018	1-01391-0002
Address	161 EAST 90 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	27	55	38
Year Built	1926	1963	1923
Gross SqFt	38,117	36,800	39,030
Estimated Gross Income	\$1,257,861	\$939,001	\$1,577,218
Gross Income per SqFt	\$33.00	\$25.50	\$40.40
Full Market Value	\$6,030,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$158.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0029	1-01562-0016	1-01528-0018
Address	167 EAST 90 STREET	427 EAST 82 STREET	235 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	15	17	24
Year Built	1915	1900	1910
Gross SqFt	10,439	10,000	11,500
Estimated Gross Income	\$365,365	\$459,612	\$508,696
Gross Income per SqFt	\$35.00	\$46.00	\$44.20
Full Market Value	\$1,750,000	\$2,310,000	\$2,550,000
Market Value per SqFt	\$168.00	\$231.00	\$222.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0045	1-01578-0038	1-01531-0013
Address	162 EAST 91 STREET	528 EAST 82 STREET	223 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	23	28
Year Built	1980	1910	1920
Gross SqFt	13,320	13,086	13,459
Estimated Gross Income	\$479,520	\$319,618	\$546,596
Gross Income per SqFt	\$36.00	\$24.42	\$40.60
Full Market Value	\$2,400,000	\$1,390,000	\$2,740,000
Market Value per SqFt	\$180.00	\$106.00	\$204.00
Distance from Cooperative in miles		0.70	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0046	1-01393-0040	1-01484-0001
Address	158 EAST 91 STREET	74 EAST 79 STREET	1360 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	125	42	90
Year Built	1941	1899	1958
Gross SqFt	62,272	62,472	60,775
Estimated Gross Income	\$2,117,248	\$2,944,086	\$1,598,434
Gross Income per SqFt	\$34.00	\$47.10	\$26.30
Full Market Value	\$10,100,000	\$14,800,000	\$6,940,000
Market Value per SqFt	\$162.00	\$237.00	\$114.00
Distance from Cooperative in miles		0.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0060	1-01554-0043	1-01547-0043
Address	124 EAST 91 STREET	312 EAST 92 STREET	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	24	28	40
Year Built	1910	1995	1925
Gross SqFt	19,986	20,000	19,990
Estimated Gross Income	\$659,538	\$688,650	\$674,217
Gross Income per SqFt	\$33.00	\$34.40	\$33.70
Full Market Value	\$3,160,000	\$3,300,000	\$3,230,000
Market Value per SqFt	\$158.00	\$165.00	\$162.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0067	1-01502-0052	1-01570-0024
Address	108 EAST 91 STREET	46 EAST 91 STREET	435 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	42	28	66
Year Built	1928	1930	1920
Gross SqFt	41,600	46,718	46,421
Estimated Gross Income	\$1,372,800	\$1,774,864	\$1,137,568
Gross Income per SqFt	\$33.00	\$38.00	\$24.51
Full Market Value	\$6,580,000	\$8,900,000	\$4,940,000
Market Value per SqFt	\$158.00	\$191.00	\$106.00
Distance from Cooperative in miles		0.10	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01519-0069	1-01393-0040	1-01517-0043
Address	1133 PARK AVENUE	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	32	42	51
Year Built	1924	1899	1938
Gross SqFt	65,434	62,472	64,272
Estimated Gross Income	\$2,290,190	\$2,944,086	\$1,587,802
Gross Income per SqFt	\$35.00	\$47.10	\$24.70
Full Market Value	\$11,000,000	\$14,800,000	\$6,890,000
Market Value per SqFt	\$168.00	\$237.00	\$107.00
Distance from Cooperative in miles		0.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0004	1-01427-0028	1-01553-0027
Address	1153 PARK AVENUE	1393 2 AVENUE	1749 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	61	149	165
Year Built	1915	1964	2002
Gross SqFt	166,596	166,432	164,384
Estimated Gross Income	\$5,830,860	\$5,215,996	\$6,090,584
Gross Income per SqFt	\$35.00	\$31.30	\$37.10
Full Market Value	\$27,900,000	\$25,000,000	\$30,500,000
Market Value per SqFt	\$167.00	\$150.00	\$186.00
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0025	1-01529-0018	1-01391-0002
Address	155 EAST 91 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	55	38
Year Built	1927	1963	1923
Gross SqFt	37,854	36,800	39,030
Estimated Gross Income	\$1,249,182	\$939,001	\$1,577,218
Gross Income per SqFt	\$33.00	\$25.50	\$40.40
Full Market Value	\$5,980,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$158.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.45	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0027	1-01585-0036	1-01498-0007
Address	159 EAST 91 STREET	530 EAST 89 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	48	80	66
Year Built	1941	1920	1961
Gross SqFt	46,032	48,600	46,600
Estimated Gross Income	\$1,473,024	\$1,518,576	\$1,515,289
Gross Income per SqFt	\$32.00	\$31.20	\$32.50
Full Market Value	\$7,060,000	\$7,270,000	\$7,260,000
Market Value per SqFt	\$153.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.65	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0041	1-01564-0031	1-01509-0064
Address	166 EAST 92 STREET	440 EAST 85 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	41	60	20
Year Built	1941	1925	1922
Gross SqFt	32,658	32,208	32,383
Estimated Gross Income	\$1,077,714	\$1,218,263	\$996,313
Gross Income per SqFt	\$33.00	\$37.80	\$30.80
Full Market Value	\$5,160,000	\$6,110,000	\$4,770,000
Market Value per SqFt	\$158.00	\$190.00	\$147.00
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01520-0140	1-01512-0010	1-01520-0065
Address	170 EAST 92 STREET	119 EAST 83 STREET	118 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	26	26
Year Built	1920	1960	1910
Gross SqFt	12,778	11,645	12,012
Estimated Gross Income	\$421,674	\$471,894	\$466,052
Gross Income per SqFt	\$33.00	\$40.50	\$38.80
Full Market Value	\$2,020,000	\$2,370,000	\$2,340,000
Market Value per SqFt	\$158.00	\$204.00	\$195.00
Distance from Cooperative in miles		0.40	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-0001	1-01590-0036	1-01390-0067
Address	1165 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	55	175	110
Year Built	1925	1951	1949
Gross SqFt	176,799	169,386	188,810
Estimated Gross Income	\$5,392,369	\$4,404,045	\$6,803,752
Gross Income per SqFt	\$30.50	\$26.00	\$36.00
Full Market Value	\$25,800,000	\$19,100,000	\$34,100,000
Market Value per SqFt	\$146.00	\$113.00	\$181.00
Distance from Cooperative in miles		0.85	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-0051	1-01471-0003	1-01517-0058
Address	1415 LEXINGTON AVENUE	1470 1 AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	69	84	60
Year Built	1923	1975	1936
Gross SqFt	64,957	63,862	64,344
Estimated Gross Income	\$2,078,624	\$2,065,833	\$1,832,378
Gross Income per SqFt	\$32.00	\$32.30	\$28.50
Full Market Value	\$9,960,000	\$9,900,000	\$8,780,000
Market Value per SqFt	\$153.00	\$155.00	\$136.00
Distance from Cooperative in miles		0.90	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01521-0069	1-01590-0036	1-01390-0067
Address	1175 PARK AVENUE	85 EAST END AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	52	175	110
Year Built	1925	1951	1949
Gross SqFt	174,910	169,386	188,810
Estimated Gross Income	\$5,509,665	\$4,404,045	\$6,803,752
Gross Income per SqFt	\$31.50	\$26.00	\$36.00
Full Market Value	\$26,400,000	\$19,100,000	\$34,100,000
Market Value per SqFt	\$151.00	\$113.00	\$181.00
Distance from Cooperative in miles		0.85	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0001	1-01561-0021	1-01573-0022
Address	1185 PARK AVENUE	1533 YORK AVENUE	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	172	415	274
Year Built	1929	1966	1994
Gross SqFt	550,905	502,595	347,118
Estimated Gross Income	\$15,149,887	\$11,588,656	\$11,090,567
Gross Income per SqFt	\$27.50	\$23.06	\$32.00
Full Market Value	\$72,600,000	\$50,300,000	\$53,100,000
Market Value per SqFt	\$132.00	\$100.00	\$153.00
Distance from Cooperative in miles		0.75	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0012	1-01564-0031	
Address	125 EAST 93 STREET	440 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	29	60	
Year Built	1924	1925	
Gross SqFt	31,266	32,208	
Estimated Gross Income	\$969,246	\$1,218,263	
Gross Income per SqFt	\$31.00	\$37.80	
Full Market Value	\$4,640,000	\$6,110,000	
Market Value per SqFt	\$148.00	\$190.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0014	1-01529-0018	1-01391-0002
Address	131 EAST 93 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	55	38
Year Built	1923	1963	1923
Gross SqFt	38,034	36,800	39,030
Estimated Gross Income	\$1,179,054	\$939,001	\$1,577,218
Gross Income per SqFt	\$31.00	\$25.50	\$40.40
Full Market Value	\$5,650,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$149.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.55	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0020	1-01472-0022	1-01510-0020
Address	1429 LEXINGTON AVENUE	1453 YORK AVENUE	1195 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	77	96	61
Year Built	1928	1958	1987
Gross SqFt	77,426	75,936	78,874
Estimated Gross Income	\$2,555,058	\$2,456,604	\$5,155,062
Gross Income per SqFt	\$33.00	\$32.40	\$65.00
Full Market Value	\$12,200,000	\$11,800,000	\$25,900,000
Market Value per SqFt	\$158.00	\$155.00	\$328.00
Distance from Cooperative in miles		0.90	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0026	1-01562-0016	1-01528-0018
Address	175 EAST 93 STREET	427 EAST 82 STREET	235 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	16	17	24
Year Built	1928	1900	1910
Gross SqFt	9,704	10,000	11,500
Estimated Gross Income	\$300,824	\$459,612	\$508,696
Gross Income per SqFt	\$31.00	\$46.00	\$44.20
Full Market Value	\$1,440,000	\$2,310,000	\$2,550,000
Market Value per SqFt	\$148.00	\$231.00	\$222.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0027	1-01551-0047	1-01540-0042
Address	177 EAST 93 STREET	306 EAST 89 STREET	210 EAST 95 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	16	15
Year Built	1920	1920	1900
Gross SqFt	9,764	9,165	9,829
Estimated Gross Income	\$371,032	\$353,473	\$337,651
Gross Income per SqFt	\$38.00	\$38.60	\$34.40
Full Market Value	\$1,860,000	\$1,770,000	\$1,620,000
Market Value per SqFt	\$190.00	\$193.00	\$165.00
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0030	1-01529-0018	1-01391-0002
Address	181 EAST 93 STREET	235 EAST 83 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	55	38
Year Built	1928	1963	1923
Gross SqFt	38,094	36,800	39,030
Estimated Gross Income	\$1,180,914	\$939,001	\$1,577,218
Gross Income per SqFt	\$31.00	\$25.50	\$40.40
Full Market Value	\$5,660,000	\$4,080,000	\$7,910,000
Market Value per SqFt	\$149.00	\$111.00	\$203.00
Distance from Cooperative in miles		0.50	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0041	1-01564-0031	
Address	170 EAST 94 STREET	440 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	42	60	
Year Built	1928	1925	
Gross SqFt	31,620	32,208	
Estimated Gross Income	\$980,220	\$1,218,263	
Gross Income per SqFt	\$31.00	\$37.80	
Full Market Value	\$4,700,000	\$6,110,000	
Market Value per SqFt	\$149.00	\$190.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0044	1-01559-0033	1-01438-0049
Address	152 EAST 94 STREET	420 EAST 80 STREET	1218 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	105	157	105
Year Built	1938	1961	1996
Gross SqFt	131,549	137,238	135,647
Estimated Gross Income	\$3,683,372	\$3,721,050	\$7,994,248
Gross Income per SqFt	\$28.00	\$27.10	\$59.00
Full Market Value	\$17,600,000	\$17,800,000	\$40,100,000
Market Value per SqFt	\$134.00	\$130.00	\$296.00
Distance from Cooperative in miles		0.80	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0050	1-01496-0021	1-01508-0001
Address	1435 LEXINGTON AVENUE	1125 MADISON AVENUE	903 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	73	41	70
Year Built	1925	1922	1913
Gross SqFt	116,270	113,052	113,281
Estimated Gross Income	\$3,488,100	\$4,223,193	\$3,191,711
Gross Income per SqFt	\$30.00	\$37.40	\$28.20
Full Market Value	\$16,700,000	\$21,200,000	\$15,300,000
Market Value per SqFt	\$144.00	\$188.00	\$135.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01522-0059	1-01585-0036	1-01509-0006
Address	130 EAST 94 STREET	530 EAST 89 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	45	80	33
Year Built	1923	1920	1925
Gross SqFt	50,643	48,600	52,272
Estimated Gross Income	\$1,671,219	\$1,518,576	\$1,992,954
Gross Income per SqFt	\$33.00	\$31.20	\$38.10
Full Market Value	\$8,010,000	\$7,270,000	\$9,990,000
Market Value per SqFt	\$158.00	\$150.00	\$191.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01523-0001	1-01561-0001	1-01557-0025
Address	1197 PARK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	149	205	212
Year Built	1961	1964	1998
Gross SqFt	210,988	210,428	207,037
Estimated Gross Income	\$6,540,628	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$31.00	\$22.31	\$33.70
Full Market Value	\$31,300,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$148.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.80	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01523-0014	1-01387-0056	1-01530-0019
Address	1450 LEXINGTON AVENUE	900 MADISON AVENUE	245 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	47	65	83
Year Built	1928	1939	1986
Gross SqFt	67,882	66,731	69,000
Estimated Gross Income	\$2,104,342	\$2,861,408	\$2,206,620
Gross Income per SqFt	\$31.00	\$42.90	\$32.00
Full Market Value	\$10,100,000	\$14,400,000	\$10,600,000
Market Value per SqFt	\$149.00	\$216.00	\$154.00
Distance from Cooperative in miles		1.15	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01523-0059	1-01512-0056	1-01426-0021
Address	1466 LEXINGTON AVENUE	130 EAST 84 STREET	1349 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	32	27	41
Year Built	1920	1925	1950
Gross SqFt	21,408	19,550	21,330
Estimated Gross Income	\$792,096	\$1,276,302	\$629,560
Gross Income per SqFt	\$37.00	\$65.00	\$29.50
Full Market Value	\$3,970,000	\$6,400,000	\$3,020,000
Market Value per SqFt	\$185.00	\$327.00	\$142.00
Distance from Cooperative in miles		0.55	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01524-0044	1-01393-0040	1-01517-0043
Address	166 EAST 96 STREET	74 EAST 79 STREET	160 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	65	42	51
Year Built	1928	1899	1938
Gross SqFt	62,789	62,472	64,272
Estimated Gross Income	\$2,134,826	\$2,944,086	\$1,587,802
Gross Income per SqFt	\$34.00	\$47.10	\$24.70
Full Market Value	\$10,200,000	\$14,800,000	\$6,890,000
Market Value per SqFt	\$162.00	\$237.00	\$107.00
Distance from Cooperative in miles		0.90	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0001	1-01560-0001	1-01570-0021
Address	1391 3 AVENUE	1540 1 AVENUE	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	177	314	267
Year Built	1963	1980	1986
Gross SqFt	293,303	302,049	279,945
Estimated Gross Income	\$8,359,135	\$12,850,402	\$11,689,713
Gross Income per SqFt	\$28.50	\$42.50	\$41.80
Full Market Value	\$40,000,000	\$64,400,000	\$58,600,000
Market Value per SqFt	\$136.00	\$213.00	\$209.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0009	1-01426-0029	1-01515-0007
Address	215 EAST 79 STREET	242 EAST 72 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	71	52
Year Built	1947	1930	1914
Gross SqFt	94,418	97,750	91,260
Estimated Gross Income	\$2,926,958	\$2,805,654	\$2,722,144
Gross Income per SqFt	\$31.00	\$28.70	\$29.80
Full Market Value	\$14,000,000	\$13,400,000	\$13,000,000
Market Value per SqFt	\$148.00	\$137.00	\$142.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0013	1-01560-0031	1-01439-0042
Address	225 EAST 79 STREET	440 EAST 81 STREET	320 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	80	66	71
Year Built	1930	1961	1930
Gross SqFt	59,488	56,064	58,325
Estimated Gross Income	\$1,903,616	\$1,344,872	\$2,227,973
Gross Income per SqFt	\$32.00	\$23.99	\$38.20
Full Market Value	\$9,120,000	\$5,840,000	\$11,200,000
Market Value per SqFt	\$153.00	\$104.00	\$192.00
Distance from Cooperative in miles		0.30	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0015	1-01494-0015	1-01532-0016
Address	229 EAST 79 STREET	1094 MADISON AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	112	111
Year Built	1930	1911	1989
Gross SqFt	106,905	106,947	104,440
Estimated Gross Income	\$3,153,697	\$5,239,041	\$4,011,692
Gross Income per SqFt	\$29.50	\$49.00	\$38.40
Full Market Value	\$15,100,000	\$26,300,000	\$20,100,000
Market Value per SqFt	\$141.00	\$246.00	\$192.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0019	1-01562-0016	1-01528-0018
Address	237 EAST 79 STREET	427 EAST 82 STREET	235 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	17	17	24
Year Built	1970	1900	1910
Gross SqFt	10,000	10,000	11,500
Estimated Gross Income	\$330,000	\$459,612	\$508,696
Gross Income per SqFt	\$33.00	\$46.00	\$44.20
Full Market Value	\$1,580,000	\$2,310,000	\$2,550,000
Market Value per SqFt	\$158.00	\$231.00	\$222.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0021	1-01559-0019	1-01570-0021
Address	1523 2 AVENUE	1493 YORK AVENUE	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	210	250	267
Year Built	1957	1956	1986
Gross SqFt	281,825	277,073	279,945
Estimated Gross Income	\$8,736,575	\$9,598,974	\$11,689,713
Gross Income per SqFt	\$31.00	\$34.60	\$41.80
Full Market Value	\$41,800,000	\$46,000,000	\$58,600,000
Market Value per SqFt	\$148.00	\$166.00	\$209.00
Distance from Cooperative in miles		0.30	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01525-0036	1-01426-0029	1-01515-0007
Address	222 EAST 80 STREET	242 EAST 72 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	71	52
Year Built	1962	1930	1914
Gross SqFt	94,404	97,750	91,260
Estimated Gross Income	\$2,926,524	\$2,805,654	\$2,722,144
Gross Income per SqFt	\$31.00	\$28.70	\$29.80
Full Market Value	\$14,000,000	\$13,400,000	\$13,000,000
Market Value per SqFt	\$148.00	\$137.00	\$142.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0014	1-01547-0046	
Address	229 EAST 81 STREET	310 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	16	
Year Built	1900	1925	
Gross SqFt	5,608	7,244	
Estimated Gross Income	\$222,076	\$284,927	
Gross Income per SqFt	\$39.60	\$39.30	
Full Market Value	\$1,110,000	\$1,430,000	
Market Value per SqFt	\$198.00	\$197.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0035	1-01472-0034	1-01498-0007
Address	222 EAST 82 STREET	440 EAST 78 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	48	47	66
Year Built	1950	1936	1961
Gross SqFt	44,310	44,856	46,600
Estimated Gross Income	\$1,373,610	\$1,271,765	\$1,515,289
Gross Income per SqFt	\$31.00	\$28.40	\$32.50
Full Market Value	\$6,580,000	\$6,090,000	\$7,260,000
Market Value per SqFt	\$148.00	\$136.00	\$156.00
Distance from Cooperative in miles		0.35	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0039	1-01561-0012	1-01546-0015
Address	220 EAST 82 STREET	417 EAST 81 STREET	323 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	21	20
Year Built	1910	1950	1920
Gross SqFt	10,035	10,000	10,100
Estimated Gross Income	\$381,330	\$388,475	\$349,742
Gross Income per SqFt	\$38.00	\$38.80	\$34.60
Full Market Value	\$1,910,000	\$1,950,000	\$1,680,000
Market Value per SqFt	\$190.00	\$195.00	\$166.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0040	1-01548-0018	1-01528-0034
Address	218 EAST 82 STREET	341 EAST 85 STREET	232 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	20	19
Year Built	1920	1920	1910
Gross SqFt	10,480	10,270	10,255
Estimated Gross Income	\$387,760	\$368,733	\$390,868
Gross Income per SqFt	\$37.00	\$35.90	\$38.10
Full Market Value	\$1,940,000	\$1,770,000	\$1,960,000
Market Value per SqFt	\$185.00	\$172.00	\$191.00
Distance from Cooperative in miles		0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0041	1-01543-0033	1-01547-0015
Address	214 EAST 82 STREET	342 EAST 81 STREET	331 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	41	40
Year Built	1910	1920	1895
Gross SqFt	19,148	18,568	20,630
Estimated Gross Income	\$727,624	\$743,548	\$873,895
Gross Income per SqFt	\$38.00	\$40.00	\$42.40
Full Market Value	\$3,650,000	\$3,730,000	\$4,380,000
Market Value per SqFt	\$191.00	\$201.00	\$212.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01527-0043	1-01543-0033	1-01547-0015
Address	208 EAST 82 STREET	342 EAST 81 STREET	331 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	41	40
Year Built	1920	1920	1895
Gross SqFt	19,148	18,568	20,630
Estimated Gross Income	\$727,624	\$743,548	\$873,895
Gross Income per SqFt	\$38.00	\$40.00	\$42.40
Full Market Value	\$3,650,000	\$3,730,000	\$4,380,000
Market Value per SqFt	\$191.00	\$201.00	\$212.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0001	1-01415-0021	1-01532-0016
Address	1471 3 AVENUE	1143 2 AVENUE	241 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	120	108	111
Year Built	1964	1940	1989
Gross SqFt	96,699	103,304	104,440
Estimated Gross Income	\$3,191,067	\$2,781,886	\$4,011,692
Gross Income per SqFt	\$33.00	\$26.90	\$38.40
Full Market Value	\$15,300,000	\$13,300,000	\$20,100,000
Market Value per SqFt	\$158.00	\$129.00	\$192.00
Distance from Cooperative in miles		1.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0031	1-01562-0016	1-01529-0015
Address	238 EAST 84 STREET	427 EAST 82 STREET	227 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	17	31
Year Built	1962	1900	1925
Gross SqFt	10,190	10,000	15,376
Estimated Gross Income	\$336,270	\$459,612	\$511,376
Gross Income per SqFt	\$33.00	\$46.00	\$33.30
Full Market Value	\$1,610,000	\$2,310,000	\$2,450,000
Market Value per SqFt	\$158.00	\$231.00	\$159.00
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0039	1-01562-0011	1-01564-0005
Address	208 EAST 84 STREET	417 EAST 82 STREET	409 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	20	48
Year Built	1910	1910	1910
Gross SqFt	36,160	8,020	31,152
Estimated Gross Income	\$1,301,760	\$388,307	\$656,112
Gross Income per SqFt	\$36.00	\$48.40	\$21.06
Full Market Value	\$6,530,000	\$1,950,000	\$2,850,000
Market Value per SqFt	\$181.00	\$243.00	\$91.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01529-0045	1-01460-0047	1-01516-0052
Address	200 EAST 84 STREET	400 EAST 66 STREET	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	129	154
Year Built	1961	1999	1963
Gross SqFt	130,234	138,500	128,132
Estimated Gross Income	\$4,427,956	\$5,876,391	\$3,588,695
Gross Income per SqFt	\$34.00	\$42.40	\$28.00
Full Market Value	\$21,200,000	\$29,500,000	\$17,200,000
Market Value per SqFt	\$163.00	\$213.00	\$134.00
Distance from Cooperative in miles		0.95	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0015	1-01509-0020	1-01448-0001
Address	231 EAST 86 STREET	151 EAST 80 STREET	1404 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	58	52	66
Year Built	1983	1922	1966
Gross SqFt	57,745	57,666	56,980
Estimated Gross Income	\$1,790,095	\$2,937,735	\$1,516,068
Gross Income per SqFt	\$31.00	\$51.00	\$26.60
Full Market Value	\$8,570,000	\$14,700,000	\$6,580,000
Market Value per SqFt	\$148.00	\$255.00	\$115.00
Distance from Cooperative in miles		0.35	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0022	1-01453-0027	1-01465-0001
Address	1659 2 AVENUE	350 EAST 79 STREET	1306 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	261	240	429
Year Built	1970	1989	1979
Gross SqFt	363,388	364,690	357,785
Estimated Gross Income	\$12,173,498	\$22,788,800	\$15,258,540
Gross Income per SqFt	\$33.50	\$62.00	\$42.60
Full Market Value	\$58,300,000	\$114,000,000	\$76,500,000
Market Value per SqFt	\$160.00	\$313.00	\$214.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0031	1-01564-0031	1-01509-0064
Address	240 EAST 87 STREET	440 EAST 85 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	49	60	20
Year Built	1915	1925	1922
Gross SqFt	32,145	32,208	32,383
Estimated Gross Income	\$996,495	\$1,218,263	\$996,313
Gross Income per SqFt	\$31.00	\$37.80	\$30.80
Full Market Value	\$4,770,000	\$6,110,000	\$4,770,000
Market Value per SqFt	\$148.00	\$190.00	\$147.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01532-0039	1-01512-0030	
Address	220 EAST 87 STREET	16S EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	44	40	
Year Built	1960	1929	
Gross SqFt	22,600	22,990	
Estimated Gross Income	\$723,200	\$884,130	
Gross Income per SqFt	\$32.00	\$38.50	
Full Market Value	\$3,460,000	\$4,430,000	
Market Value per SqFt	\$153.00	\$193.00	
Distance from Cooperative in miles		0.20	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0013	1-01512-0047	1-01518-0014
Address	227 EAST 87 STREET	150 EAST 84 STREET	119 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	19	19
Year Built	1920	1920	1910
Gross SqFt	10,975	10,752	10,780
Estimated Gross Income	\$417,050	\$473,695	\$372,966
Gross Income per SqFt	\$38.00	\$44.10	\$34.60
Full Market Value	\$2,090,000	\$2,380,000	\$1,790,000
Market Value per SqFt	\$190.00	\$221.00	\$166.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0022	1-01421-0005	1-01553-0022
Address	1681 2 AVENUE	205 EAST 66 STREET	339 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	119	257	24
Year Built	1966	1880	1920
Gross SqFt	169,507	170,424	8,325
Estimated Gross Income	\$5,678,484	\$4,578,460	\$307,753
Gross Income per SqFt	\$33.50	\$26.90	\$37.00
Full Market Value	\$27,200,000	\$19,900,000	\$1,540,000
Market Value per SqFt	\$160.00	\$117.00	\$185.00
Distance from Cooperative in miles		1.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0032	1-01559-0033	1-01438-0049
Address	230 EAST 88 STREET	420 EAST 80 STREET	1218 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	108	157	105
Year Built	1967	1961	1996
Gross SqFt	130,500	137,238	135,647
Estimated Gross Income	\$3,654,000	\$3,721,050	\$7,994,248
Gross Income per SqFt	\$28.00	\$27.10	\$59.00
Full Market Value	\$8,550,000	\$17,800,000	\$40,100,000
Market Value per SqFt	\$66.00	\$130.00	\$296.00
Distance from Cooperative in miles		0.50	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0040	1-01549-0035	1-01549-0034
Address	214 EAST 88 STREET	346 EAST 87 STREET	348 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1930	1925	1925
Gross SqFt	10,090	10,000	10,000
Estimated Gross Income	\$363,240	\$381,305	\$340,038
Gross Income per SqFt	\$36.00	\$38.10	\$34.00
Full Market Value	\$1,820,000	\$1,910,000	\$1,630,000
Market Value per SqFt	\$180.00	\$191.00	\$163.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0041	1-01549-0035	1-01549-0034
Address	212 EAST 88 STREET	346 EAST 87 STREET	348 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1930	1925	1925
Gross SqFt	10,090	10,000	10,000
Estimated Gross Income	\$363,240	\$381,305	\$340,038
Gross Income per SqFt	\$36.00	\$38.10	\$34.00
Full Market Value	\$1,820,000	\$1,910,000	\$1,630,000
Market Value per SqFt	\$180.00	\$191.00	\$163.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0042	1-01549-0035	1-01549-0034
Address	210 EAST 88 STREET	346 EAST 87 STREET	348 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1930	1925	1925
Gross SqFt	10,090	10,000	10,000
Estimated Gross Income	\$363,240	\$381,305	\$340,038
Gross Income per SqFt	\$36.00	\$38.10	\$34.00
Full Market Value	\$1,820,000	\$1,910,000	\$1,630,000
Market Value per SqFt	\$180.00	\$191.00	\$163.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01533-0122	1-01426-0024	1-01558-0040
Address	235 EAST 87 STREET	1355 2 AVENUE	306 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D3-ELEVATOR
Total Units	139	17	159
Year Built	1962	1900	1962
Gross SqFt	148,031	7,590	149,485
Estimated Gross Income	\$5,181,085	\$391,940	\$3,406,819
Gross Income per SqFt	\$35.00	\$52.00	\$22.79
Full Market Value	\$24,800,000	\$1,950,000	\$14,800,000
Market Value per SqFt	\$168.00	\$257.00	\$99.00
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0006	1-01535-0015	1-01535-0018
Address	205 EAST 88 STREET	223 EAST 89 STREET	229 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1920	1930	1920
Gross SqFt	10,465	10,465	10,465
Estimated Gross Income	\$397,670	\$357,913	\$442,540
Gross Income per SqFt	\$38.00	\$34.20	\$42.30
Full Market Value	\$1,990,000	\$1,710,000	\$2,220,000
Market Value per SqFt	\$190.00	\$163.00	\$212.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0007	1-01535-0019	1-01535-0015
Address	207 EAST 88 STREET	231 EAST 89 STREET	223 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	20	20
Year Built	1920	1920	1930
Gross SqFt	10,465	10,465	10,465
Estimated Gross Income	\$355,810	\$325,509	\$357,913
Gross Income per SqFt	\$34.00	\$31.10	\$34.20
Full Market Value	\$1,700,000	\$1,560,000	\$1,710,000
Market Value per SqFt	\$162.00	\$149.00	\$163.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0008	1-01535-0015	1-01535-0018
Address	209 EAST 88 STREET	223 EAST 89 STREET	229 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1920	1930	1920
Gross SqFt	10,465	10,465	10,465
Estimated Gross Income	\$397,670	\$357,913	\$442,540
Gross Income per SqFt	\$38.00	\$34.20	\$42.30
Full Market Value	\$1,990,000	\$1,710,000	\$2,220,000
Market Value per SqFt	\$190.00	\$163.00	\$212.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0009	1-01535-0015	1-01535-0018
Address	211 EAST 88 STREET	223 EAST 89 STREET	229 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	20	20	20
Year Built	1920	1930	1920
Gross SqFt	10,465	10,465	10,465
Estimated Gross Income	\$397,670	\$357,913	\$442,540
Gross Income per SqFt	\$38.00	\$34.20	\$42.30
Full Market Value	\$1,990,000	\$1,710,000	\$2,220,000
Market Value per SqFt	\$190.00	\$163.00	\$212.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0010	1-01512-0047	1-01535-0015
Address	213 EAST 88 STREET	150 EAST 84 STREET	223 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	19	20
Year Built	1920	1920	1930
Gross SqFt	10,715	10,752	10,465
Estimated Gross Income	\$407,170	\$473,695	\$357,913
Gross Income per SqFt	\$38.00	\$44.10	\$34.20
Full Market Value	\$2,040,000	\$2,380,000	\$1,710,000
Market Value per SqFt	\$190.00	\$221.00	\$163.00
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0011	1-01512-0047	1-01535-0015
Address	215 EAST 88 STREET	150 EAST 84 STREET	223 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	20	19	20
Year Built	1920	1920	1930
Gross SqFt	10,715	10,752	10,465
Estimated Gross Income	\$407,170	\$473,695	\$357,913
Gross Income per SqFt	\$38.00	\$44.10	\$34.20
Full Market Value	\$2,040,000	\$2,380,000	\$1,710,000
Market Value per SqFt	\$190.00	\$221.00	\$163.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01534-0129	1-01551-0047	1-01555-0035
Address	252 EAST 89 STREET	306 EAST 89 STREET	330 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	22
Year Built	1920	1920	1910
Gross SqFt	9,250	9,165	9,265
Estimated Gross Income	\$351,500	\$353,473	\$342,337
Gross Income per SqFt	\$38.00	\$38.60	\$36.90
Full Market Value	\$1,760,000	\$1,770,000	\$1,720,000
Market Value per SqFt	\$190.00	\$193.00	\$186.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0003	1-01527-0028	1-01527-0045
Address	1589 3 AVENUE	1571 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	217	182	246
Year Built	1980	1963	1980
Gross SqFt	192,445	189,612	205,261
Estimated Gross Income	\$6,928,020	\$4,603,948	\$8,968,163
Gross Income per SqFt	\$36.00	\$24.28	\$43.70
Full Market Value	\$34,700,000	\$20,000,000	\$45,000,000
Market Value per SqFt	\$180.00	\$105.00	\$219.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0005	1-01557-0007	1-01568-0034
Address	203 EAST 89 STREET	307 EAST 94 STREET	432 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1920	1910	1910
Gross SqFt	9,215	9,050	9,090
Estimated Gross Income	\$350,170	\$345,603	\$351,132
Gross Income per SqFt	\$38.00	\$38.20	\$38.60
Full Market Value	\$1,760,000	\$1,730,000	\$1,760,000
Market Value per SqFt	\$191.00	\$191.00	\$194.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0006	1-01535-0038	1-01585-0035
Address	205 EAST 89 STREET	216 EAST 90 STREET	536 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	19	25
Year Built	1920	1915	1900
Gross SqFt	8,825	8,825	8,823
Estimated Gross Income	\$330,937	\$329,973	\$331,256
Gross Income per SqFt	\$37.50	\$37.40	\$37.50
Full Market Value	\$1,660,000	\$1,650,000	\$1,660,000
Market Value per SqFt	\$188.00	\$187.00	\$188.00
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0011	1-01553-0021	1-01585-0036
Address	215 EAST 89 STREET	337 EAST 90 STREET	530 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	20	20	80
Year Built	1920	1920	1920
Gross SqFt	8,589	8,325	48,600
Estimated Gross Income	\$326,382	\$319,812	\$1,518,576
Gross Income per SqFt	\$38.00	\$38.40	\$31.20
Full Market Value	\$1,640,000	\$1,600,000	\$7,270,000
Market Value per SqFt	\$191.00	\$192.00	\$150.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0012	1-01553-0021	1-01585-0036
Address	217 EAST 89 STREET	337 EAST 90 STREET	530 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	20	20	80
Year Built	1920	1920	1920
Gross SqFt	8,589	8,325	48,600
Estimated Gross Income	\$326,382	\$319,812	\$1,518,576
Gross Income per SqFt	\$38.00	\$38.40	\$31.20
Full Market Value	\$1,640,000	\$1,600,000	\$7,270,000
Market Value per SqFt	\$191.00	\$192.00	\$150.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0029	1-01528-0034	1-01535-0018
Address	246 EAST 90 STREET	232 EAST 83 STREET	229 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	19	20
Year Built	1925	1910	1920
Gross SqFt	10,340	10,255	10,465
Estimated Gross Income	\$403,260	\$390,868	\$442,540
Gross Income per SqFt	\$39.00	\$38.10	\$42.30
Full Market Value	\$2,020,000	\$1,960,000	\$2,220,000
Market Value per SqFt	\$195.00	\$191.00	\$212.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0030	1-01528-0034	1-01535-0018
Address	244 EAST 90 STREET	232 EAST 83 STREET	229 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	19	20
Year Built	1910	1910	1920
Gross SqFt	10,340	10,255	10,465
Estimated Gross Income	\$403,260	\$390,868	\$442,540
Gross Income per SqFt	\$39.00	\$38.10	\$42.30
Full Market Value	\$2,020,000	\$1,960,000	\$2,220,000
Market Value per SqFt	\$195.00	\$191.00	\$212.00
Distance from Cooperative in miles		0.35	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0041	1-01551-0032	1-01552-0031
Address	210 EAST 90 STREET	352 EAST 89 STREET	336 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	20
Year Built	1910	1915	1930
Gross SqFt	8,562	8,435	8,590
Estimated Gross Income	\$295,389	\$280,295	\$305,197
Gross Income per SqFt	\$34.50	\$33.20	\$35.50
Full Market Value	\$1,410,000	\$1,340,000	\$1,460,000
Market Value per SqFt	\$165.00	\$159.00	\$170.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0042	1-01553-0039	1-01535-0007
Address	204 EAST 90 STREET	320 EAST 91 STREET	207 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	30	34	51
Year Built	1920	1910	1920
Gross SqFt	25,264	21,460	27,500
Estimated Gross Income	\$934,768	\$815,136	\$864,348
Gross Income per SqFt	\$37.00	\$38.00	\$31.40
Full Market Value	\$4,690,000	\$4,090,000	\$4,140,000
Market Value per SqFt	\$186.00	\$191.00	\$151.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01535-0128	1-01528-0034	1-01535-0018
Address	248 EAST 90 STREET	232 EAST 83 STREET	229 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	19	20
Year Built	1911	1910	1920
Gross SqFt	10,340	10,255	10,465
Estimated Gross Income	\$403,260	\$390,868	\$442,540
Gross Income per SqFt	\$39.00	\$38.10	\$42.30
Full Market Value	\$2,020,000	\$1,960,000	\$2,220,000
Market Value per SqFt	\$195.00	\$191.00	\$212.00
Distance from Cooperative in miles		0.35	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01537-0022	1-01514-0039	1-01549-0001
Address	1749 2 AVENUE	1524 3 AVENUE	1660 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	586	460	698
Year Built	1975	1967	1964
Gross SqFt	693,459	651,162	690,703
Estimated Gross Income	\$23,522,129	\$13,485,321	\$19,385,377
Gross Income per SqFt	\$33.90	\$20.71	\$28.10
Full Market Value	\$55,100,000	\$58,600,000	\$92,900,000
Market Value per SqFt	\$79.00	\$90.00	\$135.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01538-0021	1-01423-0010	1-01549-0001
Address	1767 2 AVENUE	1299 2 AVENUE	1660 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	656	624	698
Year Built	1973	1916	1964
Gross SqFt	759,187	938,324	690,703
Estimated Gross Income	\$20,877,642	\$27,110,203	\$19,385,377
Gross Income per SqFt	\$27.50	\$28.90	\$28.10
Full Market Value	\$48,900,000	\$130,000,000	\$92,900,000
Market Value per SqFt	\$64.00	\$139.00	\$135.00
Distance from Cooperative in miles		1.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-0034	1-01521-0026	1-01507-0025
Address	226 EAST 95 STREET	155 EAST 92 STREET	53 EAST 95 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	28	29	18
Year Built	1920	1910	1920
Gross SqFt	17,510	17,492	17,580
Estimated Gross Income	\$630,360	\$516,128	\$655,785
Gross Income per SqFt	\$36.00	\$29.50	\$37.30
Full Market Value	\$3,160,000	\$2,470,000	\$3,290,000
Market Value per SqFt	\$180.00	\$141.00	\$187.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-0035	1-01540-0021	1-01584-0148
Address	224 EAST 95 STREET	245 EAST 94 STREET	502 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1910	1910
Gross SqFt	8,150	8,048	8,420
Estimated Gross Income	\$293,400	\$293,699	\$297,632
Gross Income per SqFt	\$36.00	\$36.50	\$35.30
Full Market Value	\$1,470,000	\$1,470,000	\$1,430,000
Market Value per SqFt	\$180.00	\$183.00	\$170.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01540-0036	1-01540-0021	1-01584-0148
Address	222 EAST 95 STREET	245 EAST 94 STREET	502 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	17	20	20
Year Built	1910	1910	1910
Gross SqFt	8,150	8,048	8,420
Estimated Gross Income	\$293,400	\$293,699	\$297,632
Gross Income per SqFt	\$36.00	\$36.50	\$35.30
Full Market Value	\$1,470,000	\$1,470,000	\$1,430,000
Market Value per SqFt	\$180.00	\$183.00	\$170.00
Distance from Cooperative in miles		0.00	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-0014	1-01526-0021	1-01516-0052
Address	325 EAST 79 STREET	1543 2 AVENUE	160 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	117	154
Year Built	1929	1959	1963
Gross SqFt	129,350	123,524	128,132
Estimated Gross Income	\$4,397,900	\$2,637,074	\$3,588,695
Gross Income per SqFt	\$34.00	\$21.35	\$28.00
Full Market Value	\$21,100,000	\$11,500,000	\$17,200,000
Market Value per SqFt	\$163.00	\$93.00	\$134.00
Distance from Cooperative in miles		0.15	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-0019	1-01465-0021	1-01449-0003
Address	333 EAST 79 STREET	1313 YORK AVENUE	1424 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	452	442	479
Year Built	1961	1966	1979
Gross SqFt	431,000	400,612	454,248
Estimated Gross Income	\$13,361,000	\$11,203,842	\$23,593,700
Gross Income per SqFt	\$31.00	\$28.00	\$52.00
Full Market Value	\$64,000,000	\$53,700,000	\$118,000,000
Market Value per SqFt	\$148.00	\$134.00	\$260.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01542-0033	1-01521-0020	1-01517-0020
Address	330 EAST 80 STREET	145 EAST 92 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	104	49	97
Year Built	1957	1929	1927
Gross SqFt	92,854	85,924	87,192
Estimated Gross Income	\$3,110,609	\$1,838,155	\$2,457,054
Gross Income per SqFt	\$33.50	\$21.39	\$28.20
Full Market Value	\$14,900,000	\$7,980,000	\$11,800,000
Market Value per SqFt	\$160.00	\$93.00	\$135.00
Distance from Cooperative in miles		0.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-0009	1-01560-0031	1-01518-0009
Address	315 EAST 80 STREET	440 EAST 81 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	66	45
Year Built	1920	1961	1924
Gross SqFt	54,684	56,064	52,848
Estimated Gross Income	\$1,640,520	\$1,344,872	\$2,341,969
Gross Income per SqFt	\$30.00	\$23.99	\$44.30
Full Market Value	\$7,860,000	\$5,840,000	\$11,700,000
Market Value per SqFt	\$144.00	\$104.00	\$221.00
Distance from Cooperative in miles		0.15	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-0014	1-01472-0034	1-01553-0016
Address	325 EAST 80 STREET	440 EAST 78 STREET	327 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	47	59
Year Built	1940	1936	1930
Gross SqFt	43,602	44,856	33,300
Estimated Gross Income	\$1,308,060	\$1,271,765	\$1,053,672
Gross Income per SqFt	\$30.00	\$28.40	\$31.60
Full Market Value	\$6,270,000	\$6,090,000	\$5,050,000
Market Value per SqFt	\$144.00	\$136.00	\$152.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01543-0018	1-01472-0034	1-01498-0007
Address	333 EAST 80 STREET	440 EAST 78 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	54	47	66
Year Built	1920	1936	1961
Gross SqFt	45,634	44,856	46,600
Estimated Gross Income	\$1,369,020	\$1,271,765	\$1,515,289
Gross Income per SqFt	\$30.00	\$28.40	\$32.50
Full Market Value	\$6,560,000	\$6,090,000	\$7,260,000
Market Value per SqFt	\$144.00	\$136.00	\$156.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01544-0019	1-01561-0001	1-01557-0025
Address	345 EAST 81 STREET	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	217	205	212
Year Built	1963	1964	1998
Gross SqFt	217,720	210,428	207,037
Estimated Gross Income	\$6,749,320	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$31.00	\$22.31	\$33.70
Full Market Value	\$32,300,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$148.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.15	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01545-0034	1-01520-0033	1-01553-0016
Address	326 EAST 83 STREET	169 EAST 91 STREET	327 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	53	59
Year Built	1925	1985	1930
Gross SqFt	33,580	33,443	33,300
Estimated Gross Income	\$1,007,400	\$1,222,539	\$1,053,672
Gross Income per SqFt	\$30.00	\$36.60	\$31.60
Full Market Value	\$4,830,000	\$6,130,000	\$5,050,000
Market Value per SqFt	\$144.00	\$183.00	\$152.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01545-0039	1-01553-0039	1-01535-0007
Address	318 EAST 83 STREET	320 EAST 91 STREET	207 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	31	34	51
Year Built	1939	1910	1920
Gross SqFt	25,190	21,460	27,500
Estimated Gross Income	\$856,460	\$815,136	\$864,348
Gross Income per SqFt	\$34.00	\$38.00	\$31.40
Full Market Value	\$4,100,000	\$4,090,000	\$4,140,000
Market Value per SqFt	\$163.00	\$191.00	\$151.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01545-0130	1-01545-0038	1-01545-0031
Address	340 EAST 83 STREET	324 EAST 83 STREET	338 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	22	20
Year Built	1920	1920	1920
Gross SqFt	9,212	9,295	9,212
Estimated Gross Income	\$331,632	\$337,905	\$331,267
Gross Income per SqFt	\$36.00	\$36.40	\$36.00
Full Market Value	\$1,660,000	\$1,690,000	\$1,660,000
Market Value per SqFt	\$180.00	\$182.00	\$180.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01546-0006	1-01579-0002	1-01547-0043
Address	305 EAST 83 STREET	1556 YORK AVENUE	320 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	40	30	40
Year Built	1910	1920	1925
Gross SqFt	18,935	18,852	19,990
Estimated Gross Income	\$568,050	\$832,988	\$674,217
Gross Income per SqFt	\$30.00	\$44.20	\$33.70
Full Market Value	\$2,720,000	\$4,180,000	\$3,230,000
Market Value per SqFt	\$144.00	\$222.00	\$162.00
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01546-0009	1-01554-0043	1-01554-0011
Address	311 EAST 83 STREET	312 EAST 92 STREET	317 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	28	35
Year Built	1978	1995	1987
Gross SqFt	20,250	20,000	20,134
Estimated Gross Income	\$688,500	\$688,650	\$720,457
Gross Income per SqFt	\$34.00	\$34.40	\$35.80
Full Market Value	\$3,300,000	\$3,300,000	\$3,450,000
Market Value per SqFt	\$163.00	\$165.00	\$171.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01546-0035	1-01585-0036	1-01518-0009
Address	332 EAST 84 STREET	530 EAST 89 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	48	80	45
Year Built	1920	1920	1924
Gross SqFt	52,900	48,600	52,848
Estimated Gross Income	\$1,587,000	\$1,518,576	\$2,341,969
Gross Income per SqFt	\$30.00	\$31.20	\$44.30
Full Market Value	\$7,600,000	\$7,270,000	\$11,700,000
Market Value per SqFt	\$144.00	\$150.00	\$221.00
Distance from Cooperative in miles		0.40	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0007	1-01553-0007	1-01551-0018
Address	311 EAST 84 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	15	20
Year Built	1925	1910	1920
Gross SqFt	8,878	8,825	8,740
Estimated Gross Income	\$284,096	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,360,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0008	1-01553-0007	1-01551-0018
Address	313 EAST 84 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1925	1910	1920
Gross SqFt	8,878	8,825	8,740
Estimated Gross Income	\$284,096	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,360,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0042	1-01518-0013	1-01546-0013
Address	322 EAST 85 STREET	117 EAST 89 STREET	319 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1905	1910	1930
Gross SqFt	9,895	9,870	9,880
Estimated Gross Income	\$277,060	\$285,609	\$257,217
Gross Income per SqFt	\$28.00	\$28.90	\$26.00
Full Market Value	\$1,330,000	\$1,370,000	\$1,120,000
Market Value per SqFt	\$134.00	\$139.00	\$113.00
Distance from Cooperative in miles		0.45	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01547-0049	1-01532-0004	1-01561-0001
Address	1632 2 AVENUE	1533 3 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	202	179	205
Year Built	1987	1991	1964
Gross SqFt	218,170	222,000	210,428
Estimated Gross Income	\$8,617,715	\$7,936,399	\$4,694,955
Gross Income per SqFt	\$39.50	\$35.70	\$22.31
Full Market Value	\$43,200,000	\$38,000,000	\$20,400,000
Market Value per SqFt	\$198.00	\$171.00	\$97.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01548-0014	1-01547-0009	1-01554-0039
Address	333 EAST 85 STREET	315 EAST 84 STREET	320 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	64	37	35
Year Built	1900	1920	1915
Gross SqFt	24,864	21,348	20,909
Estimated Gross Income	\$845,376	\$783,246	\$877,493
Gross Income per SqFt	\$34.00	\$36.70	\$42.00
Full Market Value	\$4,050,000	\$3,930,000	\$4,400,000
Market Value per SqFt	\$163.00	\$184.00	\$210.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01549-0018	1-01511-0033	1-01516-0013
Address	345 EAST 86 STREET	1450 3 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	122	94	123
Year Built	1971	1961	1962
Gross SqFt	154,185	147,534	151,184
Estimated Gross Income	\$4,702,642	\$3,720,046	\$4,450,493
Gross Income per SqFt	\$30.50	\$25.20	\$29.40
Full Market Value	\$22,500,000	\$16,200,000	\$21,300,000
Market Value per SqFt	\$146.00	\$110.00	\$141.00
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01549-0036	1-01529-0020	1-01540-0013
Address	344 EAST 87 STREET	243 EAST 83 STREET	221 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	22	20
Year Built	1925	1930	1910
Gross SqFt	9,740	9,780	9,735
Estimated Gross Income	\$292,200	\$350,082	\$297,129
Gross Income per SqFt	\$30.00	\$35.80	\$30.50
Full Market Value	\$1,400,000	\$1,680,000	\$1,420,000
Market Value per SqFt	\$144.00	\$172.00	\$146.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01549-0037	1-01562-0040	1-01563-0024
Address	342 EAST 87 STREET	412 EAST 83 STREET	1569 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	1910	1930	1915
Gross SqFt	7,290	7,845	7,840
Estimated Gross Income	\$229,635	\$238,204	\$255,466
Gross Income per SqFt	\$31.50	\$30.40	\$32.60
Full Market Value	\$1,100,000	\$1,140,000	\$1,220,000
Market Value per SqFt	\$151.00	\$145.00	\$156.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-0001	1-01516-0052	1-01460-0047
Address	1682 2 AVENUE	160 EAST 88 STREET	400 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	147	154	129
Year Built	1973	1963	1999
Gross SqFt	138,304	128,132	138,500
Estimated Gross Income	\$4,287,424	\$3,588,695	\$5,876,391
Gross Income per SqFt	\$31.00	\$28.00	\$42.40
Full Market Value	\$20,500,000	\$17,200,000	\$29,500,000
Market Value per SqFt	\$148.00	\$134.00	\$213.00
Distance from Cooperative in miles		0.25	1.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-0007	1-01473-0038	1-01577-0027
Address	311 EAST 87 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	122	112	103
Year Built	1959	1959	1950
Gross SqFt	113,000	113,820	109,723
Estimated Gross Income	\$3,277,000	\$3,225,341	\$3,031,399
Gross Income per SqFt	\$29.00	\$28.30	\$27.60
Full Market Value	\$15,700,000	\$15,400,000	\$14,500,000
Market Value per SqFt	\$139.00	\$135.00	\$132.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01550-0045	1-01439-0023	
Address	302 EAST 88 STREET	1185 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	60	61	
Year Built	1957	1996	
Gross SqFt	49,075	50,225	
Estimated Gross Income	\$1,668,550	\$2,215,646	
Gross Income per SqFt	\$34.00	\$44.10	
Full Market Value	\$7,990,000	\$11,100,000	
Market Value per SqFt	\$163.00	\$221.00	
Distance from Cooperative in miles		1.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01551-0005	1-01490-0122	1-01581-0045
Address	305 EAST 88 STREET	555 EAST 78 STREET	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	90	87	97
Year Built	1929	1940	1956
Gross SqFt	73,878	75,854	77,768
Estimated Gross Income	\$2,216,340	\$2,771,467	\$2,136,513
Gross Income per SqFt	\$30.00	\$36.50	\$27.50
Full Market Value	\$10,600,000	\$13,900,000	\$10,200,000
Market Value per SqFt	\$143.00	\$183.00	\$131.00
Distance from Cooperative in miles		0.60	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01551-0044	1-01560-0012	1-01534-0021
Address	312 EAST 89 STREET	427 EAST 80 STREET	235 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	21	20	19
Year Built	1960	1925	1920
Gross SqFt	9,165	9,295	9,030
Estimated Gross Income	\$293,280	\$315,553	\$271,925
Gross Income per SqFt	\$32.00	\$33.90	\$30.10
Full Market Value	\$1,400,000	\$1,510,000	\$1,300,000
Market Value per SqFt	\$153.00	\$162.00	\$144.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0009	1-01585-0005	1-01558-0020
Address	313 EAST 89 STREET	505 EAST 88 STREET	333 EAST 95 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	34	39	26
Year Built	1925	1957	1986
Gross SqFt	17,740	17,750	17,388
Estimated Gross Income	\$514,460	\$637,425	\$497,008
Gross Income per SqFt	\$29.00	\$35.90	\$28.60
Full Market Value	\$2,460,000	\$3,050,000	\$2,380,000
Market Value per SqFt	\$139.00	\$172.00	\$137.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0013	1-01585-0005	1-01558-0020
Address	321 EAST 89 STREET	505 EAST 88 STREET	333 EAST 95 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	34	39	26
Year Built	1950	1957	1986
Gross SqFt	17,740	17,750	17,388
Estimated Gross Income	\$620,900	\$637,425	\$497,008
Gross Income per SqFt	\$35.00	\$35.90	\$28.60
Full Market Value	\$2,970,000	\$3,050,000	\$2,380,000
Market Value per SqFt	\$167.00	\$172.00	\$137.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0034	1-01552-0031	
Address	330 EAST 90 STREET	336 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	20	20	
Year Built	1930	1930	
Gross SqFt	8,590	8,590	
Estimated Gross Income	\$313,535	\$305,197	
Gross Income per SqFt	\$36.50	\$35.50	
Full Market Value	\$1,570,000	\$1,460,000	
Market Value per SqFt	\$183.00	\$170.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0039	1-01552-0031	
Address	320 EAST 90 STREET	336 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	20	20	
Year Built	1940	1930	
Gross SqFt	8,675	8,590	
Estimated Gross Income	\$316,637	\$305,197	
Gross Income per SqFt	\$36.50	\$35.50	
Full Market Value	\$1,590,000	\$1,460,000	
Market Value per SqFt	\$183.00	\$170.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01552-0040	1-01535-0019	1-01535-0015
Address	318 EAST 90 STREET	231 EAST 89 STREET	223 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	11	20	20
Year Built	1930	1920	1930
Gross SqFt	10,380	10,465	10,465
Estimated Gross Income	\$352,920	\$325,509	\$357,913
Gross Income per SqFt	\$34.00	\$31.10	\$34.20
Full Market Value	\$1,690,000	\$1,560,000	\$1,710,000
Market Value per SqFt	\$163.00	\$149.00	\$163.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01554-0005	1-01551-0047	1-01555-0034
Address	305 EAST 91 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1920	1920	1910
Gross SqFt	9,530	9,165	9,265
Estimated Gross Income	\$352,610	\$353,473	\$330,892
Gross Income per SqFt	\$37.00	\$38.60	\$35.70
Full Market Value	\$1,770,000	\$1,770,000	\$1,590,000
Market Value per SqFt	\$186.00	\$193.00	\$172.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01554-0013	1-01540-0013	
Address	319 EAST 91 STREET	221 EAST 94 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C5-WALK-UP	
Total Units	20	20	
Year Built	1915	1910	
Gross SqFt	9,675	9,735	
Estimated Gross Income	\$319,275	\$297,129	
Gross Income per SqFt	\$33.00	\$30.50	
Full Market Value	\$1,530,000	\$1,420,000	
Market Value per SqFt	\$158.00	\$146.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0018	1-01551-0047	1-01555-0034
Address	331 EAST 92 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1920	1920	1910
Gross SqFt	9,250	9,165	9,265
Estimated Gross Income	\$342,250	\$353,473	\$330,892
Gross Income per SqFt	\$37.00	\$38.60	\$35.70
Full Market Value	\$1,720,000	\$1,770,000	\$1,590,000
Market Value per SqFt	\$186.00	\$193.00	\$172.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0019	1-01551-0047	1-01555-0034
Address	333 EAST 92 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1910	1920	1910
Gross SqFt	9,250	9,165	9,265
Estimated Gross Income	\$342,250	\$353,473	\$330,892
Gross Income per SqFt	\$37.00	\$38.60	\$35.70
Full Market Value	\$1,720,000	\$1,770,000	\$1,590,000
Market Value per SqFt	\$186.00	\$193.00	\$172.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0021	1-01551-0047	1-01555-0034
Address	343 EAST 92 STREET	306 EAST 89 STREET	332 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	20
Year Built	1920	1920	1910
Gross SqFt	9,375	9,165	9,265
Estimated Gross Income	\$346,875	\$353,473	\$330,892
Gross Income per SqFt	\$37.00	\$38.60	\$35.70
Full Market Value	\$1,740,000	\$1,770,000	\$1,590,000
Market Value per SqFt	\$186.00	\$193.00	\$172.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01555-0023	1-01560-0001	1-01563-0004
Address	1781 1 AVENUE	1540 1 AVENUE	1608 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	371	314	182
Year Built	1980	1980	1994
Gross SqFt	301,851	302,049	302,854
Estimated Gross Income	\$9,810,157	\$12,850,402	\$12,980,770
Gross Income per SqFt	\$32.50	\$42.50	\$42.90
Full Market Value	\$47,000,000	\$64,400,000	\$65,100,000
Market Value per SqFt	\$156.00	\$213.00	\$215.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01556-0023	1-01422-0021	1-01541-0001
Address	345 EAST 93 STREET	1283 2 AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	315	176	387
Year Built	1974	1973	1985
Gross SqFt	340,068	348,130	329,850
Estimated Gross Income	\$11,052,210	\$10,769,786	\$12,355,459
Gross Income per SqFt	\$32.50	\$30.90	\$37.50
Full Market Value	\$52,900,000	\$51,600,000	\$62,000,000
Market Value per SqFt	\$156.00	\$148.00	\$188.00
Distance from Cooperative in miles		1.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01556-0035	1-01564-0037	1-01540-0047
Address	330 EAST 94 STREET	426 EAST 85 STREET	1691 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	17	12
Year Built	1920	1925	1920
Gross SqFt	8,540	8,145	5,998
Estimated Gross Income	\$234,850	\$230,911	\$148,075
Gross Income per SqFt	\$27.50	\$28.40	\$24.69
Full Market Value	\$1,120,000	\$1,110,000	\$643,000
Market Value per SqFt	\$131.00	\$136.00	\$107.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01556-0036	1-01552-0044	1-01535-0039
Address	328 EAST 94 STREET	310 EAST 90 STREET	214 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	16
Year Built	1920	1930	1910
Gross SqFt	8,700	8,695	8,825
Estimated Gross Income	\$239,250	\$225,888	\$248,428
Gross Income per SqFt	\$27.50	\$26.00	\$28.20
Full Market Value	\$1,150,000	\$981,000	\$1,190,000
Market Value per SqFt	\$132.00	\$113.00	\$135.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01557-0050	1-01565-0022	1-01431-0033
Address	1834 2 AVENUE	1617 YORK AVENUE	242 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	31	22	26
Year Built	1920	1910	1920
Gross SqFt	15,030	15,032	15,440
Estimated Gross Income	\$420,840	\$554,116	\$582,150
Gross Income per SqFt	\$28.00	\$36.90	\$37.70
Full Market Value	\$985,000	\$2,780,000	\$2,920,000
Market Value per SqFt	\$66.00	\$185.00	\$189.00
Distance from Cooperative in miles		0.45	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01559-0010	1-01410-0033	1-01527-0028
Address	425 EAST 79 STREET	1308 3 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	192	114	182
Year Built	1955	1962	1963
Gross SqFt	184,816	181,549	189,612
Estimated Gross Income	\$5,821,704	\$6,118,140	\$4,603,948
Gross Income per SqFt	\$31.50	\$33.70	\$24.28
Full Market Value	\$27,900,000	\$29,300,000	\$20,000,000
Market Value per SqFt	\$151.00	\$161.00	\$105.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01560-0005	1-01472-0034	1-01409-0042
Address	415 EAST 80 STREET	440 EAST 78 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	79	47	43
Year Built	1959	1936	1927
Gross SqFt	42,570	44,856	40,249
Estimated Gross Income	\$1,511,235	\$1,271,765	\$1,435,832
Gross Income per SqFt	\$35.50	\$28.40	\$35.70
Full Market Value	\$7,240,000	\$6,090,000	\$6,880,000
Market Value per SqFt	\$170.00	\$136.00	\$171.00
Distance from Cooperative in miles		0.15	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0005	1-01564-0031	1-01509-0064
Address	405 EAST 82 STREET	440 EAST 85 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	55	60	20
Year Built	1910	1925	1922
Gross SqFt	32,690	32,208	32,383
Estimated Gross Income	\$1,209,530	\$1,218,263	\$996,313
Gross Income per SqFt	\$37.00	\$37.80	\$30.80
Full Market Value	\$6,070,000	\$6,110,000	\$4,770,000
Market Value per SqFt	\$186.00	\$190.00	\$147.00
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0009	1-01546-0040	1-01562-0040
Address	413 EAST 82 STREET	328 EAST 84 STREET	412 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	20	20
Year Built	1910	1920	1930
Gross SqFt	8,020	8,420	7,845
Estimated Gross Income	\$248,620	\$264,659	\$238,204
Gross Income per SqFt	\$31.00	\$31.40	\$30.40
Full Market Value	\$1,190,000	\$1,270,000	\$1,140,000
Market Value per SqFt	\$148.00	\$151.00	\$145.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0018	1-01512-0010	1-01528-0013
Address	431 EAST 82 STREET	119 EAST 83 STREET	225 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	26	27
Year Built	1910	1960	1965
Gross SqFt	10,560	11,645	11,838
Estimated Gross Income	\$390,720	\$471,894	\$481,316
Gross Income per SqFt	\$37.00	\$40.50	\$40.70
Full Market Value	\$1,960,000	\$2,370,000	\$2,410,000
Market Value per SqFt	\$186.00	\$204.00	\$204.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0037	1-01562-0036	1-01562-0031
Address	418 EAST 83 STREET	420 EAST 83 STREET	430 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	12	22
Year Built	1930	1930	1930
Gross SqFt	8,345	8,345	8,345
Estimated Gross Income	\$275,385	\$265,824	\$283,281
Gross Income per SqFt	\$33.00	\$31.90	\$33.90
Full Market Value	\$1,320,000	\$1,270,000	\$1,360,000
Market Value per SqFt	\$158.00	\$152.00	\$163.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01562-0038	1-01562-0036	1-01562-0033
Address	416 EAST 83 STREET	420 EAST 83 STREET	426 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	12	22
Year Built	1930	1930	1910
Gross SqFt	8,345	8,345	8,345
Estimated Gross Income	\$275,385	\$265,824	\$284,147
Gross Income per SqFt	\$33.00	\$31.90	\$34.00
Full Market Value	\$1,320,000	\$1,270,000	\$1,360,000
Market Value per SqFt	\$158.00	\$152.00	\$163.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01563-0031	1-01545-0031	1-01560-0012
Address	448 EAST 84 STREET	338 EAST 83 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1925
Gross SqFt	9,225	9,212	9,295
Estimated Gross Income	\$322,875	\$331,267	\$315,553
Gross Income per SqFt	\$35.00	\$36.00	\$33.90
Full Market Value	\$1,550,000	\$1,660,000	\$1,510,000
Market Value per SqFt	\$168.00	\$180.00	\$162.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01563-0032	1-01473-0038	1-01577-0027
Address	436 EAST 84 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	95	112	103
Year Built	1964	1959	1950
Gross SqFt	112,037	113,820	109,723
Estimated Gross Income	\$3,249,073	\$3,225,341	\$3,031,399
Gross Income per SqFt	\$29.00	\$28.30	\$27.60
Full Market Value	\$15,600,000	\$15,400,000	\$14,500,000
Market Value per SqFt	\$139.00	\$135.00	\$132.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-0035	1-01546-0040	1-01564-0043
Address	430 EAST 85 STREET	328 EAST 84 STREET	414 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1910	1920	1910
Gross SqFt	8,145	8,420	7,532
Estimated Gross Income	\$276,930	\$264,659	\$260,887
Gross Income per SqFt	\$34.00	\$31.40	\$34.60
Full Market Value	\$1,330,000	\$1,270,000	\$1,250,000
Market Value per SqFt	\$163.00	\$151.00	\$166.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-0036	1-01546-0040	1-01564-0043
Address	428 EAST 85 STREET	328 EAST 84 STREET	414 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1910	1920	1910
Gross SqFt	8,145	8,420	7,532
Estimated Gross Income	\$276,930	\$264,659	\$260,887
Gross Income per SqFt	\$34.00	\$31.40	\$34.60
Full Market Value	\$1,330,000	\$1,270,000	\$1,250,000
Market Value per SqFt	\$163.00	\$151.00	\$166.00
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01564-0047	1-01527-0045	1-01557-0025
Address	1634 1 AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	198	246	212
Year Built	1962	1980	1998
Gross SqFt	207,546	205,261	207,037
Estimated Gross Income	\$6,537,699	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$31.50	\$43.70	\$33.70
Full Market Value	\$31,300,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$151.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0001	1-01527-0028	1-01527-0045
Address	1646 1 AVENUE	1571 2 AVENUE	200 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	149	182	246
Year Built	1968	1963	1980
Gross SqFt	193,836	189,612	205,261
Estimated Gross Income	\$6,202,752	\$4,603,948	\$8,968,163
Gross Income per SqFt	\$32.00	\$24.28	\$43.70
Full Market Value	\$14,500,000	\$20,000,000	\$45,000,000
Market Value per SqFt	\$75.00	\$105.00	\$219.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0007	1-01562-0040	1-01563-0024
Address	411 EAST 85 STREET	412 EAST 83 STREET	1569 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	20	20
Year Built	1920	1930	1915
Gross SqFt	7,260	7,845	7,840
Estimated Gross Income	\$228,690	\$238,204	\$255,466
Gross Income per SqFt	\$31.50	\$30.40	\$32.60
Full Market Value	\$1,100,000	\$1,140,000	\$1,220,000
Market Value per SqFt	\$152.00	\$145.00	\$156.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0009	1-01521-0020	1-01517-0020
Address	415 EAST 85 STREET	145 EAST 92 STREET	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	99	49	97
Year Built	1959	1929	1927
Gross SqFt	86,612	85,924	87,192
Estimated Gross Income	\$2,684,972	\$1,838,155	\$2,457,054
Gross Income per SqFt	\$31.00	\$21.39	\$28.20
Full Market Value	\$12,900,000	\$7,980,000	\$11,800,000
Market Value per SqFt	\$149.00	\$93.00	\$135.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0017	1-01529-0018	1-01520-0033
Address	435 EAST 85 STREET	235 EAST 83 STREET	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	70	55	53
Year Built	1958	1963	1985
Gross SqFt	35,000	36,800	33,443
Estimated Gross Income	\$1,295,000	\$939,001	\$1,222,539
Gross Income per SqFt	\$37.00	\$25.50	\$36.60
Full Market Value	\$6,490,000	\$4,080,000	\$6,130,000
Market Value per SqFt	\$185.00	\$111.00	\$183.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0028	1-01518-0033	1-01531-0035
Address	446 EAST 86 STREET	1588 3 AVENUE	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	96	100	111
Year Built	1959	1980	1986
Gross SqFt	82,430	81,837	81,100
Estimated Gross Income	\$2,555,330	\$2,691,252	\$3,222,573
Gross Income per SqFt	\$31.00	\$32.90	\$39.70
Full Market Value	\$12,200,000	\$12,900,000	\$16,200,000
Market Value per SqFt	\$148.00	\$158.00	\$200.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01565-0029	1-01453-0027	1-01426-0044
Address	436 EAST 86 STREET	350 EAST 79 STREET	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	317	240	442
Year Built	1973	1989	1979
Gross SqFt	384,646	364,690	377,297
Estimated Gross Income	\$11,347,057	\$22,788,800	\$18,503,619
Gross Income per SqFt	\$29.50	\$62.00	\$49.00
Full Market Value	\$54,400,000	\$114,000,000	\$92,800,000
Market Value per SqFt	\$141.00	\$313.00	\$246.00
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0001	1-01410-0033	1-01527-0028
Address	1652 1 AVENUE	1308 3 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	232	114	182
Year Built	1963	1962	1963
Gross SqFt	184,745	181,549	189,612
Estimated Gross Income	\$5,819,467	\$6,118,140	\$4,603,948
Gross Income per SqFt	\$31.50	\$33.70	\$24.28
Full Market Value	\$27,900,000	\$29,300,000	\$20,000,000
Market Value per SqFt	\$151.00	\$161.00	\$105.00
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0010	1-01473-0038	1-01577-0027
Address	425 EAST 86 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	94	112	103
Year Built	1929	1959	1950
Gross SqFt	112,332	113,820	109,723
Estimated Gross Income	\$3,257,628	\$3,225,341	\$3,031,399
Gross Income per SqFt	\$29.00	\$28.30	\$27.60
Full Market Value	\$15,600,000	\$15,400,000	\$14,500,000
Market Value per SqFt	\$139.00	\$135.00	\$132.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0014	1-01578-0023	1-01502-0056
Address	431 EAST 86 STREET	40 EAST END AVENUE	26 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	62	43	28
Year Built	1910	1920	1911
Gross SqFt	33,500	34,792	32,929
Estimated Gross Income	\$1,038,500	\$974,577	\$1,250,620
Gross Income per SqFt	\$31.00	\$28.00	\$38.00
Full Market Value	\$4,970,000	\$4,670,000	\$6,270,000
Market Value per SqFt	\$148.00	\$134.00	\$190.00
Distance from Cooperative in miles		0.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0017	1-01426-0024	1-01524-0001
Address	437 EAST 86 STREET	1355 2 AVENUE	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D3-ELEVATOR
Total Units	153	17	86
Year Built	1961	1900	1925
Gross SqFt	160,000	7,590	165,834
Estimated Gross Income	\$4,800,000	\$391,940	\$4,060,446
Gross Income per SqFt	\$30.00	\$52.00	\$24.49
Full Market Value	\$23,000,000	\$1,950,000	\$17,600,000
Market Value per SqFt	\$144.00	\$257.00	\$106.00
Distance from Cooperative in miles		0.85	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0028	1-01528-0018	1-01562-0016
Address	1645 YORK AVENUE	235 EAST 82 STREET	427 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	19	24	17
Year Built	1920	1910	1900
Gross SqFt	7,625	11,500	10,000
Estimated Gross Income	\$327,875	\$508,696	\$459,612
Gross Income per SqFt	\$43.00	\$44.20	\$46.00
Full Market Value	\$1,640,000	\$2,550,000	\$2,310,000
Market Value per SqFt	\$215.00	\$222.00	\$231.00
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0029	1-01567-0035	1-01567-0037
Address	444 EAST 87 STREET	432 EAST 88 STREET	418 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	45	48
Year Built	1905	1973	1950
Gross SqFt	25,000	24,572	25,395
Estimated Gross Income	\$875,000	\$1,006,891	\$753,627
Gross Income per SqFt	\$35.00	\$41.00	\$29.70
Full Market Value	\$4,190,000	\$5,050,000	\$3,610,000
Market Value per SqFt	\$168.00	\$206.00	\$142.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01566-0034	1-01562-0016	1-01528-0018
Address	430 EAST 87 STREET	427 EAST 82 STREET	235 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	28	17	24
Year Built	1925	1900	1910
Gross SqFt	9,820	10,000	11,500
Estimated Gross Income	\$294,600	\$459,612	\$508,696
Gross Income per SqFt	\$30.00	\$46.00	\$44.20
Full Market Value	\$1,410,000	\$2,310,000	\$2,550,000
Market Value per SqFt	\$144.00	\$231.00	\$222.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0006	1-01552-0032	1-01556-0033
Address	407 EAST 87 STREET	334 EAST 90 STREET	334 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1920	1925	1920
Gross SqFt	8,590	8,590	8,540
Estimated Gross Income	\$274,880	\$275,443	\$272,163
Gross Income per SqFt	\$32.00	\$32.10	\$31.90
Full Market Value	\$1,320,000	\$1,320,000	\$1,300,000
Market Value per SqFt	\$154.00	\$154.00	\$152.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0011	1-01552-0032	1-01556-0033
Address	417 EAST 87 STREET	334 EAST 90 STREET	334 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1920	1925	1920
Gross SqFt	8,590	8,590	8,540
Estimated Gross Income	\$274,880	\$275,443	\$272,163
Gross Income per SqFt	\$32.00	\$32.10	\$31.90
Full Market Value	\$1,320,000	\$1,320,000	\$1,300,000
Market Value per SqFt	\$154.00	\$154.00	\$152.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0012	1-01552-0032	1-01556-0033
Address	419 EAST 87 STREET	334 EAST 90 STREET	334 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1920	1925	1920
Gross SqFt	8,590	8,590	8,540
Estimated Gross Income	\$274,880	\$275,443	\$272,163
Gross Income per SqFt	\$32.00	\$32.10	\$31.90
Full Market Value	\$1,320,000	\$1,320,000	\$1,300,000
Market Value per SqFt	\$154.00	\$154.00	\$152.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0040	1-01546-0040	1-01551-0032
Address	414 EAST 88 STREET	328 EAST 84 STREET	352 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	20	18
Year Built	1910	1920	1915
Gross SqFt	8,465	8,420	8,435
Estimated Gross Income	\$279,345	\$264,659	\$280,295
Gross Income per SqFt	\$33.00	\$31.40	\$33.20
Full Market Value	\$1,340,000	\$1,270,000	\$1,340,000
Market Value per SqFt	\$158.00	\$151.00	\$159.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0104	1-01548-0009	1-01514-0026
Address	403 EAST 87 STREET	315 EAST 85 STREET	157 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	22	24
Year Built	1910	1985	1982
Gross SqFt	13,000	13,000	13,000
Estimated Gross Income	\$468,000	\$439,433	\$515,858
Gross Income per SqFt	\$36.00	\$33.80	\$39.70
Full Market Value	\$2,350,000	\$2,100,000	\$2,590,000
Market Value per SqFt	\$181.00	\$162.00	\$199.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01567-0128	1-01553-0007	1-01551-0018
Address	448 EAST 88 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1920	1910	1920
Gross SqFt	8,965	8,825	8,740
Estimated Gross Income	\$286,880	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,370,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01568-0015	1-01535-0031	1-01585-0014
Address	439 EAST 88 STREET	240 EAST 90 STREET	525 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	25	39
Year Built	1915	1960	1910
Gross SqFt	21,875	21,000	21,500
Estimated Gross Income	\$721,875	\$840,960	\$560,224
Gross Income per SqFt	\$33.00	\$40.00	\$26.10
Full Market Value	\$3,460,000	\$4,220,000	\$2,430,000
Market Value per SqFt	\$158.00	\$201.00	\$113.00
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01569-0016	1-01465-0021	1-01426-0044
Address	1725 YORK AVENUE	1313 YORK AVENUE	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	262	442	442
Year Built	1971	1966	1979
Gross SqFt	391,194	400,612	377,297
Estimated Gross Income	\$11,540,223	\$11,203,842	\$18,503,619
Gross Income per SqFt	\$29.50	\$28.00	\$49.00
Full Market Value	\$55,300,000	\$53,700,000	\$92,800,000
Market Value per SqFt	\$141.00	\$134.00	\$246.00
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01570-0005	1-01553-0007	1-01551-0018
Address	403 EAST 90 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1920	1910	1920
Gross SqFt	8,870	8,825	8,740
Estimated Gross Income	\$283,840	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,360,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01570-0011	1-01557-0007	1-01568-0034
Address	415 EAST 90 STREET	307 EAST 94 STREET	432 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1915	1910	1910
Gross SqFt	9,180	9,050	9,090
Estimated Gross Income	\$348,840	\$345,603	\$351,132
Gross Income per SqFt	\$38.00	\$38.20	\$38.60
Full Market Value	\$1,750,000	\$1,730,000	\$1,760,000
Market Value per SqFt	\$191.00	\$191.00	\$194.00
Distance from Cooperative in miles		0.25	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01570-0012	1-01585-0036	1-01509-0006
Address	417 EAST 90 STREET	530 EAST 89 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	71	80	33
Year Built	1985	1920	1925
Gross SqFt	50,676	48,600	52,272
Estimated Gross Income	\$1,773,660	\$1,518,576	\$1,992,954
Gross Income per SqFt	\$35.00	\$31.20	\$38.10
Full Market Value	\$8,500,000	\$7,270,000	\$9,990,000
Market Value per SqFt	\$168.00	\$150.00	\$191.00
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01571-0008	1-01585-0036	1-01498-0007
Address	407 EAST 91 STREET	530 EAST 89 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	35	80	66
Year Built	1901	1920	1961
Gross SqFt	47,855	48,600	46,600
Estimated Gross Income	\$1,579,215	\$1,518,576	\$1,515,289
Gross Income per SqFt	\$33.00	\$31.20	\$32.50
Full Market Value	\$7,560,000	\$7,270,000	\$7,260,000
Market Value per SqFt	\$158.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0001	1-01561-0001	1-01557-0025
Address	1498 YORK AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	139	205	212
Year Built	1960	1964	1998
Gross SqFt	215,732	210,428	207,037
Estimated Gross Income	\$6,795,558	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$31.50	\$22.31	\$33.70
Full Market Value	\$32,600,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$151.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.15	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0005	1-01546-0001	1-01532-0001
Address	505 EAST 79 STREET	303 EAST 83 STREET	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	210	263	257
Year Built	1963	1977	1986
Gross SqFt	260,000	268,750	256,810
Estimated Gross Income	\$8,060,000	\$10,754,611	\$8,828,871
Gross Income per SqFt	\$31.00	\$40.00	\$34.40
Full Market Value	\$38,600,000	\$53,900,000	\$42,300,000
Market Value per SqFt	\$148.00	\$201.00	\$165.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0014	1-01406-0001	1-01581-0049
Address	515 EAST 79 STREET	737 PARK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	163	120	237
Year Built	1981	1940	1968
Gross SqFt	232,400	215,600	241,983
Estimated Gross Income	\$7,669,200	\$6,199,050	\$7,795,687
Gross Income per SqFt	\$33.00	\$28.80	\$32.20
Full Market Value	\$36,700,000	\$29,700,000	\$37,300,000
Market Value per SqFt	\$158.00	\$138.00	\$154.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0023	1-01426-0024	1-01438-0049
Address	2 EAST END AVENUE	1355 2 AVENUE	1218 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	57	17	105
Year Built	1910	1900	1996
Gross SqFt	147,991	7,590	135,647
Estimated Gross Income	\$5,327,676	\$391,940	\$7,994,248
Gross Income per SqFt	\$36.00	\$52.00	\$59.00
Full Market Value	\$26,700,000	\$1,950,000	\$40,100,000
Market Value per SqFt	\$180.00	\$257.00	\$296.00
Distance from Cooperative in miles		0.60	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01576-0027	1-01406-0001	1-01581-0049
Address	10 EAST END AVENUE	737 PARK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	198	120	237
Year Built	1957	1940	1968
Gross SqFt	230,473	215,600	241,983
Estimated Gross Income	\$7,605,609	\$6,199,050	\$7,795,687
Gross Income per SqFt	\$33.00	\$28.80	\$32.20
Full Market Value	\$36,400,000	\$29,700,000	\$37,300,000
Market Value per SqFt	\$158.00	\$138.00	\$154.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0001	1-01563-0004	1-01568-0021
Address	1540 YORK AVENUE	1608 1 AVENUE	1673 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	298	182	385
Year Built	1962	1994	1974
Gross SqFt	309,204	302,854	315,710
Estimated Gross Income	\$9,894,528	\$12,980,770	\$15,082,166
Gross Income per SqFt	\$32.00	\$42.90	\$47.80
Full Market Value	\$23,200,000	\$65,100,000	\$75,600,000
Market Value per SqFt	\$75.00	\$215.00	\$239.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0012	1-01578-0010	1-01562-0036
Address	519 EAST 81 STREET	515 EAST 81 STREET	420 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	12
Year Built	1910	1910	1930
Gross SqFt	8,320	8,320	8,345
Estimated Gross Income	\$274,560	\$281,291	\$265,824
Gross Income per SqFt	\$33.00	\$33.80	\$31.90
Full Market Value	\$1,320,000	\$1,350,000	\$1,270,000
Market Value per SqFt	\$159.00	\$162.00	\$152.00
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0013	1-01578-0010	1-01562-0036
Address	521 EAST 81 STREET	515 EAST 81 STREET	420 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	12
Year Built	1910	1910	1930
Gross SqFt	8,320	8,320	8,345
Estimated Gross Income	\$274,560	\$281,291	\$265,824
Gross Income per SqFt	\$33.00	\$33.80	\$31.90
Full Market Value	\$1,320,000	\$1,350,000	\$1,270,000
Market Value per SqFt	\$159.00	\$162.00	\$152.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0042	1-01580-0010	1-01560-0012
Address	516 EAST 82 STREET	513 EAST 83 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1920	1925	1925
Gross SqFt	9,215	9,190	9,295
Estimated Gross Income	\$294,880	\$273,224	\$315,553
Gross Income per SqFt	\$32.00	\$29.70	\$33.90
Full Market Value	\$1,410,000	\$1,310,000	\$1,510,000
Market Value per SqFt	\$153.00	\$143.00	\$162.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0043	1-01580-0010	1-01560-0012
Address	514 EAST 82 STREET	513 EAST 83 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1900	1925	1925
Gross SqFt	9,215	9,190	9,295
Estimated Gross Income	\$294,880	\$273,224	\$315,553
Gross Income per SqFt	\$32.00	\$29.70	\$33.90
Full Market Value	\$1,410,000	\$1,310,000	\$1,510,000
Market Value per SqFt	\$153.00	\$143.00	\$162.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01578-0044	1-01553-0007	1-01551-0018
Address	512 EAST 82 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1920
Gross SqFt	8,830	8,825	8,740
Estimated Gross Income	\$282,560	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,350,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0005	1-01585-0036	1-01498-0007
Address	505 EAST 82 STREET	530 EAST 89 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	54	80	66
Year Built	1950	1920	1961
Gross SqFt	47,680	48,600	46,600
Estimated Gross Income	\$1,573,440	\$1,518,576	\$1,515,289
Gross Income per SqFt	\$33.00	\$31.20	\$32.50
Full Market Value	\$7,540,000	\$7,270,000	\$7,260,000
Market Value per SqFt	\$158.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.30	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0008	1-01534-0033	1-01560-0012
Address	511 EAST 82 STREET	236 EAST 89 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1905	1920	1925
Gross SqFt	9,324	9,350	9,295
Estimated Gross Income	\$298,368	\$284,748	\$315,553
Gross Income per SqFt	\$32.00	\$30.50	\$33.90
Full Market Value	\$1,430,000	\$1,360,000	\$1,510,000
Market Value per SqFt	\$153.00	\$145.00	\$162.00
Distance from Cooperative in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0015	1-01426-0029	1-01515-0007
Address	525 EAST 82 STREET	242 EAST 72 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	95	71	52
Year Built	1962	1930	1914
Gross SqFt	94,727	97,750	91,260
Estimated Gross Income	\$3,031,264	\$2,805,654	\$2,722,144
Gross Income per SqFt	\$32.00	\$28.70	\$29.80
Full Market Value	\$14,500,000	\$13,400,000	\$13,000,000
Market Value per SqFt	\$153.00	\$137.00	\$142.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0023	1-01422-0021	1-01541-0001
Address	60 EAST END AVENUE	1283 2 AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	176	387
Year Built	1973	1973	1985
Gross SqFt	345,242	348,130	329,850
Estimated Gross Income	\$10,184,639	\$10,769,786	\$12,355,459
Gross Income per SqFt	\$29.50	\$30.90	\$37.50
Full Market Value	\$48,800,000	\$51,600,000	\$62,000,000
Market Value per SqFt	\$141.00	\$148.00	\$188.00
Distance from Cooperative in miles		0.85	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0044	1-01534-0013	1-01560-0038
Address	512 EAST 83 STREET	219 EAST 88 STREET	422 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1910	1920	1910
Gross SqFt	10,830	10,715	11,000
Estimated Gross Income	\$342,228	\$322,504	\$348,132
Gross Income per SqFt	\$31.60	\$30.10	\$31.60
Full Market Value	\$1,640,000	\$1,540,000	\$1,670,000
Market Value per SqFt	\$151.00	\$144.00	\$152.00
Distance from Cooperative in miles		0.50	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01579-0049	1-01406-0001	1-01581-0049
Address	1562 YORK AVENUE	737 PARK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	189	120	237
Year Built	1965	1940	1968
Gross SqFt	255,420	215,600	241,983
Estimated Gross Income	\$7,662,600	\$6,199,050	\$7,795,687
Gross Income per SqFt	\$30.00	\$28.80	\$32.20
Full Market Value	\$36,700,000	\$29,700,000	\$37,300,000
Market Value per SqFt	\$144.00	\$138.00	\$154.00
Distance from Cooperative in miles		0.85	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0006	1-01580-0010	1-01560-0012
Address	505 EAST 83 STREET	513 EAST 83 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	20
Year Built	1910	1925	1925
Gross SqFt	9,190	9,190	9,295
Estimated Gross Income	\$294,080	\$273,224	\$315,553
Gross Income per SqFt	\$32.00	\$29.70	\$33.90
Full Market Value	\$1,410,000	\$1,310,000	\$1,510,000
Market Value per SqFt	\$153.00	\$143.00	\$162.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0008	1-01580-0010	1-01560-0012
Address	509 EAST 83 STREET	513 EAST 83 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1925	1925	1925
Gross SqFt	9,190	9,190	9,295
Estimated Gross Income	\$294,080	\$273,224	\$315,553
Gross Income per SqFt	\$32.00	\$29.70	\$33.90
Full Market Value	\$1,410,000	\$1,310,000	\$1,510,000
Market Value per SqFt	\$153.00	\$143.00	\$162.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0014	1-01580-0010	1-01560-0012
Address	521 EAST 83 STREET	513 EAST 83 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1925	1925	1925
Gross SqFt	9,185	9,190	9,295
Estimated Gross Income	\$293,920	\$273,224	\$315,553
Gross Income per SqFt	\$32.00	\$29.70	\$33.90
Full Market Value	\$1,410,000	\$1,310,000	\$1,510,000
Market Value per SqFt	\$154.00	\$143.00	\$162.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0019	1-01580-0010	1-01560-0012
Address	531 EAST 83 STREET	513 EAST 83 STREET	427 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1915	1925	1925
Gross SqFt	9,185	9,190	9,295
Estimated Gross Income	\$293,920	\$273,224	\$315,553
Gross Income per SqFt	\$32.00	\$29.70	\$33.90
Full Market Value	\$1,410,000	\$1,310,000	\$1,510,000
Market Value per SqFt	\$154.00	\$143.00	\$162.00
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0023	1-01410-0033	1-01527-0028
Address	80 EAST END AVENUE	1308 3 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	154	114	182
Year Built	1958	1962	1963
Gross SqFt	182,000	181,549	189,612
Estimated Gross Income	\$5,733,000	\$6,118,140	\$4,603,948
Gross Income per SqFt	\$31.50	\$33.70	\$24.28
Full Market Value	\$27,500,000	\$29,300,000	\$20,000,000
Market Value per SqFt	\$151.00	\$161.00	\$105.00
Distance from Cooperative in miles		0.65	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0032	1-01512-0030	
Address	534 EAST 84 STREET	16S EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	32	40	
Year Built	1910	1929	
Gross SqFt	22,812	22,990	
Estimated Gross Income	\$729,984	\$884,130	
Gross Income per SqFt	\$32.00	\$38.50	
Full Market Value	\$3,500,000	\$4,430,000	
Market Value per SqFt	\$153.00	\$193.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0033	1-01472-0034	1-01409-0042
Address	526 EAST 84 STREET	440 EAST 78 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	80	47	43
Year Built	1920	1936	1927
Gross SqFt	42,250	44,856	40,249
Estimated Gross Income	\$1,521,000	\$1,271,765	\$1,435,832
Gross Income per SqFt	\$36.00	\$28.40	\$35.70
Full Market Value	\$7,630,000	\$6,090,000	\$6,880,000
Market Value per SqFt	\$181.00	\$136.00	\$171.00
Distance from Cooperative in miles		0.35	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01580-0043	1-01517-0025	1-01568-0037
Address	512 EAST 84 STREET	155 EAST 88 STREET	422 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	24	50	24
Year Built	1910	1976	1920
Gross SqFt	29,910	29,000	29,459
Estimated Gross Income	\$957,120	\$969,932	\$927,181
Gross Income per SqFt	\$32.00	\$33.40	\$31.50
Full Market Value	\$4,580,000	\$4,650,000	\$4,440,000
Market Value per SqFt	\$153.00	\$160.00	\$151.00
Distance from Cooperative in miles		0.60	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01581-0012	1-01490-0019	1-01490-0040
Address	523 EAST 84 STREET	527 EAST 78 STREET	510 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	102	102
Year Built	1910	1911	1911
Gross SqFt	43,080	44,364	44,364
Estimated Gross Income	\$1,421,640	\$1,585,422	\$1,408,192
Gross Income per SqFt	\$33.00	\$35.70	\$31.70
Full Market Value	\$6,810,000	\$7,590,000	\$6,750,000
Market Value per SqFt	\$158.00	\$171.00	\$152.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01581-0039	1-01546-0040	1-01562-0036
Address	530 EAST 85 STREET	328 EAST 84 STREET	420 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	12
Year Built	1925	1920	1930
Gross SqFt	8,145	8,420	8,345
Estimated Gross Income	\$256,567	\$264,659	\$265,824
Gross Income per SqFt	\$31.50	\$31.40	\$31.90
Full Market Value	\$1,230,000	\$1,270,000	\$1,270,000
Market Value per SqFt	\$151.00	\$151.00	\$152.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0005	1-01518-0033	1-01531-0035
Address	515 EAST 85 STREET	1588 3 AVENUE	228 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	83	100	111
Year Built	1962	1980	1986
Gross SqFt	81,215	81,837	81,100
Estimated Gross Income	\$2,517,665	\$2,691,252	\$3,222,573
Gross Income per SqFt	\$31.00	\$32.90	\$39.70
Full Market Value	\$12,100,000	\$12,900,000	\$16,200,000
Market Value per SqFt	\$149.00	\$158.00	\$200.00
Distance from Cooperative in miles		0.55	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0023	1-01406-0001	1-01390-0067
Address	120 EAST END AVENUE	737 PARK AVENUE	945 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	34	120	110
Year Built	1931	1940	1949
Gross SqFt	211,270	215,600	188,810
Estimated Gross Income	\$6,126,830	\$6,199,050	\$6,803,752
Gross Income per SqFt	\$29.00	\$28.80	\$36.00
Full Market Value	\$29,300,000	\$29,700,000	\$34,100,000
Market Value per SqFt	\$139.00	\$138.00	\$181.00
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0030	1-01426-0029	1-01515-0007
Address	130 EAST END AVENUE	242 EAST 72 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	46	71	52
Year Built	1929	1930	1914
Gross SqFt	94,409	97,750	91,260
Estimated Gross Income	\$2,926,679	\$2,805,654	\$2,722,144
Gross Income per SqFt	\$31.00	\$28.70	\$29.80
Full Market Value	\$14,000,000	\$13,400,000	\$13,000,000
Market Value per SqFt	\$148.00	\$137.00	\$142.00
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0034	1-01473-0038	
Address	530 EAST 86 STREET	420 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	46	112	
Year Built	1928	1959	
Gross SqFt	120,835	113,820	
Estimated Gross Income	\$3,504,215	\$3,225,341	
Gross Income per SqFt	\$29.00	\$28.30	
Full Market Value	\$16,800,000	\$15,400,000	
Market Value per SqFt	\$139.00	\$135.00	
Distance from Cooperative in miles		0.40	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0040	1-01473-0038	1-01577-0027
Address	520 EAST 86 STREET	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	46	112	103
Year Built	1929	1959	1950
Gross SqFt	114,640	113,820	109,723
Estimated Gross Income	\$3,324,560	\$3,225,341	\$3,031,399
Gross Income per SqFt	\$29.00	\$28.30	\$27.60
Full Market Value	\$15,900,000	\$15,400,000	\$14,500,000
Market Value per SqFt	\$139.00	\$135.00	\$132.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01582-0046	1-01473-0038	
Address	510 EAST 86 STREET	420 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	94	112	
Year Built	1958	1959	
Gross SqFt	123,333	113,820	
Estimated Gross Income	\$3,576,657	\$3,225,341	
Gross Income per SqFt	\$29.00	\$28.30	
Full Market Value	\$17,100,000	\$15,400,000	
Market Value per SqFt	\$139.00	\$135.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01583-0009	1-01585-0036	1-01498-0007
Address	517 EAST 86 STREET	530 EAST 89 STREET	5 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	36	80	66
Year Built	1939	1920	1961
Gross SqFt	48,000	48,600	46,600
Estimated Gross Income	\$1,584,000	\$1,518,576	\$1,515,289
Gross Income per SqFt	\$33.00	\$31.20	\$32.50
Full Market Value	\$7,590,000	\$7,270,000	\$7,260,000
Market Value per SqFt	\$158.00	\$150.00	\$156.00
Distance from Cooperative in miles		0.10	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01583-0012	1-01512-0040	1-01560-0021
Address	525 EAST 86 STREET	1482 3 AVENUE	1511 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	139	185	156
Year Built	1962	1963	1966
Gross SqFt	223,473	224,000	223,798
Estimated Gross Income	\$6,592,453	\$6,353,010	\$4,321,496
Gross Income per SqFt	\$29.50	\$28.40	\$19.31
Full Market Value	\$31,600,000	\$30,400,000	\$18,800,000
Market Value per SqFt	\$141.00	\$136.00	\$84.00
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01583-0015	1-01577-0001	1-01573-0022
Address	535 EAST 86 STREET	1520 YORK AVENUE	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	143	272	274
Year Built	1960	1972	1994
Gross SqFt	320,600	281,902	347,118
Estimated Gross Income	\$9,457,700	\$11,189,071	\$11,090,567
Gross Income per SqFt	\$29.50	\$39.70	\$32.00
Full Market Value	\$45,300,000	\$56,100,000	\$53,100,000
Market Value per SqFt	\$141.00	\$199.00	\$153.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01584-0013	1-01553-0007	1-01551-0018
Address	519 EAST 87 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1910	1910	1920
Gross SqFt	9,040	8,825	8,740
Estimated Gross Income	\$289,280	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,390,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$154.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01584-0016	1-01535-0039	1-01553-0007
Address	531 EAST 87 STREET	214 EAST 90 STREET	309 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	15
Year Built	1910	1910	1910
Gross SqFt	8,745	8,825	8,825
Estimated Gross Income	\$262,350	\$248,428	\$273,427
Gross Income per SqFt	\$30.00	\$28.20	\$31.00
Full Market Value	\$1,260,000	\$1,190,000	\$1,310,000
Market Value per SqFt	\$144.00	\$135.00	\$148.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01584-0039	1-01553-0007	1-01551-0018
Address	522 EAST 88 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	20
Year Built	1910	1910	1920
Gross SqFt	8,935	8,825	8,740
Estimated Gross Income	\$285,920	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,370,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0007	1-01553-0007	1-01551-0018
Address	509 EAST 88 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1910	1910	1920
Gross SqFt	8,825	8,825	8,740
Estimated Gross Income	\$282,400	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,350,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0008	1-01472-0034	1-01409-0042
Address	515 EAST 88 STREET	440 EAST 78 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	69	47	43
Year Built	1920	1936	1927
Gross SqFt	42,286	44,856	40,249
Estimated Gross Income	\$1,501,153	\$1,271,765	\$1,435,832
Gross Income per SqFt	\$35.50	\$28.40	\$35.70
Full Market Value	\$7,190,000	\$6,090,000	\$6,880,000
Market Value per SqFt	\$170.00	\$136.00	\$171.00
Distance from Cooperative in miles		0.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0013	1-01553-0007	1-01551-0018
Address	521 EAST 88 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	20
Year Built	1920	1910	1920
Gross SqFt	8,805	8,825	8,740
Estimated Gross Income	\$281,760	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,350,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0017	1-01553-0007	1-01551-0018
Address	529 EAST 88 STREET	309 EAST 90 STREET	331 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1920	1910	1920
Gross SqFt	8,805	8,825	8,740
Estimated Gross Income	\$281,760	\$273,427	\$281,650
Gross Income per SqFt	\$32.00	\$31.00	\$32.20
Full Market Value	\$1,350,000	\$1,310,000	\$1,350,000
Market Value per SqFt	\$153.00	\$148.00	\$154.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0018	1-01518-0039	1-01414-0013
Address	531 EAST 88 STREET	1600 3 AVENUE	227 EAST 59 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	26	35	28
Year Built	1905	1920	1930
Gross SqFt	25,800	24,942	25,400
Estimated Gross Income	\$890,100	\$792,976	\$879,700
Gross Income per SqFt	\$34.50	\$31.80	\$34.60
Full Market Value	\$4,260,000	\$3,800,000	\$4,210,000
Market Value per SqFt	\$165.00	\$152.00	\$166.00
Distance from Cooperative in miles		0.55	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01585-0023	1-01465-0021	1-01426-0044
Address	180 EAST END AVENUE	1313 YORK AVENUE	206 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	152	442	442
Year Built	1960	1966	1979
Gross SqFt	416,668	400,612	377,297
Estimated Gross Income	\$12,291,706	\$11,203,842	\$18,503,619
Gross Income per SqFt	\$29.50	\$28.00	\$49.00
Full Market Value	\$58,900,000	\$53,700,000	\$92,800,000
Market Value per SqFt	\$141.00	\$134.00	\$246.00
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0005	1-01582-0031	1-01585-0001
Address	515 EAST 89 STREET	544 EAST 86 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	70	31	67
Year Built	1942	1929	1949
Gross SqFt	71,000	74,396	67,425
Estimated Gross Income	\$2,059,000	\$3,193,971	\$1,680,069
Gross Income per SqFt	\$29.00	\$42.90	\$24.92
Full Market Value	\$9,860,000	\$16,000,000	\$7,290,000
Market Value per SqFt	\$139.00	\$215.00	\$108.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0013	1-01582-0031	1-01585-0001
Address	525 EAST 89 STREET	544 EAST 86 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	70	31	67
Year Built	1942	1929	1949
Gross SqFt	71,000	74,396	67,425
Estimated Gross Income	\$2,059,000	\$3,193,971	\$1,680,069
Gross Income per SqFt	\$29.00	\$42.90	\$24.92
Full Market Value	\$9,860,000	\$16,000,000	\$7,290,000
Market Value per SqFt	\$139.00	\$215.00	\$108.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0021	1-01422-0048	1-01532-0001
Address	200 EAST END AVENUE	210 EAST 68 STREET	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	191	210	257
Year Built	1952	1929	1986
Gross SqFt	254,928	243,802	256,810
Estimated Gross Income	\$7,647,840	\$10,626,884	\$8,828,871
Gross Income per SqFt	\$30.00	\$43.60	\$34.40
Full Market Value	\$36,600,000	\$53,300,000	\$42,300,000
Market Value per SqFt	\$144.00	\$219.00	\$165.00
Distance from Cooperative in miles		1.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0035	1-01582-0031	1-01585-0001
Address	530 EAST 90 STREET	544 EAST 86 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	68	31	67
Year Built	1942	1929	1949
Gross SqFt	71,000	74,396	67,425
Estimated Gross Income	\$2,059,000	\$3,193,971	\$1,680,069
Gross Income per SqFt	\$29.00	\$42.90	\$24.92
Full Market Value	\$9,860,000	\$16,000,000	\$7,290,000
Market Value per SqFt	\$139.00	\$215.00	\$108.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01586-0043	1-01582-0031	1-01585-0001
Address	504 EAST 90 STREET	544 EAST 86 STREET	1680 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	68	31	67
Year Built	1942	1929	1949
Gross SqFt	71,000	74,396	67,425
Estimated Gross Income	\$2,059,000	\$3,193,971	\$1,680,069
Gross Income per SqFt	\$29.00	\$42.90	\$24.92
Full Market Value	\$9,860,000	\$16,000,000	\$7,290,000
Market Value per SqFt	\$139.00	\$215.00	\$108.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0002	1-01473-0038	1-01577-0027
Address	1 EAST END AVENUE	420 EAST 79 STREET	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	33	112	103
Year Built	1929	1959	1950
Gross SqFt	115,835	113,820	109,723
Estimated Gross Income	\$3,359,215	\$3,225,341	\$3,031,399
Gross Income per SqFt	\$29.00	\$28.30	\$27.60
Full Market Value	\$16,100,000	\$15,400,000	\$14,500,000
Market Value per SqFt	\$139.00	\$135.00	\$132.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0019	1-01425-0017	1-01515-0007
Address	25 EAST END AVENUE	225 EAST 70 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	39	91	52
Year Built	1928	1961	1914
Gross SqFt	89,264	83,220	91,260
Estimated Gross Income	\$2,588,656	\$2,607,460	\$2,722,144
Gross Income per SqFt	\$29.00	\$31.30	\$29.80
Full Market Value	\$12,400,000	\$12,500,000	\$13,000,000
Market Value per SqFt	\$139.00	\$150.00	\$142.00
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0023	1-01425-0017	1-01515-0007
Address	33 EAST END AVENUE	225 EAST 70 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	75	91	52
Year Built	1942	1961	1914
Gross SqFt	89,400	83,220	91,260
Estimated Gross Income	\$2,592,600	\$2,607,460	\$2,722,144
Gross Income per SqFt	\$29.00	\$31.30	\$29.80
Full Market Value	\$12,400,000	\$12,500,000	\$13,000,000
Market Value per SqFt	\$139.00	\$150.00	\$142.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0034	1-01527-0045	1-01557-0025
Address	45 EAST END AVENUE	200 EAST 82 STREET	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	153	246	212
Year Built	1951	1980	1998
Gross SqFt	195,000	205,261	207,037
Estimated Gross Income	\$6,142,500	\$8,968,163	\$6,967,238
Gross Income per SqFt	\$31.50	\$43.70	\$33.70
Full Market Value	\$29,400,000	\$45,000,000	\$33,400,000
Market Value per SqFt	\$151.00	\$219.00	\$161.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01589-0041	1-01561-0001	1-01557-0025
Address	55 EAST END AVENUE	1562 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	185	205	212
Year Built	1951	1964	1998
Gross SqFt	210,000	210,428	207,037
Estimated Gross Income	\$6,615,000	\$4,694,955	\$6,967,238
Gross Income per SqFt	\$31.50	\$22.31	\$33.70
Full Market Value	\$31,700,000	\$20,400,000	\$33,400,000
Market Value per SqFt	\$151.00	\$97.00	\$161.00
Distance from Cooperative in miles		0.25	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0007	1-01532-0004	1-01561-0001
Address	605 EAST 82 STREET	1533 3 AVENUE	1562 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	160	179	205
Year Built	1953	1991	1964
Gross SqFt	222,200	222,000	210,428
Estimated Gross Income	\$6,888,200	\$7,936,399	\$4,694,955
Gross Income per SqFt	\$31.00	\$35.70	\$22.31
Full Market Value	\$33,000,000	\$38,000,000	\$20,400,000
Market Value per SqFt	\$149.00	\$171.00	\$97.00
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0008	1-01560-0001	1-01570-0021
Address	75 EAST END AVENUE	1540 1 AVENUE	1731 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	192	314	267
Year Built	1963	1980	1986
Gross SqFt	296,940	302,049	279,945
Estimated Gross Income	\$9,353,610	\$12,850,402	\$11,689,713
Gross Income per SqFt	\$31.50	\$42.50	\$41.80
Full Market Value	\$44,800,000	\$64,400,000	\$58,600,000
Market Value per SqFt	\$151.00	\$213.00	\$209.00
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0030	1-01406-0001	1-01581-0049
Address	10 GRACIE SQUARE	737 PARK AVENUE	1596 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	42	120	237
Year Built	1930	1940	1968
Gross SqFt	230,940	215,600	241,983
Estimated Gross Income	\$6,812,730	\$6,199,050	\$7,795,687
Gross Income per SqFt	\$29.50	\$28.80	\$32.20
Full Market Value	\$32,600,000	\$29,700,000	\$37,300,000
Market Value per SqFt	\$141.00	\$138.00	\$154.00
Distance from Cooperative in miles		0.95	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0042	1-01563-0020	1-01518-0009
Address	93 EAST END AVENUE	449 EAST 83 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	22	74	45
Year Built	1929	1985	1924
Gross SqFt	53,736	53,130	52,848
Estimated Gross Income	\$1,585,212	\$1,631,400	\$2,341,969
Gross Income per SqFt	\$29.50	\$30.70	\$44.30
Full Market Value	\$7,590,000	\$7,810,000	\$11,700,000
Market Value per SqFt	\$141.00	\$147.00	\$221.00
Distance from Cooperative in miles		0.25	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01590-0044	1-01425-0017	1-01515-0007
Address	5 GRACIE SQUARE	225 EAST 70 STREET	103 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	91	52
Year Built	1929	1961	1914
Gross SqFt	87,869	83,220	91,260
Estimated Gross Income	\$2,548,201	\$2,607,460	\$2,722,144
Gross Income per SqFt	\$29.00	\$31.30	\$29.80
Full Market Value	\$12,200,000	\$12,500,000	\$13,000,000
Market Value per SqFt	\$139.00	\$150.00	\$142.00
Distance from Cooperative in miles		0.85	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01595-0065	1-01600-0026	1-01600-0020
Address	50 WEST 112 STREET	19 WEST 116 STREET	1428 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	38	120
Year Built	1910	2008	1983
Gross SqFt	38,255	46,774	106,008
Estimated Gross Income	\$535,570	\$982,254	\$1,757,536
Gross Income per SqFt	\$14.00	\$21.00	\$16.58
Full Market Value	\$1,250,000	\$4,260,000	\$6,960,000
Market Value per SqFt	\$32.70	\$91.00	\$66.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0001	1-01516-0013	1-01553-0027
Address	1150 5 AVENUE	1290 LEXINGTON AVENUE	1749 1 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	77	123	165
Year Built	1924	1962	2002
Gross SqFt	163,969	151,184	164,384
Estimated Gross Income	\$4,591,132	\$4,450,493	\$6,090,584
Gross Income per SqFt	\$28.00	\$29.40	\$37.10
Full Market Value	\$22,000,000	\$21,300,000	\$30,500,000
Market Value per SqFt	\$134.00	\$141.00	\$186.00
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0009	1-01518-0033	1-01517-0050
Address	9 EAST 96 STREET	1588 3 AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	100	98
Year Built	1927	1980	1929
Gross SqFt	73,125	81,837	80,351
Estimated Gross Income	\$2,413,125	\$2,691,252	\$2,414,297
Gross Income per SqFt	\$33.00	\$32.90	\$30.00
Full Market Value	\$11,600,000	\$12,900,000	\$11,600,000
Market Value per SqFt	\$159.00	\$158.00	\$144.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0013	1-01518-0033	1-01517-0050
Address	17 EAST 96 STREET	1588 3 AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	100	98
Year Built	1923	1980	1929
Gross SqFt	85,290	81,837	80,351
Estimated Gross Income	\$2,814,570	\$2,691,252	\$2,414,297
Gross Income per SqFt	\$33.00	\$32.90	\$30.00
Full Market Value	\$13,500,000	\$12,900,000	\$11,600,000
Market Value per SqFt	\$158.00	\$158.00	\$144.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0020	1-01516-0013	1-01607-0069
Address	1381 MADISON AVENUE	1290 LEXINGTON AVENUE	1212 5 AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	79	123	72
Year Built	1930	1962	1925
Gross SqFt	141,058	151,184	120,942
Estimated Gross Income	\$3,385,392	\$4,450,493	\$2,328,055
Gross Income per SqFt	\$24.00	\$29.40	\$19.25
Full Market Value	\$14,700,000	\$21,300,000	\$10,100,000
Market Value per SqFt	\$104.00	\$141.00	\$84.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0060	1-01577-0027	1-01580-0001
Address	12 EAST 97 STREET	28 EAST END AVENUE	1578 YORK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	113	103	14
Year Built	1928	1950	1910
Gross SqFt	121,369	109,723	8,975
Estimated Gross Income	\$2,670,118	\$3,031,399	\$252,109
Gross Income per SqFt	\$22.00	\$27.60	\$28.10
Full Market Value	\$11,600,000	\$14,500,000	\$1,210,000
Market Value per SqFt	\$96.00	\$132.00	\$135.00
Distance from Cooperative in miles		1.15	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01602-0069	1-01558-0040	1-01581-0030
Address	1158 5 AVENUE	306 EAST 96 STREET	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	58	159	146
Year Built	1927	1962	1951
Gross SqFt	157,824	149,485	150,754
Estimated Gross Income	\$4,419,072	\$3,406,819	\$4,191,193
Gross Income per SqFt	\$28.00	\$22.79	\$27.80
Full Market Value	\$21,200,000	\$14,800,000	\$20,100,000
Market Value per SqFt	\$134.00	\$99.00	\$133.00
Distance from Cooperative in miles		0.55	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0009	1-01547-0037	1-01602-0033
Address	9 EAST 97 STREET	332 EAST 85 STREET	1240 PARK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	25	44	39
Year Built	1930	1920	1920
Gross SqFt	23,472	23,375	47,822
Estimated Gross Income	\$704,160	\$760,330	\$1,471,583
Gross Income per SqFt	\$30.00	\$32.50	\$30.80
Full Market Value	\$3,370,000	\$3,640,000	\$7,050,000
Market Value per SqFt	\$144.00	\$156.00	\$147.00
Distance from Cooperative in miles		0.85	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0014	1-01602-0033	1-01602-0050
Address	17 EAST 97 STREET	1240 PARK AVENUE	1391 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	34	39	48
Year Built	1904	1920	1920
Gross SqFt	46,014	47,822	44,184
Estimated Gross Income	\$1,380,420	\$1,471,583	\$1,031,250
Gross Income per SqFt	\$30.00	\$30.80	\$23.34
Full Market Value	\$6,610,000	\$7,050,000	\$4,480,000
Market Value per SqFt	\$144.00	\$147.00	\$101.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0060	1-01602-0033	1-01509-0006
Address	16 EAST 98 STREET	1240 PARK AVENUE	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	53	39	33
Year Built	1925	1920	1925
Gross SqFt	52,000	47,822	52,272
Estimated Gross Income	\$1,716,000	\$1,471,583	\$1,992,954
Gross Income per SqFt	\$33.00	\$30.80	\$38.10
Full Market Value	\$8,220,000	\$7,050,000	\$9,990,000
Market Value per SqFt	\$158.00	\$147.00	\$191.00
Distance from Cooperative in miles		0.10	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01603-0069	1-01558-0040	1-01581-0030
Address	1165 5 AVENUE	306 EAST 96 STREET	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	54	159	146
Year Built	1926	1962	1951
Gross SqFt	155,979	149,485	150,754
Estimated Gross Income	\$4,367,412	\$3,406,819	\$4,191,193
Gross Income per SqFt	\$28.00	\$22.79	\$27.80
Full Market Value	\$20,900,000	\$14,800,000	\$20,100,000
Market Value per SqFt	\$134.00	\$99.00	\$133.00
Distance from Cooperative in miles		0.55	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01604-0001	1-01558-0040	1-01581-0030
Address	1170 5 AVENUE	306 EAST 96 STREET	110 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	60	159	146
Year Built	1926	1962	1951
Gross SqFt	153,064	149,485	150,754
Estimated Gross Income	\$4,285,792	\$3,406,819	\$4,191,193
Gross Income per SqFt	\$28.00	\$22.79	\$27.80
Full Market Value	\$20,500,000	\$14,800,000	\$20,100,000
Market Value per SqFt	\$134.00	\$99.00	\$133.00
Distance from Cooperative in miles		0.60	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01608-0001	1-01577-0027	1-01580-0001
Address	1215 5 AVENUE	28 EAST END AVENUE	1578 YORK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	62	103	14
Year Built	1926	1950	1910
Gross SqFt	124,081	109,723	8,975
Estimated Gross Income	\$2,729,782	\$3,031,399	\$252,109
Gross Income per SqFt	\$22.00	\$27.60	\$28.10
Full Market Value	\$11,900,000	\$14,500,000	\$1,210,000
Market Value per SqFt	\$96.00	\$132.00	\$135.00
Distance from Cooperative in miles		1.35	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01614-0001	1-01568-0001	1-01557-0025
Address	1270 5 AVENUE	1700 1 AVENUE	345 EAST 94 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	201	213	212
Year Built	1959	1964	1998
Gross SqFt	212,000	227,259	207,037
Estimated Gross Income	\$4,240,000	\$5,330,656	\$6,967,238
Gross Income per SqFt	\$20.00	\$23.46	\$33.70
Full Market Value	\$18,400,000	\$23,100,000	\$33,400,000
Market Value per SqFt	\$87.00	\$102.00	\$161.00
Distance from Cooperative in miles		1.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01622-0051	1-01629-0062	1-01634-0044
Address	1779 MADISON AVENUE	120 EAST 102 STREET	164 EAST 107 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	16
Year Built	1910	1910	1910
Gross SqFt	8,530	8,705	7,728
Estimated Gross Income	\$213,250	\$222,405	\$191,842
Gross Income per SqFt	\$25.00	\$25.50	\$24.82
Full Market Value	\$499,000	\$966,000	\$833,000
Market Value per SqFt	\$58.00	\$111.00	\$108.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01622-0052	1-01629-0062	1-01634-0044
Address	1777 MADISON AVENUE	120 EAST 102 STREET	164 EAST 107 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	16
Year Built	1910	1910	1910
Gross SqFt	8,530	8,705	7,728
Estimated Gross Income	\$213,250	\$222,405	\$191,842
Gross Income per SqFt	\$25.00	\$25.50	\$24.82
Full Market Value	\$499,000	\$966,000	\$833,000
Market Value per SqFt	\$58.00	\$111.00	\$108.00
Distance from Cooperative in miles		0.75	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01622-0053	1-01629-0062	1-01634-0044
Address	1775 MADISON AVENUE	120 EAST 102 STREET	164 EAST 107 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	16
Year Built	1910	1910	1910
Gross SqFt	8,530	8,705	7,728
Estimated Gross Income	\$213,250	\$222,405	\$191,842
Gross Income per SqFt	\$25.00	\$25.50	\$24.82
Full Market Value	\$499,000	\$966,000	\$833,000
Market Value per SqFt	\$58.00	\$111.00	\$108.00
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0006	1-01629-0062	1-01682-0007
Address	105 EAST 97 STREET	120 EAST 102 STREET	309 EAST 110 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	15
Year Built	1910	1910	1910
Gross SqFt	9,245	8,705	9,100
Estimated Gross Income	\$184,900	\$222,405	\$137,290
Gross Income per SqFt	\$20.00	\$25.50	\$15.09
Full Market Value	\$433,000	\$966,000	\$543,000
Market Value per SqFt	\$46.80	\$111.00	\$60.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0050	1-01646-0018	1-01688-0044
Address	138 EAST 98 STREET	229 EAST 96 STREET	316 EAST 117 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	22	18
Year Built	1910	1920	1900
Gross SqFt	11,275	13,547	13,200
Estimated Gross Income	\$218,735	\$440,639	\$200,000
Gross Income per SqFt	\$19.40	\$32.50	\$15.15
Full Market Value	\$512,000	\$2,110,000	\$792,000
Market Value per SqFt	\$45.40	\$156.00	\$60.00
Distance from Cooperative in miles		0.15	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0067	1-01629-0062	1-01682-0007
Address	114 EAST 98 STREET	120 EAST 102 STREET	309 EAST 110 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	15
Year Built	1910	1910	1910
Gross SqFt	9,600	8,705	9,100
Estimated Gross Income	\$192,000	\$222,405	\$137,290
Gross Income per SqFt	\$20.00	\$25.50	\$15.09
Full Market Value	\$450,000	\$966,000	\$543,000
Market Value per SqFt	\$46.90	\$111.00	\$60.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01625-0068	1-01629-0062	1-01682-0007
Address	112 EAST 98 STREET	120 EAST 102 STREET	309 EAST 110 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	20	15
Year Built	1910	1910	1910
Gross SqFt	9,335	8,705	9,100
Estimated Gross Income	\$186,700	\$222,405	\$137,290
Gross Income per SqFt	\$20.00	\$25.50	\$15.09
Full Market Value	\$437,000	\$966,000	\$543,000
Market Value per SqFt	\$46.80	\$111.00	\$60.00
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-0012	1-01629-0062	1-01682-0007
Address	123 EAST 102 STREET	120 EAST 102 STREET	309 EAST 110 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	32	20	15
Year Built	1930	1910	1910
Gross SqFt	20,190	8,705	9,100
Estimated Gross Income	\$333,135	\$222,405	\$137,290
Gross Income per SqFt	\$16.50	\$25.50	\$15.09
Full Market Value	\$780,000	\$966,000	\$543,000
Market Value per SqFt	\$38.60	\$111.00	\$60.00
Distance from Cooperative in miles		0.05	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-0016	1-01688-0044	1-01815-0038
Address	1620 LEXINGTON AVENUE	316 EAST 117 STREET	524 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	36	18	32
Year Built	1930	1900	1906
Gross SqFt	19,134	13,200	21,100
Estimated Gross Income	\$315,711	\$200,000	\$377,838
Gross Income per SqFt	\$16.50	\$15.15	\$17.91
Full Market Value	\$739,000	\$792,000	\$1,500,000
Market Value per SqFt	\$38.60	\$60.00	\$71.00
Distance from Cooperative in miles		0.80	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01630-0038	1-01621-0041	1-01628-0052
Address	1862 3 AVENUE	74 EAST 116 STREET	1571 LEXINGTON AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	26	37
Year Built	1900	1920	1920
Gross SqFt	32,025	21,000	20,243
Estimated Gross Income	\$477,492	\$272,821	\$349,396
Gross Income per SqFt	\$14.91	\$12.99	\$17.26
Full Market Value	\$1,120,000	\$996,000	\$1,380,000
Market Value per SqFt	\$35.00	\$47.00	\$68.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01631-0041	1-01621-0041	1-01637-0033
Address	180 EAST 104 STREET	74 EAST 116 STREET	1984 3 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	26	13
Year Built	1910	1920	1900
Gross SqFt	24,365	21,000	20,000
Estimated Gross Income	\$297,983	\$272,821	\$229,398
Gross Income per SqFt	\$12.23	\$12.99	\$11.47
Full Market Value	\$698,000	\$996,000	\$791,000
Market Value per SqFt	\$28.60	\$47.00	\$39.60
Distance from Cooperative in miles		0.65	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01634-0062	1-01630-0029	1-01789-0028
Address	120 EAST 107 STREET	171 EAST 102 STREET	256 EAST 125 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	11	18
Year Built	1910	1890	1900
Gross SqFt	4,578	9,590	10,588
Estimated Gross Income	\$59,056	\$121,855	\$138,800
Gross Income per SqFt	\$12.90	\$12.71	\$13.11
Full Market Value	\$210,000	\$420,000	\$507,000
Market Value per SqFt	\$45.90	\$44.00	\$47.90
Distance from Cooperative in miles		0.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01645-0015	1-01639-0057	1-01645-0059
Address	1894 LEXINGTON AVENUE	138 EAST 112 STREET	126 EAST 118 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	64	21	18
Year Built	1972	2004	1950
Gross SqFt	36,000	23,553	16,160
Estimated Gross Income	\$381,240	\$815,004	\$273,086
Gross Income per SqFt	\$10.59	\$34.60	\$16.90
Full Market Value	\$1,160,000	\$3,900,000	\$639,000
Market Value per SqFt	\$32.20	\$166.00	\$39.50
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01656-0001	1-01760-0001	1-01624-0001
Address	2085 2 AVENUE	2225 5 AVENUE	1245 PARK AVENUE
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	691	914	166
Year Built	1959	1947	1963
Gross SqFt	846,700	714,600	212,482
Estimated Gross Income	\$16,288,147	\$9,899,745	\$4,090,278
Gross Income per SqFt	\$19.24	\$13.85	\$19.25
Full Market Value	\$38,100,000	\$36,100,000	\$17,800,000
Market Value per SqFt	\$45.00	\$51.00	\$84.00
Distance from Cooperative in miles		1.50	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01678-0001	1-01675-0011	1-01770-0159
Address	2086 2 AVENUE	324 EAST 104 STREET	134 EAST 122 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	936	100	92
Year Built	1961	1971	1973
Gross SqFt	992,000	49,203	84,941
Estimated Gross Income	\$15,872,000	\$1,027,625	\$992,463
Gross Income per SqFt	\$16.00	\$20.89	\$11.68
Full Market Value	\$37,200,000	\$2,410,000	\$3,420,000
Market Value per SqFt	\$37.50	\$49.00	\$40.30
Distance from Cooperative in miles		0.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01683-0027	1-01783-0041	
Address	2159 1 AVENUE	212 EAST 119 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	30	30	
Year Built	1920	1910	
Gross SqFt	22,068	31,796	
Estimated Gross Income	\$-	\$449,557	
Gross Income per SqFt	\$0.00	\$14.14	
Full Market Value	\$914,000	\$1,050,000	
Market Value per SqFt	\$41.40	\$33.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01701-0001	1-01770-0158	1-01832-0001
Address	2070 1 AVENUE	1982 LEXINGTON AVENUE	741 WEST 96 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	1,604	343	221
Year Built	1974	1974	1971
Gross SqFt	2,046,455	358,400	303,585
Estimated Gross Income	\$32,743,280	\$6,405,351	\$4,859,852
Gross Income per SqFt	\$16.00	\$17.87	\$16.01
Full Market Value	\$76,700,000	\$18,300,000	\$11,400,000
Market Value per SqFt	\$37.50	\$51.00	\$37.60
Distance from Cooperative in miles		0.80	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01708-0038	1-01639-0035	1-01639-0042
Address	424 EAST 115 STREET	2024 3 AVENUE	172 EAST 112 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	11	20
Year Built	1910	1910	1910
Gross SqFt	6,032	5,850	8,610
Estimated Gross Income	\$99,528	\$111,195	\$141,919
Gross Income per SqFt	\$16.50	\$19.01	\$16.48
Full Market Value	\$233,000	\$440,000	\$562,000
Market Value per SqFt	\$38.60	\$75.00	\$65.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0002	1-01753-0069	1-01826-0018
Address	162 LENOX AVENUE	2089 5 AVENUE	211 CENTRAL PARK NORTH
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	35	36	25
Year Built	1930	1921	1926
Gross SqFt	27,709	23,508	29,424
Estimated Gross Income	\$408,430	\$270,544	\$528,633
Gross Income per SqFt	\$14.74	\$11.51	\$17.97
Full Market Value	\$956,000	\$933,000	\$2,090,000
Market Value per SqFt	\$34.50	\$40.00	\$71.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0041	1-01728-0050	1-01735-0036
Address	8 WEST 119 STREET	26 WEST 131 STREET	2254 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	18
Year Built	1920	1900	1920
Gross SqFt	11,180	13,200	12,622
Estimated Gross Income	\$124,098	\$222,386	\$140,353
Gross Income per SqFt	\$11.10	\$16.85	\$11.12
Full Market Value	\$291,000	\$880,000	\$436,000
Market Value per SqFt	\$26.00	\$67.00	\$34.50
Distance from Cooperative in miles		0.60	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0045	1-01722-0039	1-01753-0011
Address	16 WEST 119 STREET	2018 5 AVENUE	19 EAST 128 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	31	24
Year Built	1930	1940	1921
Gross SqFt	13,925	20,350	20,940
Estimated Gross Income	\$193,557	\$353,703	\$214,539
Gross Income per SqFt	\$13.90	\$17.38	\$10.25
Full Market Value	\$453,000	\$1,400,000	\$667,000
Market Value per SqFt	\$32.50	\$69.00	\$31.90
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01717-0058	1-01749-0016	1-01755-0050
Address	56 WEST 119 STREET	25 EAST 124 STREET	2071 MADISON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	44	42	39
Year Built	1920	1915	1926
Gross SqFt	29,715	32,945	27,176
Estimated Gross Income	\$424,924	\$469,599	\$459,600
Gross Income per SqFt	\$14.30	\$14.25	\$16.91
Full Market Value	\$995,000	\$1,710,000	\$1,080,000
Market Value per SqFt	\$33.50	\$52.00	\$39.70
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01718-0035	1-01821-0052	1-01831-0048
Address	1486 5 AVENUE	128 WEST 112 STREET	230 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	16	14
Year Built	1909	1900	1910
Gross SqFt	10,005	11,520	9,858
Estimated Gross Income	\$118,059	\$110,781	\$138,420
Gross Income per SqFt	\$11.80	\$9.62	\$14.04
Full Market Value	\$276,000	\$316,000	\$505,000
Market Value per SqFt	\$27.60	\$27.00	\$51.00
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01721-0056	1-01767-0022	1-01830-0036
Address	35 MT MORRIS PARK WEST	149 EAST 118 STREET	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	32	42	31
Year Built	1900	1920	1920
Gross SqFt	50,500	40,577	47,168
Estimated Gross Income	\$656,500	\$645,216	\$481,575
Gross Income per SqFt	\$13.00	\$15.90	\$10.21
Full Market Value	\$1,540,000	\$1,510,000	\$1,500,000
Market Value per SqFt	\$30.50	\$37.00	\$31.80
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01722-0033	1-01749-0014	1-01749-0016
Address	2000 5 AVENUE	23 EAST 124 STREET	25 EAST 124 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	26	29	42
Year Built	2004	1930	1915
Gross SqFt	29,387	21,932	32,945
Estimated Gross Income	\$347,942	\$259,638	\$469,599
Gross Income per SqFt	\$11.84	\$11.84	\$14.25
Full Market Value	\$1,200,000	\$896,000	\$1,710,000
Market Value per SqFt	\$40.80	\$41.00	\$52.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01724-0033	1-01749-0016	1-01768-0001
Address	2042 5 AVENUE	25 EAST 124 STREET	101 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	42	36
Year Built	1940	1915	1920
Gross SqFt	39,888	32,945	37,260
Estimated Gross Income	\$558,432	\$469,599	\$512,459
Gross Income per SqFt	\$14.00	\$14.25	\$13.75
Full Market Value	\$1,310,000	\$1,710,000	\$1,200,000
Market Value per SqFt	\$32.80	\$52.00	\$32.20
Distance from Cooperative in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01725-0055	1-01828-0032	1-01829-0017
Address	38 WEST 128 STREET	1858 ADAM C POWELL BOULEV	243 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	26	24
Year Built	1920	1920	1920
Gross SqFt	16,695	21,624	21,756
Estimated Gross Income	\$195,331	\$317,690	\$189,052
Gross Income per SqFt	\$11.70	\$14.69	\$8.69
Full Market Value	\$457,000	\$1,160,000	\$488,000
Market Value per SqFt	\$27.40	\$54.00	\$22.43
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01728-0001	1-01735-0036	1-01728-0050
Address	73 WEST 130 STREET	2254 5 AVENUE	26 WEST 131 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	13	18	20
Year Built	1900	1920	1900
Gross SqFt	11,246	12,622	13,200
Estimated Gross Income	\$124,830	\$140,353	\$222,386
Gross Income per SqFt	\$11.10	\$11.12	\$16.85
Full Market Value	\$292,000	\$436,000	\$880,000
Market Value per SqFt	\$26.00	\$35.00	\$67.00
Distance from Cooperative in miles		0.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01735-0056	1-01752-0070	1-01828-0038
Address	42 WEST 138 STREET	2071 5 AVENUE	218 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	24	24
Year Built	1925	1921	1910
Gross SqFt	31,746	23,082	21,504
Estimated Gross Income	\$292,063	\$220,999	\$190,155
Gross Income per SqFt	\$9.20	\$9.57	\$8.84
Full Market Value	\$684,000	\$630,000	\$491,000
Market Value per SqFt	\$21.55	\$27.00	\$22.83
Distance from Cooperative in miles		0.50	1.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01744-0001	1-01730-0064	1-01737-0025
Address	700 ESPLANADE GDNS PLAZA	40 WEST 135 STREET	2300 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	584	286	771
Year Built	1966	1959	1959
Gross SqFt	756,400	267,008	555,954
Estimated Gross Income	\$9,379,360	\$3,338,282	\$7,334,871
Gross Income per SqFt	\$12.40	\$12.50	\$13.19
Full Market Value	\$22,000,000	\$11,900,000	\$26,800,000
Market Value per SqFt	\$29.10	\$45.00	\$48.20
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01746-0021	1-01655-0015	1-01672-0017
Address	1831 MADISON AVENUE	235 EAST 105 STREET	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	129	16	236
Year Built	2001	2002	2003
Gross SqFt	138,050	17,506	250,090
Estimated Gross Income	\$3,589,300	\$733,099	\$5,686,466
Gross Income per SqFt	\$26.00	\$41.90	\$22.74
Full Market Value	\$15,600,000	\$3,680,000	\$24,700,000
Market Value per SqFt	\$113.00	\$210.00	\$99.00
Distance from Cooperative in miles		0.75	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01748-0001	1-01655-0015	1-01672-0017
Address	51 EAST 122 STREET	235 EAST 105 STREET	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	135	16	236
Year Built	1994	2002	2003
Gross SqFt	168,963	17,506	250,090
Estimated Gross Income	\$4,393,038	\$733,099	\$5,686,466
Gross Income per SqFt	\$26.00	\$41.90	\$22.74
Full Market Value	\$19,100,000	\$3,680,000	\$24,700,000
Market Value per SqFt	\$113.00	\$210.00	\$99.00
Distance from Cooperative in miles		0.90	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01748-0035	1-01655-0015	1-01672-0017
Address	1911 MADISON AVENUE	235 EAST 105 STREET	327 EAST 100 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	156	16	236
Year Built	1997	2002	2003
Gross SqFt	194,030	17,506	250,090
Estimated Gross Income	\$5,044,780	\$733,099	\$5,686,466
Gross Income per SqFt	\$26.00	\$41.90	\$22.74
Full Market Value	\$21,900,000	\$3,680,000	\$24,700,000
Market Value per SqFt	\$113.00	\$210.00	\$99.00
Distance from Cooperative in miles		0.95	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01749-0021	1-01749-0016	1-01749-0056
Address	1931 MADISON AVENUE	25 EAST 124 STREET	28 EAST 125 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	28	42	18
Year Built	1920	1915	1900
Gross SqFt	23,380	32,945	23,975
Estimated Gross Income	\$334,334	\$469,599	\$383,274
Gross Income per SqFt	\$14.30	\$14.25	\$15.99
Full Market Value	\$783,000	\$1,710,000	\$1,520,000
Market Value per SqFt	\$33.50	\$52.00	\$63.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01751-0044	1-01821-0052	1-01831-0048
Address	70 EAST 127 STREET	128 WEST 112 STREET	230 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	18	16	14
Year Built	1921	1900	1910
Gross SqFt	10,962	11,520	9,858
Estimated Gross Income	\$129,351	\$110,781	\$138,420
Gross Income per SqFt	\$11.80	\$9.62	\$14.04
Full Market Value	\$303,000	\$316,000	\$505,000
Market Value per SqFt	\$27.60	\$27.00	\$51.00
Distance from Cooperative in miles		0.90	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01756-0056	1-01722-0039	1-01753-0069
Address	2090 MADISON AVENUE	2018 5 AVENUE	2089 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	31	36
Year Built	1900	1940	1921
Gross SqFt	25,893	20,350	23,508
Estimated Gross Income	\$297,769	\$353,703	\$270,544
Gross Income per SqFt	\$11.50	\$17.38	\$11.51
Full Market Value	\$697,000	\$1,400,000	\$933,000
Market Value per SqFt	\$26.90	\$69.00	\$39.70
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01756-0060	1-01821-0052	1-01831-0048
Address	18 EAST 132 STREET	128 WEST 112 STREET	230 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	11	16	14
Year Built	1900	1900	1910
Gross SqFt	10,460	11,520	9,858
Estimated Gross Income	\$123,428	\$110,781	\$138,420
Gross Income per SqFt	\$11.80	\$9.62	\$14.04
Full Market Value	\$289,000	\$316,000	\$505,000
Market Value per SqFt	\$27.60	\$27.00	\$51.00
Distance from Cooperative in miles		1.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01763-0001	1-01730-0009	1-01730-0025
Address	2289 5 AVENUE	45 WEST 132 STREET	25 WEST 132 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	634	286	286
Year Built	1970	1959	1959
Gross SqFt	370,814	267,008	267,008
Estimated Gross Income	\$4,746,419	\$3,422,334	\$3,434,440
Gross Income per SqFt	\$12.80	\$12.82	\$12.86
Full Market Value	\$11,100,000	\$11,800,000	\$12,500,000
Market Value per SqFt	\$29.90	\$44.00	\$46.80
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01764-0001	1-01730-0064	1-01737-0025
Address	2301 5 AVENUE	40 WEST 135 STREET	2300 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	329	286	771
Year Built	1970	1959	1959
Gross SqFt	449,973	267,008	555,954
Estimated Gross Income	\$5,579,665	\$3,338,282	\$7,334,871
Gross Income per SqFt	\$12.40	\$12.50	\$13.19
Full Market Value	\$13,100,000	\$11,900,000	\$26,800,000
Market Value per SqFt	\$29.10	\$45.00	\$48.20
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01786-0017	1-01621-0063	1-01709-0024
Address	237 EAST 121 STREET	16 EAST 116 STREET	291 PLEASANT AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	13	16
Year Built	1920	1920	1910
Gross SqFt	8,000	8,350	8,140
Estimated Gross Income	\$138,400	\$174,200	\$140,992
Gross Income per SqFt	\$17.30	\$20.86	\$17.32
Full Market Value	\$324,000	\$756,000	\$558,000
Market Value per SqFt	\$40.50	\$91.00	\$69.00
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01789-0005	1-01643-0052	1-01633-0037
Address	205 EAST 124 STREET	150 EAST 116 STREET	1912 3 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	18	17
Year Built	1930	1930	1920
Gross SqFt	17,400	11,990	10,480
Estimated Gross Income	\$248,820	\$218,264	\$149,670
Gross Income per SqFt	\$14.30	\$18.20	\$14.28
Full Market Value	\$583,000	\$864,000	\$546,000
Market Value per SqFt	\$33.50	\$72.00	\$52.00
Distance from Cooperative in miles		0.45	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01795-0035	1-01622-0020	1-01645-0012
Address	342 EAST 119 STREET	75 EAST 116 STREET	127 EAST 117 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	41	81	35
Year Built	2004	2000	1920
Gross SqFt	59,411	96,446	29,500
Estimated Gross Income	\$1,295,159	\$1,374,832	\$641,852
Gross Income per SqFt	\$21.80	\$14.25	\$21.76
Full Market Value	\$5,620,000	\$3,220,000	\$1,500,000
Market Value per SqFt	\$95.00	\$33.00	\$51.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01796-0020	1-01672-0017	1-01655-0015
Address	333 EAST 119 STREET	327 EAST 100 STREET	235 EAST 105 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	70	236	16
Year Built	2005	2003	2002
Gross SqFt	98,107	250,090	17,506
Estimated Gross Income	\$3,394,502	\$5,686,466	\$733,099
Gross Income per SqFt	\$34.60	\$22.74	\$41.90
Full Market Value	\$16,300,000	\$24,700,000	\$3,680,000
Market Value per SqFt	\$166.00	\$99.00	\$210.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01806-0039	1-01680-0042	1-01677-0041
Address	420 EAST 119 STREET	322 EAST 109 STREET	318 EAST 106 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	17	20	18
Year Built	1900	1910	1900
Gross SqFt	12,876	11,750	10,684
Estimated Gross Income	\$207,303	\$172,520	\$186,332
Gross Income per SqFt	\$16.10	\$14.68	\$17.44
Full Market Value	\$821,000	\$630,000	\$738,000
Market Value per SqFt	\$64.00	\$54.00	\$69.00
Distance from Cooperative in miles		0.50	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01820-0061	1-01767-0022	1-01830-0036
Address	1809 ADAM C POWELL BOULEV	149 EAST 118 STREET	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	36	42	31
Year Built	1904	1920	1920
Gross SqFt	51,456	40,577	47,168
Estimated Gross Income	\$517,647	\$645,216	\$481,575
Gross Income per SqFt	\$10.06	\$15.90	\$10.21
Full Market Value	\$1,210,000	\$1,510,000	\$1,500,000
Market Value per SqFt	\$23.52	\$37.00	\$31.80
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01821-0022	1-01822-0017	1-01755-0020
Address	103 WEST 111 STREET	47 ST NICHOLAS AVENUE	47 EAST 130 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	14	20	16
Year Built	1900	1920	1926
Gross SqFt	13,493	14,835	15,885
Estimated Gross Income	\$202,395	\$209,684	\$252,000
Gross Income per SqFt	\$15.00	\$14.13	\$15.86
Full Market Value	\$474,000	\$765,000	\$590,000
Market Value per SqFt	\$35.10	\$52.00	\$37.10
Distance from Cooperative in miles		0.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01822-0042	1-01749-0016	1-01755-0050
Address	52 ST NICHOLAS AVENUE	25 EAST 124 STREET	2071 MADISON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	30	42	39
Year Built	1925	1915	1926
Gross SqFt	24,355	32,945	27,176
Estimated Gross Income	\$348,276	\$469,599	\$459,600
Gross Income per SqFt	\$14.30	\$14.25	\$16.91
Full Market Value	\$1,270,000	\$1,710,000	\$1,080,000
Market Value per SqFt	\$52.00	\$52.00	\$39.70
Distance from Cooperative in miles		0.65	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0001	1-01820-0017	1-01831-0029
Address	1855 ADAM C POWELL BOULEV	131 CENTRAL PARK NORTH	1902 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	24	48	36
Year Built	1915	1920	1920
Gross SqFt	47,534	47,446	47,293
Estimated Gross Income	\$636,955	\$784,540	\$488,046
Gross Income per SqFt	\$13.40	\$16.54	\$10.32
Full Market Value	\$1,490,000	\$3,110,000	\$1,520,000
Market Value per SqFt	\$31.30	\$66.00	\$32.10
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0010	1-01767-0022	1-01825-0045
Address	133 WEST 113 STREET	149 EAST 118 STREET	120 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	52	42	42
Year Built	1904	1920	1920
Gross SqFt	57,516	40,577	43,578
Estimated Gross Income	\$205,907	\$645,216	\$604,870
Gross Income per SqFt	\$3.58	\$15.90	\$13.88
Full Market Value	\$945,000	\$1,510,000	\$2,210,000
Market Value per SqFt	\$16.43	\$37.00	\$51.00
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0056	1-01749-0016	1-01749-0056
Address	67 ST NICHOLAS AVENUE	25 EAST 124 STREET	28 EAST 125 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	28	42	18
Year Built	1904	1915	1900
Gross SqFt	31,752	32,945	23,975
Estimated Gross Income	\$454,053	\$469,599	\$383,274
Gross Income per SqFt	\$14.30	\$14.25	\$15.99
Full Market Value	\$1,060,000	\$1,710,000	\$1,520,000
Market Value per SqFt	\$33.40	\$52.00	\$63.00
Distance from Cooperative in miles		0.65	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01823-0063	1-01755-0050	1-01768-0001
Address	1867 ADAM C POWELL BOULEV	2071 MADISON AVENUE	101 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	34	39	36
Year Built	1925	1926	1920
Gross SqFt	26,059	27,176	37,260
Estimated Gross Income	\$359,614	\$459,600	\$512,459
Gross Income per SqFt	\$13.80	\$16.91	\$13.75
Full Market Value	\$842,000	\$1,080,000	\$1,200,000
Market Value per SqFt	\$32.30	\$40.00	\$32.20
Distance from Cooperative in miles		1.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01824-0003	1-01767-0022	1-01830-0036
Address	1885 ADAM C POWELL BOULEV	149 EAST 118 STREET	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	35	42	31
Year Built	1900	1920	1920
Gross SqFt	50,760	40,577	47,168
Estimated Gross Income	\$659,880	\$645,216	\$481,575
Gross Income per SqFt	\$13.00	\$15.90	\$10.21
Full Market Value	\$1,540,000	\$1,510,000	\$1,500,000
Market Value per SqFt	\$30.30	\$37.00	\$31.80
Distance from Cooperative in miles		0.70	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01824-0014	1-01749-0016	1-01768-0001
Address	80 ST NICHOLAS AVENUE	25 EAST 124 STREET	101 EAST 119 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	42	36
Year Built	1921	1915	1920
Gross SqFt	33,873	32,945	37,260
Estimated Gross Income	\$474,222	\$469,599	\$512,459
Gross Income per SqFt	\$14.00	\$14.25	\$13.75
Full Market Value	\$1,110,000	\$1,710,000	\$1,200,000
Market Value per SqFt	\$32.80	\$52.00	\$32.20
Distance from Cooperative in miles		0.60	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01824-0055	1-01767-0022	1-01825-0045
Address	92 ST NICHOLAS AVENUE	149 EAST 118 STREET	120 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	56	42	42
Year Built	1926	1920	1920
Gross SqFt	64,869	40,577	43,578
Estimated Gross Income	\$901,679	\$645,216	\$604,870
Gross Income per SqFt	\$13.90	\$15.90	\$13.88
Full Market Value	\$2,110,000	\$1,510,000	\$2,210,000
Market Value per SqFt	\$32.50	\$37.00	\$51.00
Distance from Cooperative in miles		0.65	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01825-0001	1-01767-0022	1-01830-0036
Address	100 ST NICHOLAS AVENUE	149 EAST 118 STREET	1890 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	37	42	31
Year Built	1921	1920	1920
Gross SqFt	49,951	40,577	47,168
Estimated Gross Income	\$649,363	\$645,216	\$481,575
Gross Income per SqFt	\$13.00	\$15.90	\$10.21
Full Market Value	\$1,520,000	\$1,510,000	\$1,500,000
Market Value per SqFt	\$30.40	\$37.00	\$31.80
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01825-0010	1-01828-0032	1-01829-0017
Address	135 WEST 115 STREET	1858 ADAM C POWELL BOULEV	243 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	26	24
Year Built	1920	1920	1920
Gross SqFt	18,530	21,624	21,756
Estimated Gross Income	\$216,801	\$317,690	\$189,052
Gross Income per SqFt	\$11.70	\$14.69	\$8.69
Full Market Value	\$508,000	\$1,160,000	\$488,000
Market Value per SqFt	\$27.40	\$54.00	\$22.43
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0012	1-01828-0032	1-01829-0017
Address	241 WEST 111 STREET	1858 ADAM C POWELL BOULEV	243 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	26	24
Year Built	1920	1920	1920
Gross SqFt	21,408	21,624	21,756
Estimated Gross Income	\$250,473	\$317,690	\$189,052
Gross Income per SqFt	\$11.70	\$14.69	\$8.69
Full Market Value	\$586,000	\$1,160,000	\$488,000
Market Value per SqFt	\$27.40	\$54.00	\$22.43
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0032	1-01755-0020	1-01822-0017
Address	1840 ADAM C POWELL BOULEV	47 EAST 130 STREET	47 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	16	20
Year Built	1925	1926	1920
Gross SqFt	12,985	15,885	14,835
Estimated Gross Income	\$194,775	\$252,000	\$209,684
Gross Income per SqFt	\$15.00	\$15.86	\$14.13
Full Market Value	\$456,000	\$590,000	\$765,000
Market Value per SqFt	\$35.10	\$37.00	\$52.00
Distance from Cooperative in miles		1.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0036	1-01722-0039	1-01828-0038
Address	200 WEST 112 STREET	2018 5 AVENUE	218 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	44	31	24
Year Built	1900	1940	1910
Gross SqFt	29,269	20,350	21,504
Estimated Gross Income	\$380,497	\$353,703	\$190,155
Gross Income per SqFt	\$13.00	\$17.38	\$8.84
Full Market Value	\$891,000	\$1,400,000	\$491,000
Market Value per SqFt	\$30.40	\$69.00	\$22.83
Distance from Cooperative in miles		0.75	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01827-0052	1-01728-0050	1-01829-0005
Address	242 WEST 112 STREET	26 WEST 131 STREET	273 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	20	13
Year Built	1900	1900	1920
Gross SqFt	11,630	13,200	10,335
Estimated Gross Income	\$195,384	\$222,386	\$293,605
Gross Income per SqFt	\$16.80	\$16.85	\$28.40
Full Market Value	\$457,000	\$880,000	\$687,000
Market Value per SqFt	\$39.30	\$67.00	\$66.00
Distance from Cooperative in miles		1.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01828-0040	1-01749-0016	1-01749-0056
Address	226 WEST 113 STREET	25 EAST 124 STREET	28 EAST 125 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	42	18
Year Built	1920	1915	1900
Gross SqFt	23,050	32,945	23,975
Estimated Gross Income	\$329,615	\$469,599	\$383,274
Gross Income per SqFt	\$14.30	\$14.25	\$15.99
Full Market Value	\$772,000	\$1,710,000	\$1,520,000
Market Value per SqFt	\$33.50	\$52.00	\$63.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01829-0029	1-01723-0023	1-01767-0022
Address	1864 ADAM C POWELL BOULEV	17 WEST 125 STREET	149 EAST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	35	56	42
Year Built	1920	1900	1920
Gross SqFt	55,917	46,200	40,577
Estimated Gross Income	\$889,080	\$999,400	\$645,216
Gross Income per SqFt	\$15.90	\$21.63	\$15.90
Full Market Value	\$2,080,000	\$4,340,000	\$1,510,000
Market Value per SqFt	\$37.20	\$94.00	\$37.20
Distance from Cooperative in miles		0.70	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01829-0033	1-01767-0022	1-01825-0045
Address	1878 ADAM C POWELL BOULEV	149 EAST 118 STREET	120 WEST 116 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	51	42	42
Year Built	1925	1920	1920
Gross SqFt	61,710	40,577	43,578
Estimated Gross Income	\$857,769	\$645,216	\$604,870
Gross Income per SqFt	\$13.90	\$15.90	\$13.88
Full Market Value	\$2,010,000	\$1,510,000	\$2,210,000
Market Value per SqFt	\$32.60	\$37.00	\$51.00
Distance from Cooperative in miles		0.85	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0006	1-01840-0003	1-01843-0055
Address	49 WEST 96 STREET	77 WEST 104 STREET	62 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	40	26	45
Year Built	1941	1926	1939
Gross SqFt	34,692	32,981	32,388
Estimated Gross Income	\$780,570	\$648,166	\$728,075
Gross Income per SqFt	\$22.50	\$19.65	\$22.48
Full Market Value	\$3,390,000	\$2,810,000	\$3,160,000
Market Value per SqFt	\$98.00	\$85.00	\$98.00
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0010	1-01842-0042	1-01843-0020
Address	41 WEST 96 STREET	14 WEST 107 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	61	89	81
Year Built	1926	1910	1900
Gross SqFt	93,857	68,200	75,164
Estimated Gross Income	\$2,027,311	\$1,178,845	\$1,626,554
Gross Income per SqFt	\$21.60	\$17.29	\$21.64
Full Market Value	\$8,800,000	\$4,670,000	\$3,810,000
Market Value per SqFt	\$94.00	\$68.00	\$51.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0025	1-01832-0016	1-01839-0029
Address	7 WEST 96 STREET	27 WEST 96 STREET	431 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	92	124
Year Built	1931	1927	1930
Gross SqFt	100,316	133,915	115,776
Estimated Gross Income	\$2,106,636	\$2,809,751	\$1,814,379
Gross Income per SqFt	\$21.00	\$20.98	\$15.67
Full Market Value	\$9,150,000	\$12,200,000	\$7,180,000
Market Value per SqFt	\$91.00	\$91.00	\$62.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01832-0036	1-01842-0042	1-01843-0020
Address	370 CENTRAL PARK WEST	14 WEST 107 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	74	89	81
Year Built	1918	1910	1900
Gross SqFt	84,612	68,200	75,164
Estimated Gross Income	\$1,827,619	\$1,178,845	\$1,626,554
Gross Income per SqFt	\$21.60	\$17.29	\$21.64
Full Market Value	\$7,940,000	\$4,670,000	\$3,810,000
Market Value per SqFt	\$94.00	\$68.00	\$51.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01836-0031	1-01840-0003	1-01842-0005
Address	407 CENTRAL PARK WEST	77 WEST 104 STREET	67 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	28	26	30
Year Built	1900	1926	1925
Gross SqFt	31,500	32,981	19,575
Estimated Gross Income	\$642,600	\$648,166	\$413,861
Gross Income per SqFt	\$20.40	\$19.65	\$21.14
Full Market Value	\$2,790,000	\$2,810,000	\$1,800,000
Market Value per SqFt	\$89.00	\$85.00	\$92.00
Distance from Cooperative in miles		0.20	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01836-0036	1-01832-0016	1-01839-0029
Address	410 CENTRAL PARK WEST	27 WEST 96 STREET	431 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	99	92	124
Year Built	1929	1927	1930
Gross SqFt	100,530	133,915	115,776
Estimated Gross Income	\$2,111,130	\$2,809,751	\$1,814,379
Gross Income per SqFt	\$21.00	\$20.98	\$15.67
Full Market Value	\$9,170,000	\$12,200,000	\$7,180,000
Market Value per SqFt	\$91.00	\$91.00	\$62.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01836-0037	1-01840-0003	1-01843-0055
Address	4 WEST 101 STREET	77 WEST 104 STREET	62 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	60	26	45
Year Built	1904	1926	1939
Gross SqFt	35,568	32,981	32,388
Estimated Gross Income	\$800,280	\$648,166	\$728,075
Gross Income per SqFt	\$22.50	\$19.65	\$22.48
Full Market Value	\$3,470,000	\$2,810,000	\$3,160,000
Market Value per SqFt	\$98.00	\$85.00	\$98.00
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01837-0029	1-01837-0021	1-01843-0020
Address	413 CENTRAL PARK WEST	20 WEST 102 STREET	152 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
Total Units	93	123	81
Year Built	1926	1900	1900
Gross SqFt	132,877	132,444	75,164
Estimated Gross Income	\$2,790,417	\$3,173,148	\$1,626,554
Gross Income per SqFt	\$21.00	\$23.96	\$21.64
Full Market Value	\$12,100,000	\$7,430,000	\$3,810,000
Market Value per SqFt	\$91.00	\$56.00	\$51.00
Distance from Cooperative in miles		0.00	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0029	1-01832-0016	1-01839-0029
Address	441 CENTRAL PARK WEST	27 WEST 96 STREET	431 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	120	92	124
Year Built	1930	1927	1930
Gross SqFt	201,723	133,915	115,776
Estimated Gross Income	\$3,711,703	\$2,809,751	\$1,814,379
Gross Income per SqFt	\$18.40	\$20.98	\$15.67
Full Market Value	\$14,700,000	\$12,200,000	\$7,180,000
Market Value per SqFt	\$73.00	\$91.00	\$62.00
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0033	1-01840-0003	1-01842-0005
Address	446 CENTRAL PARK WEST	77 WEST 104 STREET	67 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	35	26	30
Year Built	1920	1926	1925
Gross SqFt	28,020	32,981	19,575
Estimated Gross Income	\$571,608	\$648,166	\$413,861
Gross Income per SqFt	\$20.40	\$19.65	\$21.14
Full Market Value	\$2,480,000	\$2,810,000	\$1,800,000
Market Value per SqFt	\$89.00	\$85.00	\$92.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0035	1-01840-0003	1-01842-0005
Address	448 CENTRAL PARK WEST	77 WEST 104 STREET	67 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	42	26	30
Year Built	1900	1926	1925
Gross SqFt	33,058	32,981	19,575
Estimated Gross Income	\$674,383	\$648,166	\$413,861
Gross Income per SqFt	\$20.40	\$19.65	\$21.14
Full Market Value	\$2,930,000	\$2,810,000	\$1,800,000
Market Value per SqFt	\$89.00	\$85.00	\$92.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0037	1-01842-0005	1-01844-0025
Address	4 WEST 105 STREET	67 WEST 106 STREET	7 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	30	24
Year Built	1900	1925	1905
Gross SqFt	21,168	19,575	22,584
Estimated Gross Income	\$359,856	\$413,861	\$293,305
Gross Income per SqFt	\$17.00	\$21.14	\$12.99
Full Market Value	\$842,000	\$1,800,000	\$1,070,000
Market Value per SqFt	\$39.80	\$92.00	\$47.40
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0057	1-01841-0006	1-01848-0006
Address	58 WEST 105 STREET	69 WEST 105 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	15
Year Built	1900	1920	1900
Gross SqFt	11,695	12,115	10,655
Estimated Gross Income	\$225,713	\$320,950	\$128,555
Gross Income per SqFt	\$19.30	\$26.50	\$12.07
Full Market Value	\$528,000	\$1,390,000	\$444,000
Market Value per SqFt	\$45.10	\$115.00	\$41.70
Distance from Cooperative in miles		0.05	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01840-0157	1-01838-0039	1-01842-0062
Address	70 WEST 105 STREET	8 WEST 103 STREET	953 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	15	15	12
Year Built	1900	1910	1900
Gross SqFt	7,770	7,420	7,540
Estimated Gross Income	\$147,630	\$149,188	\$134,477
Gross Income per SqFt	\$19.00	\$20.11	\$17.84
Full Market Value	\$346,000	\$349,000	\$532,000
Market Value per SqFt	\$44.50	\$47.00	\$71.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-0009	1-01839-0022	1-01839-0041
Address	57 WEST 105 STREET	15 WEST 103 STREET	12 WEST 104 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	20	15
Year Built	1900	1915	1920
Gross SqFt	9,645	10,645	10,085
Estimated Gross Income	\$254,628	\$272,131	\$273,294
Gross Income per SqFt	\$26.40	\$25.60	\$27.10
Full Market Value	\$1,110,000	\$1,180,000	\$1,310,000
Market Value per SqFt	\$115.00	\$111.00	\$130.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-0023	1-01838-0039	1-01841-0061
Address	19 WEST 105 STREET	8 WEST 103 STREET	935 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	18	15	15
Year Built	1925	1910	1920
Gross SqFt	6,850	7,420	8,710
Estimated Gross Income	\$97,886	\$149,188	\$118,732
Gross Income per SqFt	\$14.29	\$20.11	\$13.63
Full Market Value	\$445,000	\$349,000	\$433,000
Market Value per SqFt	\$65.00	\$47.00	\$49.70
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01841-0052	1-01836-0047	1-01839-0018
Address	50 WEST 106 STREET	10 MANHATTAN AVENUE	78 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	63	46	58
Year Built	1930	1940	1920
Gross SqFt	46,416	44,160	34,535
Estimated Gross Income	\$821,563	\$517,833	\$818,997
Gross Income per SqFt	\$17.70	\$11.73	\$23.71
Full Market Value	\$1,920,000	\$1,790,000	\$3,560,000
Market Value per SqFt	\$41.40	\$41.00	\$103.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0022	1-01836-0026	1-01842-0021
Address	19 WEST 106 STREET	13 WEST 100 STREET	21 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	13	20
Year Built	1920	1920	1920
Gross SqFt	11,670	10,150	11,390
Estimated Gross Income	\$247,404	\$236,361	\$241,532
Gross Income per SqFt	\$21.20	\$23.29	\$21.21
Full Market Value	\$579,000	\$1,030,000	\$1,050,000
Market Value per SqFt	\$49.60	\$101.00	\$92.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0023	1-01836-0026	1-01842-0021
Address	17 WEST 106 STREET	13 WEST 100 STREET	21 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	16	13	20
Year Built	1920	1920	1920
Gross SqFt	11,670	10,150	11,390
Estimated Gross Income	\$247,404	\$236,361	\$241,532
Gross Income per SqFt	\$21.20	\$23.29	\$21.21
Full Market Value	\$579,000	\$1,030,000	\$1,050,000
Market Value per SqFt	\$49.60	\$101.00	\$92.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0024	1-01841-0061	1-01843-0032
Address	15 WEST 106 STREET	935 COLUMBUS AVENUE	473 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	11	15	19
Year Built	1920	1920	1941
Gross SqFt	8,800	8,710	8,685
Estimated Gross Income	\$144,320	\$118,732	\$165,809
Gross Income per SqFt	\$16.40	\$13.63	\$19.09
Full Market Value	\$338,000	\$433,000	\$720,000
Market Value per SqFt	\$38.40	\$50.00	\$83.00
Distance from Cooperative in miles		0.10	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0025	1-01841-0061	1-01843-0032
Address	13 WEST 106 STREET	935 COLUMBUS AVENUE	473 CENTRAL PARK WEST
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	11	15	19
Year Built	1920	1920	1941
Gross SqFt	8,800	8,710	8,685
Estimated Gross Income	\$144,320	\$118,732	\$165,809
Gross Income per SqFt	\$16.40	\$13.63	\$19.09
Full Market Value	\$338,000	\$433,000	\$720,000
Market Value per SqFt	\$38.40	\$50.00	\$83.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01842-0040	1-01842-0010	1-01847-0057
Address	10 WEST 107 STREET	57 WEST 106 STREET	2103 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	30	17	28
Year Built	1900	1920	1900
Gross SqFt	19,200	15,432	18,160
Estimated Gross Income	\$316,800	\$254,902	\$348,800
Gross Income per SqFt	\$16.50	\$16.52	\$19.21
Full Market Value	\$742,000	\$1,010,000	\$1,510,000
Market Value per SqFt	\$38.60	\$65.00	\$83.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0006	1-01841-0006	1-01848-0006
Address	67 WEST 107 STREET	69 WEST 105 STREET	313 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	19	20	15
Year Built	1915	1920	1900
Gross SqFt	12,380	12,115	10,655
Estimated Gross Income	\$238,934	\$320,950	\$128,555
Gross Income per SqFt	\$19.30	\$26.50	\$12.07
Full Market Value	\$1,040,000	\$1,390,000	\$444,000
Market Value per SqFt	\$84.00	\$115.00	\$41.70
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0008	1-01843-0001	1-01843-0061
Address	65 WEST 107 STREET	961 COLUMBUS AVENUE	975 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	15	16
Year Built	1929	1917	1929
Gross SqFt	13,090	12,215	11,335
Estimated Gross Income	\$322,014	\$261,906	\$313,473
Gross Income per SqFt	\$24.60	\$21.44	\$27.70
Full Market Value	\$1,400,000	\$1,140,000	\$1,500,000
Market Value per SqFt	\$107.00	\$93.00	\$132.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0010	1-01843-0001	1-01843-0061
Address	63 WEST 107 STREET	961 COLUMBUS AVENUE	975 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	15	16
Year Built	1929	1917	1929
Gross SqFt	12,555	12,215	11,335
Estimated Gross Income	\$308,853	\$261,906	\$313,473
Gross Income per SqFt	\$24.60	\$21.44	\$27.70
Full Market Value	\$1,340,000	\$1,140,000	\$1,500,000
Market Value per SqFt	\$107.00	\$93.00	\$132.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0027	1-01839-0045	1-01842-0005
Address	7 WEST 107 STREET	82 MANHATTAN AVENUE	67 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	20	30
Year Built	1920	1920	1925
Gross SqFt	19,690	16,940	19,575
Estimated Gross Income	\$415,459	\$505,852	\$413,861
Gross Income per SqFt	\$21.10	\$29.90	\$21.14
Full Market Value	\$1,800,000	\$1,180,000	\$1,800,000
Market Value per SqFt	\$91.00	\$70.00	\$92.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0036	1-01839-0045	1-01842-0005
Address	477 CENTRAL PARK WEST	82 MANHATTAN AVENUE	67 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	20	30
Year Built	1913	1920	1925
Gross SqFt	17,875	16,940	19,575
Estimated Gross Income	\$377,162	\$505,852	\$413,861
Gross Income per SqFt	\$21.10	\$29.90	\$21.14
Full Market Value	\$1,640,000	\$1,180,000	\$1,800,000
Market Value per SqFt	\$92.00	\$70.00	\$92.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01843-0059	1-01839-0022	1-01839-0026
Address	70 WEST 108 STREET	15 WEST 103 STREET	7 WEST 103 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	20	15
Year Built	1940	1915	1915
Gross SqFt	9,540	10,645	11,900
Estimated Gross Income	\$215,604	\$272,131	\$268,670
Gross Income per SqFt	\$22.60	\$25.60	\$22.58
Full Market Value	\$505,000	\$1,180,000	\$1,170,000
Market Value per SqFt	\$53.00	\$111.00	\$98.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0018	1-01843-0034	1-01847-0066
Address	17 WEST 108 STREET	475 CENTRAL PARK WEST	312 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	30	56	24
Year Built	1900	1913	1900
Gross SqFt	23,142	26,645	20,844
Estimated Gross Income	\$393,414	\$592,613	\$354,022
Gross Income per SqFt	\$17.00	\$22.24	\$16.98
Full Market Value	\$921,000	\$2,570,000	\$1,400,000
Market Value per SqFt	\$39.80	\$96.00	\$67.00
Distance from Cooperative in miles		0.05	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0024	1-01848-0006	
Address	11 WEST 108 STREET	313 WEST 114 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	C4-WALK-UP	
Total Units	12	15	
Year Built	1900	1900	
Gross SqFt	11,052	10,655	
Estimated Gross Income	\$183,463	\$128,555	
Gross Income per SqFt	\$16.60	\$12.07	
Full Market Value	\$430,000	\$444,000	
Market Value per SqFt	\$38.90	\$42.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0033	1-01842-0042	1-01843-0022
Address	482 CENTRAL PARK WEST	14 WEST 107 STREET	15 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	89	30
Year Built	1900	1910	1905
Gross SqFt	54,824	68,200	31,818
Estimated Gross Income	\$948,455	\$1,178,845	\$433,597
Gross Income per SqFt	\$17.30	\$17.29	\$13.63
Full Market Value	\$3,750,000	\$4,670,000	\$1,580,000
Market Value per SqFt	\$68.00	\$68.00	\$49.70
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01844-0037	1-01840-0003	1-01843-0055
Address	4 WEST 109 STREET	77 WEST 104 STREET	62 WEST 108 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	41	26	45
Year Built	1890	1926	1939
Gross SqFt	35,376	32,981	32,388
Estimated Gross Income	\$795,960	\$648,166	\$728,075
Gross Income per SqFt	\$22.50	\$19.65	\$22.48
Full Market Value	\$3,460,000	\$2,810,000	\$3,160,000
Market Value per SqFt	\$98.00	\$85.00	\$98.00
Distance from Cooperative in miles		0.20	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01846-0027	1-01842-0010	1-01847-0057
Address	320 WEST 111 STREET	57 WEST 106 STREET	2103 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	22	17	28
Year Built	1920	1920	1900
Gross SqFt	18,884	15,432	18,160
Estimated Gross Income	\$311,586	\$254,902	\$348,800
Gross Income per SqFt	\$16.50	\$16.52	\$19.21
Full Market Value	\$729,000	\$1,010,000	\$1,510,000
Market Value per SqFt	\$38.60	\$65.00	\$83.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01849-0002	1-01842-0042	1-01843-0022
Address	351 WEST 114 STREET	14 WEST 107 STREET	15 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	89	30
Year Built	1901	1910	1905
Gross SqFt	49,721	68,200	31,818
Estimated Gross Income	\$770,675	\$1,178,845	\$433,597
Gross Income per SqFt	\$15.50	\$17.29	\$13.63
Full Market Value	\$1,800,000	\$4,670,000	\$1,580,000
Market Value per SqFt	\$36.20	\$68.00	\$49.70
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01849-0023	1-01845-0014	1-01848-0036
Address	14 MORNINGSIDE AVENUE	350 CATHEDRAL PARKWAY	370 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	35	66
Year Built	1903	1906	1912
Gross SqFt	55,458	31,596	69,000
Estimated Gross Income	\$759,774	\$433,404	\$941,451
Gross Income per SqFt	\$13.70	\$13.72	\$13.64
Full Market Value	\$1,780,000	\$1,010,000	\$3,440,000
Market Value per SqFt	\$32.10	\$32.00	\$49.90
Distance from Cooperative in miles		0.30	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01849-0038	1-01839-0045	1-01842-0005
Address	375 MANHATTAN AVENUE	82 MANHATTAN AVENUE	67 WEST 106 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	20	30
Year Built	1920	1920	1925
Gross SqFt	19,066	16,940	19,575
Estimated Gross Income	\$402,292	\$505,852	\$413,861
Gross Income per SqFt	\$21.10	\$29.90	\$21.14
Full Market Value	\$942,000	\$1,180,000	\$1,800,000
Market Value per SqFt	\$49.40	\$70.00	\$92.00
Distance from Cooperative in miles		0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01851-0012	1-01891-0026	1-01893-0003
Address	127 WEST 96 STREET	915 WEST END AVENUE	362 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	140	94	44
Year Built	1930	1923	1905
Gross SqFt	121,713	118,591	124,458
Estimated Gross Income	\$2,344,192	\$2,283,779	\$2,587,563
Gross Income per SqFt	\$19.26	\$19.26	\$20.79
Full Market Value	\$10,200,000	\$9,920,000	\$11,200,000
Market Value per SqFt	\$84.00	\$84.00	\$90.00
Distance from Cooperative in miles		0.50	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01851-0016	1-01873-0001	1-01885-0021
Address	119 WEST 96 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	38	45
Year Built	1920	1910	1919
Gross SqFt	46,810	47,832	48,222
Estimated Gross Income	\$1,037,777	\$1,060,674	\$1,110,219
Gross Income per SqFt	\$22.17	\$22.17	\$23.02
Full Market Value	\$4,510,000	\$4,610,000	\$4,820,000
Market Value per SqFt	\$96.00	\$96.00	\$100.00
Distance from Cooperative in miles		0.35	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01860-0005	1-01920-0020	1-01880-0023
Address	161 WEST 105 STREET	119 WEST 135 STREET	211 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	21
Year Built	1930	1910	1925
Gross SqFt	17,860	16,446	17,635
Estimated Gross Income	\$401,492	\$369,696	\$356,793
Gross Income per SqFt	\$22.48	\$22.48	\$20.23
Full Market Value	\$940,000	\$866,000	\$1,550,000
Market Value per SqFt	\$53.00	\$53.00	\$88.00
Distance from Cooperative in miles		1.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01860-0007	1-01920-0020	1-01880-0023
Address	157 WEST 105 STREET	119 WEST 135 STREET	211 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	21
Year Built	1930	1910	1925
Gross SqFt	17,860	16,446	17,635
Estimated Gross Income	\$401,492	\$369,696	\$356,793
Gross Income per SqFt	\$22.48	\$22.48	\$20.23
Full Market Value	\$940,000	\$866,000	\$1,550,000
Market Value per SqFt	\$53.00	\$53.00	\$88.00
Distance from Cooperative in miles		1.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01860-0013	1-01749-0046	1-01883-0052
Address	145 WEST 105 STREET	62 EAST 125 STREET	530 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	28	24
Year Built	1900	1900	1910
Gross SqFt	28,148	16,875	21,180
Estimated Gross Income	\$552,263	\$331,051	\$377,083
Gross Income per SqFt	\$19.62	\$19.62	\$17.80
Full Market Value	\$1,290,000	\$1,440,000	\$1,490,000
Market Value per SqFt	\$45.80	\$85.00	\$70.00
Distance from Cooperative in miles		1.35	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0002	1-01920-0020	1-01881-0010
Address	943 AMSTERDAM AVENUE	119 WEST 135 STREET	245 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	18	15
Year Built	1925	1910	1910
Gross SqFt	9,546	16,446	9,450
Estimated Gross Income	\$214,594	\$369,696	\$179,132
Gross Income per SqFt	\$22.48	\$22.48	\$18.96
Full Market Value	\$502,000	\$866,000	\$709,000
Market Value per SqFt	\$53.00	\$53.00	\$75.00
Distance from Cooperative in miles		1.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0007	1-01920-0020	1-01881-0028
Address	155 WEST 106 STREET	119 WEST 135 STREET	203 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	18	17
Year Built	1910	1910	1910
Gross SqFt	9,280	16,446	9,385
Estimated Gross Income	\$208,614	\$369,696	\$232,871
Gross Income per SqFt	\$22.48	\$22.48	\$24.81
Full Market Value	\$488,000	\$866,000	\$1,010,000
Market Value per SqFt	\$53.00	\$53.00	\$108.00
Distance from Cooperative in miles		1.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0008	1-01920-0020	1-01878-0030
Address	153 WEST 106 STREET	119 WEST 135 STREET	938 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	18	12
Year Built	1910	1910	1925
Gross SqFt	8,735	16,446	8,968
Estimated Gross Income	\$196,362	\$369,696	\$279,711
Gross Income per SqFt	\$22.48	\$22.48	\$31.20
Full Market Value	\$460,000	\$866,000	\$1,340,000
Market Value per SqFt	\$53.00	\$53.00	\$149.00
Distance from Cooperative in miles		1.55	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0026	1-01920-0020	1-01863-0060
Address	111 WEST 106 STREET	119 WEST 135 STREET	172 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	18	15
Year Built	1910	1910	1910
Gross SqFt	9,755	16,446	9,750
Estimated Gross Income	\$219,292	\$369,696	\$262,908
Gross Income per SqFt	\$22.48	\$22.48	\$27.00
Full Market Value	\$513,000	\$866,000	\$1,260,000
Market Value per SqFt	\$53.00	\$53.00	\$129.00
Distance from Cooperative in miles		1.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01861-0028	1-01916-0031	1-02025-0043
Address	107 WEST 106 STREET	429 LENOX AVENUE	208 WEST 140 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	27	18
Year Built	1910	1921	1926
Gross SqFt	9,155	16,935	15,292
Estimated Gross Income	\$167,902	\$310,578	\$263,093
Gross Income per SqFt	\$18.34	\$18.34	\$17.20
Full Market Value	\$665,000	\$1,230,000	\$1,040,000
Market Value per SqFt	\$73.00	\$73.00	\$68.00
Distance from Cooperative in miles		1.35	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01863-0048	1-01749-0046	1-01916-0031
Address	124 WEST 109 STREET	62 EAST 125 STREET	429 LENOX AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	28	27
Year Built	1900	1900	1921
Gross SqFt	9,705	16,875	16,935
Estimated Gross Income	\$190,412	\$331,051	\$310,578
Gross Income per SqFt	\$19.62	\$19.62	\$18.34
Full Market Value	\$827,000	\$1,440,000	\$1,230,000
Market Value per SqFt	\$85.00	\$85.00	\$73.00
Distance from Cooperative in miles		1.25	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01864-0009	1-01878-0012	1-01869-0054
Address	141 WEST 109 STREET	2760 BROADWAY	2589 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	317	180	172
Year Built	1974	1928	1923
Gross SqFt	362,400	249,756	283,522
Estimated Gross Income	\$6,881,976	\$4,743,410	\$5,491,856
Gross Income per SqFt	\$18.99	\$18.99	\$19.37
Full Market Value	\$16,100,000	\$18,800,000	\$23,800,000
Market Value per SqFt	\$44.40	\$75.00	\$84.00
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01867-0059	1-01869-0006	1-01893-0039
Address	401 WEST 115 STREET	251 WEST 97 STREET	309 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	54	60
Year Built	1921	1910	1921
Gross SqFt	35,040	35,886	31,670
Estimated Gross Income	\$1,051,900	\$916,031	\$950,835
Gross Income per SqFt	\$30.00	\$25.50	\$30.00
Full Market Value	\$5,040,000	\$3,980,000	\$4,550,000
Market Value per SqFt	\$144.00	\$111.00	\$144.00
Distance from Cooperative in miles		0.90	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01867-0060	1-01869-0006	1-01874-0022
Address	54 MORNINGSIDE DRIVE	251 WEST 97 STREET	2680 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	54	27
Year Built	1925	1910	1910
Gross SqFt	38,334	35,886	37,816
Estimated Gross Income	\$1,248,155	\$916,031	\$1,231,112
Gross Income per SqFt	\$32.60	\$25.50	\$32.60
Full Market Value	\$5,980,000	\$3,980,000	\$5,900,000
Market Value per SqFt	\$156.00	\$111.00	\$156.00
Distance from Cooperative in miles		0.90	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01869-0001	1-01851-0005	1-01888-0015
Address	760 WEST END AVENUE	143 WEST 96 STREET	781 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	75	92	82
Year Built	1926	1927	1927
Gross SqFt	94,455	96,000	91,615
Estimated Gross Income	\$1,702,079	\$1,730,243	\$1,756,477
Gross Income per SqFt	\$18.02	\$18.02	\$19.17
Full Market Value	\$6,740,000	\$6,850,000	\$7,630,000
Market Value per SqFt	\$71.00	\$71.00	\$83.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0001	1-01870-0056	1-01880-0029
Address	782 WEST END AVENUE	250 WEST 99 STREET	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	43	43	50
Year Built	1930	1925	1915
Gross SqFt	53,971	54,520	51,080
Estimated Gross Income	\$1,011,416	\$834,474	\$957,384
Gross Income per SqFt	\$18.74	\$15.31	\$18.74
Full Market Value	\$4,000,000	\$3,300,000	\$3,790,000
Market Value per SqFt	\$74.00	\$61.00	\$74.00
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0004	1-01895-0055	1-01876-0001
Address	790 WEST END AVENUE	2901 BROADWAY	900 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	89	141	128
Year Built	1926	1910	1927
Gross SqFt	166,617	178,897	172,176
Estimated Gross Income	\$2,954,119	\$3,335,219	\$3,051,851
Gross Income per SqFt	\$17.73	\$18.64	\$17.73
Full Market Value	\$11,700,000	\$13,200,000	\$12,100,000
Market Value per SqFt	\$70.00	\$74.00	\$70.00
Distance from Cooperative in miles		0.75	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0005	1-01884-0018	1-01883-0014
Address	255 WEST 98 STREET	521 WEST 112 STREET	529 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	34	44	37
Year Built	1925	1920	1920
Gross SqFt	45,340	47,731	43,540
Estimated Gross Income	\$807,958	\$850,512	\$650,083
Gross Income per SqFt	\$17.82	\$17.82	\$14.93
Full Market Value	\$3,200,000	\$3,370,000	\$2,370,000
Market Value per SqFt	\$71.00	\$71.00	\$54.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01870-0028	1-01889-0046	1-01876-0060
Address	203 WEST 98 STREET	329 WEST 101 STREET	250 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	36	31
Year Built	1920	1921	1920
Gross SqFt	20,272	23,244	20,340
Estimated Gross Income	\$518,152	\$625,063	\$519,796
Gross Income per SqFt	\$25.60	\$26.90	\$25.60
Full Market Value	\$2,250,000	\$2,710,000	\$2,260,000
Market Value per SqFt	\$111.00	\$117.00	\$111.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01871-0020	1-01864-0039	
Address	233 WEST 99 STREET	412 CATHEDRAL PARKWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	91	48	
Year Built	1930	1930	
Gross SqFt	94,674	86,819	
Estimated Gross Income	\$1,397,388	\$1,281,137	
Gross Income per SqFt	\$14.76	\$14.76	
Full Market Value	\$5,100,000	\$4,680,000	
Market Value per SqFt	\$54.00	\$54.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01873-0052	1-01859-0039	1-01884-0015
Address	2669 BROADWAY	120 WEST 105 STREET	523 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	34	63	49
Year Built	1920	1929	1925
Gross SqFt	61,400	55,590	54,567
Estimated Gross Income	\$976,874	\$884,672	\$793,094
Gross Income per SqFt	\$15.91	\$15.91	\$14.53
Full Market Value	\$3,870,000	\$3,500,000	\$2,890,000
Market Value per SqFt	\$63.00	\$63.00	\$53.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-0037	1-01893-0039	1-01869-0006
Address	206 WEST 103 STREET	309 WEST 109 STREET	251 WEST 97 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	60	54
Year Built	1945	1921	1910
Gross SqFt	37,572	31,670	35,886
Estimated Gross Income	\$1,127,911	\$950,835	\$916,031
Gross Income per SqFt	\$30.00	\$30.00	\$25.50
Full Market Value	\$5,400,000	\$4,550,000	\$3,980,000
Market Value per SqFt	\$144.00	\$144.00	\$111.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-0058	1-01882-0028	1-01892-0016
Address	246 WEST 103 STREET	1020 AMSTERDAM AVENUE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	78	69	60
Year Built	1917	1910	1916
Gross SqFt	77,465	88,930	83,805
Estimated Gross Income	\$1,230,144	\$1,412,473	\$1,259,526
Gross Income per SqFt	\$15.88	\$15.88	\$15.03
Full Market Value	\$4,870,000	\$5,590,000	\$4,600,000
Market Value per SqFt	\$63.00	\$63.00	\$55.00
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01874-0061	1-01884-0015	1-01870-0056
Address	878 WEST END AVENUE	523 WEST 112 STREET	250 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	49	43
Year Built	1923	1925	1925
Gross SqFt	61,779	54,567	54,520
Estimated Gross Income	\$897,648	\$793,094	\$834,474
Gross Income per SqFt	\$14.53	\$14.53	\$15.31
Full Market Value	\$3,280,000	\$2,890,000	\$3,300,000
Market Value per SqFt	\$53.00	\$53.00	\$61.00
Distance from Cooperative in miles		0.50	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-0026	1-01869-0006	1-01893-0039
Address	205 WEST 103 STREET	251 WEST 97 STREET	309 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	54	60
Year Built	1920	1910	1921
Gross SqFt	33,200	35,886	31,670
Estimated Gross Income	\$996,664	\$916,031	\$950,835
Gross Income per SqFt	\$30.00	\$25.50	\$30.00
Full Market Value	\$4,770,000	\$3,980,000	\$4,550,000
Market Value per SqFt	\$144.00	\$111.00	\$144.00
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-0056	1-01876-0060	1-01889-0046
Address	242 WEST 104 STREET	250 WEST 105 STREET	329 WEST 101 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	24	31	36
Year Built	1925	1920	1921
Gross SqFt	18,576	20,340	23,244
Estimated Gross Income	\$474,802	\$519,796	\$625,063
Gross Income per SqFt	\$25.60	\$25.60	\$26.90
Full Market Value	\$2,060,000	\$2,260,000	\$2,710,000
Market Value per SqFt	\$111.00	\$111.00	\$117.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01875-0061	1-01868-0001	1-01891-0026
Address	890 WEST END AVENUE	740 WEST END AVENUE	915 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	82	107	94
Year Built	1926	1915	1923
Gross SqFt	114,330	135,463	118,591
Estimated Gross Income	\$2,121,964	\$2,513,951	\$2,283,779
Gross Income per SqFt	\$18.56	\$18.56	\$19.26
Full Market Value	\$8,400,000	\$9,950,000	\$9,920,000
Market Value per SqFt	\$73.00	\$73.00	\$84.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-0007	1-01891-0026	1-01868-0001
Address	2721 BROADWAY	915 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	90	94	107
Year Built	1926	1923	1915
Gross SqFt	147,111	118,591	135,463
Estimated Gross Income	\$2,833,357	\$2,283,779	\$2,513,951
Gross Income per SqFt	\$19.26	\$19.26	\$18.56
Full Market Value	\$12,300,000	\$9,920,000	\$9,950,000
Market Value per SqFt	\$84.00	\$84.00	\$73.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-0029	1-01958-0049	1-01958-0047
Address	201 WEST 104 STREET	440 ST NICHOLAS AVENUE	446 ST NICHOLAS AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20
Year Built	1926	1901	1901
Gross SqFt	12,440	14,480	14,710
Estimated Gross Income	\$370,214	\$430,877	\$430,877
Gross Income per SqFt	\$29.80	\$29.80	\$29.30
Full Market Value	\$867,000	\$2,060,000	\$2,060,000
Market Value per SqFt	\$70.00	\$142.00	\$140.00
Distance from Cooperative in miles		1.40	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01876-0046	1-01878-0025	1-01872-0061
Address	2730 BROADWAY	203 WEST 106 STREET	832 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	76	69
Year Built	1920	1926	1913
Gross SqFt	112,541	108,052	108,377
Estimated Gross Income	\$2,050,497	\$1,969,122	\$1,814,163
Gross Income per SqFt	\$18.22	\$18.22	\$16.74
Full Market Value	\$8,120,000	\$7,790,000	\$7,180,000
Market Value per SqFt	\$72.00	\$72.00	\$66.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01877-0001	1-01891-0026	1-01895-0055
Address	2745 BROADWAY	915 WEST END AVENUE	2901 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	75	94	141
Year Built	1913	1923	1910
Gross SqFt	160,764	118,591	178,897
Estimated Gross Income	\$3,096,314	\$2,283,779	\$3,335,219
Gross Income per SqFt	\$19.26	\$19.26	\$18.64
Full Market Value	\$13,400,000	\$9,920,000	\$13,200,000
Market Value per SqFt	\$83.00	\$84.00	\$74.00
Distance from Cooperative in miles		0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01877-0025	1-01877-0031	1-01873-0010
Address	213 WEST 105 STREET	920 AMSTERDAM AVENUE	2659 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	32	40
Year Built	1925	1925	1910
Gross SqFt	33,750	35,290	37,633
Estimated Gross Income	\$845,775	\$884,240	\$855,981
Gross Income per SqFt	\$25.10	\$25.10	\$22.75
Full Market Value	\$3,670,000	\$3,840,000	\$3,720,000
Market Value per SqFt	\$109.00	\$109.00	\$99.00
Distance from Cooperative in miles		0.00	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01877-0042	1-01868-0020	1-01887-0058
Address	234 WEST 106 STREET	2560 BROADWAY	777 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	50	33	62
Year Built	1925	1925	1920
Gross SqFt	66,492	53,305	69,590
Estimated Gross Income	\$1,795,284	\$1,758,632	\$1,462,140
Gross Income per SqFt	\$27.00	\$33.00	\$21.01
Full Market Value	\$4,200,000	\$8,420,000	\$6,350,000
Market Value per SqFt	\$63.00	\$158.00	\$91.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0001	1-01869-0044	1-01868-0061
Address	2780 BROADWAY	2586 BROADWAY	752 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	119	138	179
Year Built	1929	1911	1931
Gross SqFt	197,170	170,928	198,248
Estimated Gross Income	\$4,505,334	\$3,905,222	\$4,480,972
Gross Income per SqFt	\$22.85	\$22.85	\$22.60
Full Market Value	\$19,600,000	\$17,000,000	\$19,500,000
Market Value per SqFt	\$99.00	\$99.00	\$98.00
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0021	1-01920-0015	1-01920-0020
Address	211 WEST 107 STREET	131 WEST 135 STREET	119 WEST 135 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	24	18
Year Built	1920	1910	1910
Gross SqFt	14,255	16,446	16,446
Estimated Gross Income	\$303,346	\$350,040	\$369,696
Gross Income per SqFt	\$21.28	\$21.28	\$22.48
Full Market Value	\$1,320,000	\$819,000	\$866,000
Market Value per SqFt	\$93.00	\$50.00	\$53.00
Distance from Cooperative in miles		1.55	1.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0036	1-01868-0001	1-01878-0025
Address	968 AMSTERDAM AVENUE	740 WEST END AVENUE	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	118	107	76
Year Built	1930	1915	1926
Gross SqFt	100,961	135,463	108,052
Estimated Gross Income	\$1,873,836	\$2,513,951	\$1,969,122
Gross Income per SqFt	\$18.56	\$18.56	\$18.22
Full Market Value	\$7,420,000	\$9,950,000	\$7,790,000
Market Value per SqFt	\$73.00	\$73.00	\$72.00
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01879-0062	1-01873-0010	1-01877-0031
Address	2788 BROADWAY	2659 BROADWAY	920 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	69	40	32
Year Built	1930	1910	1925
Gross SqFt	37,345	37,633	35,290
Estimated Gross Income	\$935,865	\$855,981	\$884,240
Gross Income per SqFt	\$25.10	\$22.75	\$25.10
Full Market Value	\$4,060,000	\$3,720,000	\$3,840,000
Market Value per SqFt	\$109.00	\$99.00	\$109.00
Distance from Cooperative in miles		0.30	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-0001	1-01891-0026	1-01868-0001
Address	2800 BROADWAY	915 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	106	94	107
Year Built	1910	1923	1915
Gross SqFt	121,922	118,591	135,463
Estimated Gross Income	\$2,348,217	\$2,283,779	\$2,513,951
Gross Income per SqFt	\$19.26	\$19.26	\$18.56
Full Market Value	\$10,200,000	\$9,920,000	\$9,950,000
Market Value per SqFt	\$84.00	\$84.00	\$73.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-0007	1-01873-0001	1-01885-0021
Address	241 WEST 108 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	38	45
Year Built	1911	1910	1919
Gross SqFt	48,150	47,832	48,222
Estimated Gross Income	\$1,067,485	\$1,060,674	\$1,110,219
Gross Income per SqFt	\$22.17	\$22.17	\$23.02
Full Market Value	\$4,640,000	\$4,610,000	\$4,820,000
Market Value per SqFt	\$96.00	\$96.00	\$100.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01880-0010	1-01873-0010	1-01877-0031
Address	239 WEST 108 STREET	2659 BROADWAY	920 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	37	40	32
Year Built	1925	1910	1925
Gross SqFt	36,045	37,633	35,290
Estimated Gross Income	\$903,287	\$855,981	\$884,240
Gross Income per SqFt	\$25.10	\$22.75	\$25.10
Full Market Value	\$3,920,000	\$3,720,000	\$3,840,000
Market Value per SqFt	\$109.00	\$99.00	\$109.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-0011	1-01920-0020	1-01920-0017
Address	243 WEST 109 STREET	119 WEST 135 STREET	127 WEST 135 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	18	24
Year Built	1915	1910	1910
Gross SqFt	9,640	16,446	16,446
Estimated Gross Income	\$216,707	\$369,696	\$350,040
Gross Income per SqFt	\$22.48	\$22.48	\$21.28
Full Market Value	\$941,000	\$866,000	\$819,000
Market Value per SqFt	\$98.00	\$53.00	\$49.80
Distance from Cooperative in miles		1.50	1.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-0012	1-02025-0043	1-01916-0031
Address	241 WEST 109 STREET	208 WEST 140 STREET	429 LENOX AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	18	27
Year Built	1920	1926	1921
Gross SqFt	9,640	15,292	16,935
Estimated Gross Income	\$176,797	\$263,093	\$310,578
Gross Income per SqFt	\$18.34	\$17.20	\$18.34
Full Market Value	\$700,000	\$1,040,000	\$1,230,000
Market Value per SqFt	\$73.00	\$68.00	\$73.00
Distance from Cooperative in miles		1.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01881-0013	1-01916-0031	1-02025-0043
Address	237 WEST 109 STREET	429 LENOX AVENUE	208 WEST 140 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	25	27	18
Year Built	1925	1921	1926
Gross SqFt	21,370	16,935	15,292
Estimated Gross Income	\$391,925	\$310,578	\$263,093
Gross Income per SqFt	\$18.34	\$18.34	\$17.20
Full Market Value	\$1,550,000	\$1,230,000	\$1,040,000
Market Value per SqFt	\$73.00	\$73.00	\$68.00
Distance from Cooperative in miles		1.30	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0008	1-01890-0015	1-01893-0003
Address	535 CATHEDRAL PARKWAY	865 WEST END AVENUE	362 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	140	78	44
Year Built	1923	1925	1905
Gross SqFt	150,429	143,604	124,458
Estimated Gross Income	\$2,803,996	\$2,388,298	\$2,587,563
Gross Income per SqFt	\$18.64	\$16.63	\$20.79
Full Market Value	\$11,100,000	\$9,450,000	\$11,200,000
Market Value per SqFt	\$74.00	\$66.00	\$90.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0036	1-01870-0056	1-01859-0039
Address	1028 AMSTERDAM AVENUE	250 WEST 99 STREET	120 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	43	63
Year Built	1910	1925	1929
Gross SqFt	55,868	54,520	55,590
Estimated Gross Income	\$888,859	\$834,474	\$884,672
Gross Income per SqFt	\$15.91	\$15.31	\$15.91
Full Market Value	\$3,520,000	\$3,300,000	\$3,500,000
Market Value per SqFt	\$63.00	\$61.00	\$63.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0038	1-01873-0001	1-01885-0021
Address	504 WEST 111 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	44	38	45
Year Built	1910	1910	1919
Gross SqFt	47,234	47,832	48,222
Estimated Gross Income	\$1,087,326	\$1,060,674	\$1,110,219
Gross Income per SqFt	\$23.02	\$22.17	\$23.02
Full Market Value	\$4,720,000	\$4,610,000	\$4,820,000
Market Value per SqFt	\$100.00	\$96.00	\$100.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0051	1-01869-0029	1-01880-0029
Address	528 WEST 111 STREET	760 AMSTERDAM AVENUE	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	41	47	50
Year Built	1910	1901	1915
Gross SqFt	53,085	64,650	51,080
Estimated Gross Income	\$1,010,207	\$1,230,020	\$957,384
Gross Income per SqFt	\$19.03	\$19.03	\$18.74
Full Market Value	\$4,390,000	\$5,340,000	\$3,790,000
Market Value per SqFt	\$83.00	\$83.00	\$74.00
Distance from Cooperative in miles		0.65	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0054	1-01869-0029	1-01880-0029
Address	532 WEST 111 STREET	760 AMSTERDAM AVENUE	976 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	40	47	50
Year Built	1910	1901	1915
Gross SqFt	53,093	64,650	51,080
Estimated Gross Income	\$1,010,359	\$1,230,020	\$957,384
Gross Income per SqFt	\$19.03	\$19.03	\$18.74
Full Market Value	\$4,390,000	\$5,340,000	\$3,790,000
Market Value per SqFt	\$83.00	\$83.00	\$74.00
Distance from Cooperative in miles		0.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01882-0058	1-01873-0001	1-01885-0021
Address	536 WEST 111 STREET	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	38	45
Year Built	1910	1910	1919
Gross SqFt	47,020	47,832	48,222
Estimated Gross Income	\$1,082,400	\$1,060,674	\$1,110,219
Gross Income per SqFt	\$23.02	\$22.17	\$23.02
Full Market Value	\$4,700,000	\$4,610,000	\$4,820,000
Market Value per SqFt	\$100.00	\$96.00	\$100.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-0025	1-01867-0049	1-01870-0037
Address	507 WEST 111 STREET	415 WEST 115 STREET	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	25
Year Built	1915	1920	1925
Gross SqFt	26,424	28,188	23,964
Estimated Gross Income	\$599,032	\$638,991	\$520,500
Gross Income per SqFt	\$22.67	\$22.67	\$21.72
Full Market Value	\$2,600,000	\$2,770,000	\$2,260,000
Market Value per SqFt	\$98.00	\$98.00	\$94.00
Distance from Cooperative in miles		0.25	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-0026	1-01876-0060	1-01867-0046
Address	503 WEST 111 STREET	250 WEST 105 STREET	419 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	30	31	24
Year Built	1900	1920	1925
Gross SqFt	18,960	20,340	28,188
Estimated Gross Income	\$484,617	\$519,796	\$687,652
Gross Income per SqFt	\$25.60	\$25.60	\$24.40
Full Market Value	\$1,130,000	\$2,260,000	\$2,990,000
Market Value per SqFt	\$60.00	\$111.00	\$106.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01883-0030	1-01876-0060	1-01867-0046
Address	1046 AMSTERDAM AVENUE	250 WEST 105 STREET	419 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	24	31	24
Year Built	1915	1920	1925
Gross SqFt	26,000	20,340	28,188
Estimated Gross Income	\$664,560	\$519,796	\$687,652
Gross Income per SqFt	\$25.60	\$25.60	\$24.40
Full Market Value	\$1,560,000	\$2,260,000	\$2,990,000
Market Value per SqFt	\$60.00	\$111.00	\$106.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0001	1-01890-0007	1-01882-0047
Address	240 RIVERSIDE DRIVE	315 WEST 102 STREET	526 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	47	37	44
Year Built	1918	1922	1925
Gross SqFt	41,132	36,252	43,145
Estimated Gross Income	\$768,345	\$677,024	\$785,543
Gross Income per SqFt	\$18.68	\$18.68	\$18.21
Full Market Value	\$3,040,000	\$2,680,000	\$3,110,000
Market Value per SqFt	\$74.00	\$74.00	\$72.00
Distance from Cooperative in miles		0.30	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0015	1-01749-0046	1-01916-0031
Address	739 WEST END AVENUE	62 EAST 125 STREET	429 LENOX AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	11	28	27
Year Built	1910	1900	1921
Gross SqFt	21,900	16,875	16,935
Estimated Gross Income	\$429,678	\$331,051	\$310,578
Gross Income per SqFt	\$19.62	\$19.62	\$18.34
Full Market Value	\$1,870,000	\$1,440,000	\$1,230,000
Market Value per SqFt	\$85.00	\$85.00	\$73.00
Distance from Cooperative in miles		1.85	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0016	1-01867-0046	1-01891-0057
Address	741 WEST END AVENUE	419 WEST 115 STREET	300 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	24	62
Year Built	1929	1925	1920
Gross SqFt	21,900	28,188	29,792
Estimated Gross Income	\$534,360	\$687,652	\$719,179
Gross Income per SqFt	\$24.40	\$24.40	\$24.14
Full Market Value	\$2,320,000	\$2,990,000	\$3,120,000
Market Value per SqFt	\$106.00	\$106.00	\$105.00
Distance from Cooperative in miles		1.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0019	1-01873-0001	1-01885-0021
Address	747 WEST END AVENUE	840 WEST END AVENUE	517 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	38	45
Year Built	1920	1910	1919
Gross SqFt	48,000	47,832	48,222
Estimated Gross Income	\$1,104,960	\$1,060,674	\$1,110,219
Gross Income per SqFt	\$23.02	\$22.17	\$23.02
Full Market Value	\$4,800,000	\$4,610,000	\$4,820,000
Market Value per SqFt	\$100.00	\$96.00	\$100.00
Distance from Cooperative in miles		0.25	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0022	1-01882-0020	1-01851-0005
Address	755 WEST END AVENUE	515 CATHEDRAL PARKWAY	143 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	95	92
Year Built	1925	1909	1927
Gross SqFt	98,097	83,471	96,000
Estimated Gross Income	\$2,285,660	\$1,944,639	\$1,730,243
Gross Income per SqFt	\$23.30	\$23.30	\$18.02
Full Market Value	\$9,920,000	\$8,440,000	\$6,850,000
Market Value per SqFt	\$101.00	\$101.00	\$71.00
Distance from Cooperative in miles		0.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0036	1-01873-0001	1-01879-0037
Address	244 RIVERSIDE DRIVE	840 WEST END AVENUE	204 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	38	48
Year Built	1900	1910	1915
Gross SqFt	44,336	47,832	42,186
Estimated Gross Income	\$982,929	\$1,060,674	\$920,505
Gross Income per SqFt	\$22.17	\$22.17	\$21.82
Full Market Value	\$4,270,000	\$4,610,000	\$4,000,000
Market Value per SqFt	\$96.00	\$96.00	\$95.00
Distance from Cooperative in miles		0.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0045	1-01877-0031	1-01871-0010
Address	311 WEST 97 STREET	920 AMSTERDAM AVENUE	2621 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	32	35
Year Built	1915	1925	1950
Gross SqFt	31,850	35,290	31,576
Estimated Gross Income	\$798,161	\$884,240	\$805,637
Gross Income per SqFt	\$25.10	\$25.10	\$25.50
Full Market Value	\$3,470,000	\$3,840,000	\$3,500,000
Market Value per SqFt	\$109.00	\$109.00	\$111.00
Distance from Cooperative in miles		0.45	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0050	1-01891-0026	1-01878-0025
Address	771 WEST END AVENUE	915 WEST END AVENUE	203 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	65	94	76
Year Built	1915	1923	1926
Gross SqFt	116,520	118,591	108,052
Estimated Gross Income	\$2,244,175	\$2,283,779	\$1,969,122
Gross Income per SqFt	\$19.26	\$19.26	\$18.22
Full Market Value	\$9,740,000	\$9,920,000	\$7,790,000
Market Value per SqFt	\$84.00	\$84.00	\$72.00
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01887-0065	1-01876-0061	1-01864-0036
Address	258 RIVERSIDE DRIVE	908 WEST END AVENUE	400 CATHEDRAL PARKWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	52	90	143
Year Built	1912	1925	1908
Gross SqFt	141,460	120,542	117,276
Estimated Gross Income	\$3,468,599	\$2,513,147	\$3,305,012
Gross Income per SqFt	\$24.52	\$20.85	\$28.20
Full Market Value	\$15,100,000	\$10,900,000	\$7,740,000
Market Value per SqFt	\$107.00	\$90.00	\$66.00
Distance from Cooperative in miles		0.35	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0010	1-01890-0036	1-01890-0015
Address	305 WEST 98 STREET	305 RIVERSIDE DRIVE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	88	60	78
Year Built	1930	1911	1925
Gross SqFt	110,740	126,785	143,604
Estimated Gross Income	\$1,911,372	\$2,188,231	\$2,388,298
Gross Income per SqFt	\$17.26	\$17.26	\$16.63
Full Market Value	\$7,570,000	\$8,660,000	\$9,450,000
Market Value per SqFt	\$68.00	\$68.00	\$66.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0025	1-01890-0036	1-01890-0015
Address	789 WEST END AVENUE	305 RIVERSIDE DRIVE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	65	60	78
Year Built	1916	1911	1925
Gross SqFt	106,704	126,785	143,604
Estimated Gross Income	\$1,841,711	\$2,188,231	\$2,388,298
Gross Income per SqFt	\$17.26	\$17.26	\$16.63
Full Market Value	\$7,290,000	\$8,660,000	\$9,450,000
Market Value per SqFt	\$68.00	\$68.00	\$66.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0031	1-01851-0005	1-01882-0028
Address	310 WEST 99 STREET	143 WEST 96 STREET	1020 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	66	92	69
Year Built	1920	1927	1910
Gross SqFt	96,318	96,000	88,930
Estimated Gross Income	\$1,735,650	\$1,730,243	\$1,412,473
Gross Income per SqFt	\$18.02	\$18.02	\$15.88
Full Market Value	\$6,870,000	\$6,850,000	\$5,590,000
Market Value per SqFt	\$71.00	\$71.00	\$63.00
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0036	1-01851-0005	1-01882-0028
Address	264 RIVERSIDE DRIVE	143 WEST 96 STREET	1020 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	64	92	69
Year Built	1912	1927	1910
Gross SqFt	82,938	96,000	88,930
Estimated Gross Income	\$1,494,542	\$1,730,243	\$1,412,473
Gross Income per SqFt	\$18.02	\$18.02	\$15.88
Full Market Value	\$5,920,000	\$6,850,000	\$5,590,000
Market Value per SqFt	\$71.00	\$71.00	\$63.00
Distance from Cooperative in miles		0.30	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0059	1-01883-0014	1-01884-0006
Address	313 WEST 99 STREET	529 WEST 111 STREET	539 WEST 112 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	37	39
Year Built	1920	1920	1920
Gross SqFt	47,851	43,540	43,050
Estimated Gross Income	\$714,415	\$650,083	\$603,712
Gross Income per SqFt	\$14.93	\$14.93	\$14.02
Full Market Value	\$2,610,000	\$2,370,000	\$2,200,000
Market Value per SqFt	\$55.00	\$54.00	\$51.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0067	1-01890-0036	1-01890-0015
Address	801 WEST END AVENUE	305 RIVERSIDE DRIVE	865 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	74	60	78
Year Built	1940	1911	1925
Gross SqFt	149,956	126,785	143,604
Estimated Gross Income	\$2,588,240	\$2,188,231	\$2,388,298
Gross Income per SqFt	\$17.26	\$17.26	\$16.63
Full Market Value	\$10,200,000	\$8,660,000	\$9,450,000
Market Value per SqFt	\$68.00	\$68.00	\$66.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01888-0076	1-01884-0018	1-01877-0018
Address	306 WEST 100 STREET	521 WEST 112 STREET	227 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	44	40
Year Built	1940	1920	1925
Gross SqFt	41,520	47,731	42,312
Estimated Gross Income	\$739,886	\$850,512	\$621,667
Gross Income per SqFt	\$17.82	\$17.82	\$14.69
Full Market Value	\$2,930,000	\$3,370,000	\$2,270,000
Market Value per SqFt	\$71.00	\$71.00	\$54.00
Distance from Cooperative in miles		0.65	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0022	1-01880-0029	1-01875-0036
Address	839 WEST END AVENUE	976 AMSTERDAM AVENUE	892 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	43	50	53
Year Built	1925	1915	1921
Gross SqFt	55,665	51,080	59,096
Estimated Gross Income	\$989,723	\$957,384	\$924,365
Gross Income per SqFt	\$17.78	\$18.74	\$15.64
Full Market Value	\$3,920,000	\$3,790,000	\$3,660,000
Market Value per SqFt	\$70.00	\$74.00	\$62.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0036	1-01891-0026	1-01895-0055
Address	285 RIVERSIDE DRIVE	915 WEST END AVENUE	2901 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	86	94	141
Year Built	1940	1923	1910
Gross SqFt	159,770	118,591	178,897
Estimated Gross Income	\$3,077,170	\$2,283,779	\$3,335,219
Gross Income per SqFt	\$19.26	\$19.26	\$18.64
Full Market Value	\$13,400,000	\$9,920,000	\$13,200,000
Market Value per SqFt	\$84.00	\$84.00	\$74.00
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0042	1-01920-0020	1-01749-0046
Address	292 RIVERSIDE DRIVE	119 WEST 135 STREET	62 EAST 125 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	18	28
Year Built	1920	1910	1900
Gross SqFt	8,323	16,446	16,875
Estimated Gross Income	\$187,101	\$369,696	\$331,051
Gross Income per SqFt	\$22.48	\$22.48	\$19.62
Full Market Value	\$812,000	\$866,000	\$1,440,000
Market Value per SqFt	\$98.00	\$53.00	\$85.00
Distance from Cooperative in miles		1.90	1.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0043	1-01920-0020	1-01749-0046
Address	293 RIVERSIDE DRIVE	119 WEST 135 STREET	62 EAST 125 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	18	28
Year Built	1915	1910	1900
Gross SqFt	9,619	16,446	16,875
Estimated Gross Income	\$216,235	\$369,696	\$331,051
Gross Income per SqFt	\$22.48	\$22.48	\$19.62
Full Market Value	\$939,000	\$866,000	\$1,440,000
Market Value per SqFt	\$98.00	\$53.00	\$85.00
Distance from Cooperative in miles		1.90	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0061	1-01868-0059	1-01876-0058
Address	853 WEST END AVENUE	256 WEST 97 STREET	2733 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	24	29
Year Built	1910	1925	1925
Gross SqFt	26,997	26,334	28,170
Estimated Gross Income	\$991,869	\$891,713	\$1,035,088
Gross Income per SqFt	\$36.70	\$33.90	\$36.70
Full Market Value	\$4,970,000	\$4,270,000	\$5,190,000
Market Value per SqFt	\$184.00	\$162.00	\$184.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01889-0072	1-01888-0015	1-01851-0005
Address	295 RIVERSIDE DRIVE	781 WEST END AVENUE	143 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	57	82	92
Year Built	1911	1927	1927
Gross SqFt	94,804	91,615	96,000
Estimated Gross Income	\$1,763,354	\$1,756,477	\$1,730,243
Gross Income per SqFt	\$18.60	\$19.17	\$18.02
Full Market Value	\$6,980,000	\$7,630,000	\$6,850,000
Market Value per SqFt	\$74.00	\$83.00	\$71.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0001	1-01868-0061	1-01895-0055
Address	300 RIVERSIDE DRIVE	752 WEST END AVENUE	2901 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	114	179	141
Year Built	1923	1931	1910
Gross SqFt	190,890	198,248	178,897
Estimated Gross Income	\$3,936,151	\$4,480,972	\$3,335,219
Gross Income per SqFt	\$20.62	\$22.60	\$18.64
Full Market Value	\$17,100,000	\$19,500,000	\$13,200,000
Market Value per SqFt	\$90.00	\$98.00	\$74.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0024	1-01868-0061	1-01895-0055
Address	871 WEST END AVENUE	752 WEST END AVENUE	2901 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	76	179	141
Year Built	1924	1931	1910
Gross SqFt	158,615	198,248	178,897
Estimated Gross Income	\$3,286,502	\$4,480,972	\$3,335,219
Gross Income per SqFt	\$20.72	\$22.60	\$18.64
Full Market Value	\$14,300,000	\$19,500,000	\$13,200,000
Market Value per SqFt	\$90.00	\$98.00	\$74.00
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0028	1-01868-0020	1-01887-0058
Address	308 WEST 103 STREET	2560 BROADWAY	777 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	73	33	62
Year Built	1964	1925	1920
Gross SqFt	63,550	53,305	69,590
Estimated Gross Income	\$1,715,850	\$1,758,632	\$1,462,140
Gross Income per SqFt	\$27.00	\$33.00	\$21.01
Full Market Value	\$8,220,000	\$8,420,000	\$6,350,000
Market Value per SqFt	\$129.00	\$158.00	\$91.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0040	1-01878-0012	1-01896-0043
Address	310 RIVERSIDE DRIVE	2760 BROADWAY	425 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	325	180	178
Year Built	1929	1928	1925
Gross SqFt	204,463	249,756	263,040
Estimated Gross Income	\$3,882,752	\$4,743,410	\$4,626,472
Gross Income per SqFt	\$18.99	\$18.99	\$17.59
Full Market Value	\$15,400,000	\$18,800,000	\$18,300,000
Market Value per SqFt	\$75.00	\$75.00	\$70.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0053	1-01882-0028	1-01892-0016
Address	885 WEST END AVENUE	1020 AMSTERDAM AVENUE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	69	60
Year Built	1916	1910	1916
Gross SqFt	97,857	88,930	83,805
Estimated Gross Income	\$1,553,969	\$1,412,473	\$1,259,526
Gross Income per SqFt	\$15.88	\$15.88	\$15.03
Full Market Value	\$6,150,000	\$5,590,000	\$4,600,000
Market Value per SqFt	\$63.00	\$63.00	\$55.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0061	1-01878-0021	1-01888-0043
Address	895 WEST END AVENUE	209 WEST 106 STREET	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	47	77	60
Year Built	1916	1925	1920
Gross SqFt	119,228	106,149	119,315
Estimated Gross Income	\$1,933,878	\$1,721,606	\$1,918,034
Gross Income per SqFt	\$16.22	\$16.22	\$16.08
Full Market Value	\$7,650,000	\$6,810,000	\$7,590,000
Market Value per SqFt	\$64.00	\$64.00	\$64.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01890-0073	1-01890-0036	1-01888-0043
Address	314 RIVERSIDE DRIVE	305 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	60	60
Year Built	1931	1911	1920
Gross SqFt	128,461	126,785	119,315
Estimated Gross Income	\$2,217,236	\$2,188,231	\$1,918,034
Gross Income per SqFt	\$17.26	\$17.26	\$16.08
Full Market Value	\$8,780,000	\$8,660,000	\$7,590,000
Market Value per SqFt	\$68.00	\$68.00	\$64.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0001	1-01895-0055	1-01876-0001
Address	320 RIVERSIDE DRIVE	2901 BROADWAY	900 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	123	141	128
Year Built	1929	1910	1927
Gross SqFt	165,372	178,897	172,176
Estimated Gross Income	\$3,082,534	\$3,335,219	\$3,051,851
Gross Income per SqFt	\$18.64	\$18.64	\$17.73
Full Market Value	\$12,200,000	\$13,200,000	\$12,100,000
Market Value per SqFt	\$74.00	\$74.00	\$70.00
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0011	1-01868-0020	1-01887-0058
Address	305 WEST 104 STREET	2560 BROADWAY	777 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	33	62
Year Built	1926	1925	1920
Gross SqFt	62,605	53,305	69,590
Estimated Gross Income	\$1,690,335	\$1,758,632	\$1,462,140
Gross Income per SqFt	\$27.00	\$33.00	\$21.01
Full Market Value	\$8,100,000	\$8,420,000	\$6,350,000
Market Value per SqFt	\$129.00	\$158.00	\$91.00
Distance from Cooperative in miles		0.45	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0035	1-01863-0029	1-01895-0023
Address	325 RIVERSIDE DRIVE	980 COLUMBUS AVENUE	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	53	98	255
Year Built	1920	1900	1911
Gross SqFt	74,899	67,535	88,332
Estimated Gross Income	\$2,224,500	\$2,281,124	\$2,262,188
Gross Income per SqFt	\$29.70	\$33.80	\$25.60
Full Market Value	\$10,700,000	\$5,890,000	\$9,820,000
Market Value per SqFt	\$143.00	\$87.00	\$111.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01891-0062	1-01888-0015	1-01851-0005
Address	310 WEST 106 STREET	781 WEST END AVENUE	143 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	78	82	92
Year Built	1927	1927	1927
Gross SqFt	93,293	91,615	96,000
Estimated Gross Income	\$1,788,426	\$1,756,477	\$1,730,243
Gross Income per SqFt	\$19.17	\$19.17	\$18.02
Full Market Value	\$7,770,000	\$7,630,000	\$6,850,000
Market Value per SqFt	\$83.00	\$83.00	\$71.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0001	1-01890-0036	1-01888-0043
Address	340 RIVERSIDE DRIVE	305 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	60	60
Year Built	1926	1911	1920
Gross SqFt	124,351	126,785	119,315
Estimated Gross Income	\$2,146,298	\$2,188,231	\$1,918,034
Gross Income per SqFt	\$17.26	\$17.26	\$16.08
Full Market Value	\$8,500,000	\$8,660,000	\$7,590,000
Market Value per SqFt	\$68.00	\$68.00	\$64.00
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0006	1-01890-0036	1-01892-0016
Address	311 WEST 106 STREET	305 RIVERSIDE DRIVE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	52	60	60
Year Built	1926	1911	1916
Gross SqFt	95,175	126,785	83,805
Estimated Gross Income	\$1,642,720	\$2,188,231	\$1,259,526
Gross Income per SqFt	\$17.26	\$17.26	\$15.03
Full Market Value	\$6,500,000	\$8,660,000	\$4,600,000
Market Value per SqFt	\$68.00	\$68.00	\$55.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0025	1-02025-0043	1-01859-0037
Address	312 WEST 107 STREET	208 WEST 140 STREET	106 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	18	20
Year Built	1920	1926	1920
Gross SqFt	12,792	15,292	21,320
Estimated Gross Income	\$220,022	\$263,093	\$343,031
Gross Income per SqFt	\$17.20	\$17.20	\$16.09
Full Market Value	\$871,000	\$1,040,000	\$1,360,000
Market Value per SqFt	\$68.00	\$68.00	\$64.00
Distance from Cooperative in miles		1.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0032	1-01882-0028	1-01892-0016
Address	345 RIVERSIDE DRIVE	1020 AMSTERDAM AVENUE	949 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	69	60
Year Built	1951	1910	1916
Gross SqFt	75,600	88,930	83,805
Estimated Gross Income	\$1,200,528	\$1,412,473	\$1,259,526
Gross Income per SqFt	\$15.88	\$15.88	\$15.03
Full Market Value	\$4,750,000	\$5,590,000	\$4,600,000
Market Value per SqFt	\$63.00	\$63.00	\$55.00
Distance from Cooperative in miles		0.25	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0049	1-01890-0036	1-01872-0061
Address	300 WEST 108 STREET	305 RIVERSIDE DRIVE	832 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	78	60	69
Year Built	1924	1911	1913
Gross SqFt	109,845	126,785	108,377
Estimated Gross Income	\$2,001,375	\$2,188,231	\$1,814,163
Gross Income per SqFt	\$18.22	\$17.26	\$16.74
Full Market Value	\$7,920,000	\$8,660,000	\$7,180,000
Market Value per SqFt	\$72.00	\$68.00	\$66.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01892-0064	1-01868-0020	1-01887-0058
Address	355 RIVERSIDE DRIVE	2560 BROADWAY	777 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	33	62
Year Built	1922	1925	1920
Gross SqFt	61,344	53,305	69,590
Estimated Gross Income	\$2,023,738	\$1,758,632	\$1,462,140
Gross Income per SqFt	\$33.00	\$33.00	\$21.01
Full Market Value	\$9,690,000	\$8,420,000	\$6,350,000
Market Value per SqFt	\$158.00	\$158.00	\$91.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0001	1-01887-0058	1-01869-0029
Address	360 RIVERSIDE DRIVE	777 WEST END AVENUE	760 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	50	62	47
Year Built	1917	1920	1901
Gross SqFt	53,297	69,590	64,650
Estimated Gross Income	\$1,067,005	\$1,462,140	\$1,230,020
Gross Income per SqFt	\$20.02	\$21.01	\$19.03
Full Market Value	\$4,630,000	\$6,350,000	\$5,340,000
Market Value per SqFt	\$87.00	\$91.00	\$83.00
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0006	1-01877-0031	1-01873-0010
Address	329 WEST 108 STREET	920 AMSTERDAM AVENUE	2659 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	24	32	40
Year Built	1920	1925	1910
Gross SqFt	31,590	35,290	37,633
Estimated Gross Income	\$791,645	\$884,240	\$855,981
Gross Income per SqFt	\$25.10	\$25.10	\$22.75
Full Market Value	\$3,440,000	\$3,840,000	\$3,720,000
Market Value per SqFt	\$109.00	\$109.00	\$99.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0032	1-01891-0026	1-01868-0001
Address	370 RIVERSIDE DRIVE	915 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	94	107
Year Built	1922	1923	1915
Gross SqFt	132,981	118,591	135,463
Estimated Gross Income	\$2,561,214	\$2,283,779	\$2,513,951
Gross Income per SqFt	\$19.26	\$19.26	\$18.56
Full Market Value	\$11,100,000	\$9,920,000	\$9,950,000
Market Value per SqFt	\$83.00	\$84.00	\$73.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01893-0035	1-01891-0026	1-01868-0001
Address	375 RIVERSIDE DRIVE	915 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	101	94	107
Year Built	1922	1923	1915
Gross SqFt	145,480	118,591	135,463
Estimated Gross Income	\$2,801,944	\$2,283,779	\$2,513,951
Gross Income per SqFt	\$19.26	\$19.26	\$18.56
Full Market Value	\$12,200,000	\$9,920,000	\$9,950,000
Market Value per SqFt	\$84.00	\$84.00	\$73.00
Distance from Cooperative in miles		0.25	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0001	1-01876-0001	1-01874-0052
Address	380 RIVERSIDE DRIVE	900 WEST END AVENUE	2689 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	146	128	140
Year Built	1907	1927	1910
Gross SqFt	187,588	172,176	168,140
Estimated Gross Income	\$3,325,935	\$3,051,851	\$2,384,109
Gross Income per SqFt	\$17.73	\$17.73	\$14.18
Full Market Value	\$13,200,000	\$12,100,000	\$8,700,000
Market Value per SqFt	\$70.00	\$70.00	\$52.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0031	1-01868-0061	1-01876-0001
Address	390 RIVERSIDE DRIVE	752 WEST END AVENUE	900 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	108	179	128
Year Built	1924	1931	1927
Gross SqFt	157,300	198,248	172,176
Estimated Gross Income	\$3,172,741	\$4,480,972	\$3,051,851
Gross Income per SqFt	\$20.17	\$22.60	\$17.73
Full Market Value	\$13,800,000	\$19,500,000	\$12,100,000
Market Value per SqFt	\$88.00	\$98.00	\$70.00
Distance from Cooperative in miles		0.75	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0036	1-01887-0058	1-01869-0029
Address	609 WEST 111 STREET	777 WEST END AVENUE	760 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	51	62	47
Year Built	1900	1920	1901
Gross SqFt	50,658	69,590	64,650
Estimated Gross Income	\$1,064,324	\$1,462,140	\$1,230,020
Gross Income per SqFt	\$21.01	\$21.01	\$19.03
Full Market Value	\$4,620,000	\$6,350,000	\$5,340,000
Market Value per SqFt	\$91.00	\$91.00	\$83.00
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0043	1-01870-0037	1-01867-0049
Address	603 WEST 111 STREET	206 WEST 99 STREET	415 WEST 115 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	25	24
Year Built	1908	1925	1920
Gross SqFt	28,224	23,964	28,188
Estimated Gross Income	\$613,025	\$520,500	\$638,991
Gross Income per SqFt	\$21.72	\$21.72	\$22.67
Full Market Value	\$2,660,000	\$2,260,000	\$2,770,000
Market Value per SqFt	\$94.00	\$94.00	\$98.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01894-0067	1-01869-0044	1-01868-0061
Address	395 RIVERSIDE DRIVE	2586 BROADWAY	752 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	115	138	179
Year Built	1929	1911	1931
Gross SqFt	151,912	170,928	198,248
Estimated Gross Income	\$3,471,189	\$3,905,222	\$4,480,972
Gross Income per SqFt	\$22.85	\$22.85	\$22.60
Full Market Value	\$15,100,000	\$17,000,000	\$19,500,000
Market Value per SqFt	\$99.00	\$99.00	\$98.00
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0001	1-01882-0024	1-01895-0023
Address	400 RIVERSIDE DRIVE	509 CATHEDRAL PARKWAY	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	58	94	255
Year Built	1920	1909	1911
Gross SqFt	78,701	83,519	88,332
Estimated Gross Income	\$2,002,153	\$2,124,597	\$2,262,188
Gross Income per SqFt	\$25.40	\$25.40	\$25.60
Full Market Value	\$8,690,000	\$9,230,000	\$9,820,000
Market Value per SqFt	\$110.00	\$111.00	\$111.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0025	1-01867-0049	1-01870-0037
Address	606 WEST 113 STREET	415 WEST 115 STREET	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	25
Year Built	1925	1920	1925
Gross SqFt	23,869	28,188	23,964
Estimated Gross Income	\$541,110	\$638,991	\$520,500
Gross Income per SqFt	\$22.67	\$22.67	\$21.72
Full Market Value	\$2,350,000	\$2,770,000	\$2,260,000
Market Value per SqFt	\$98.00	\$98.00	\$94.00
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0038	1-01882-0020	1-01876-0061
Address	404 RIVERSIDE DRIVE	515 CATHEDRAL PARKWAY	908 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	95	90
Year Built	1909	1909	1925
Gross SqFt	102,951	83,471	120,542
Estimated Gross Income	\$2,398,758	\$1,944,639	\$2,513,147
Gross Income per SqFt	\$23.30	\$23.30	\$20.85
Full Market Value	\$10,400,000	\$8,440,000	\$10,900,000
Market Value per SqFt	\$101.00	\$101.00	\$90.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0047	1-01867-0049	1-01870-0037
Address	615 WEST 113 STREET	415 WEST 115 STREET	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	24	25
Year Built	1907	1920	1925
Gross SqFt	27,592	28,188	23,964
Estimated Gross Income	\$599,298	\$638,991	\$520,500
Gross Income per SqFt	\$21.72	\$22.67	\$21.72
Full Market Value	\$2,600,000	\$2,770,000	\$2,260,000
Market Value per SqFt	\$94.00	\$98.00	\$94.00
Distance from Cooperative in miles		0.30	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0069	1-01890-0007	1-01883-0011
Address	622 WEST 114 STREET	315 WEST 102 STREET	535 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	39	37	30
Year Built	1905	1922	1925
Gross SqFt	32,575	36,252	30,460
Estimated Gross Income	\$608,501	\$677,024	\$536,857
Gross Income per SqFt	\$18.68	\$18.68	\$17.62
Full Market Value	\$2,410,000	\$2,680,000	\$2,120,000
Market Value per SqFt	\$74.00	\$74.00	\$70.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01895-0076	1-01859-0039	1-01875-0036
Address	417 RIVERSIDE DRIVE	120 WEST 105 STREET	892 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	76	63	53
Year Built	1910	1929	1921
Gross SqFt	69,485	55,590	59,096
Estimated Gross Income	\$1,105,506	\$884,672	\$924,365
Gross Income per SqFt	\$15.91	\$15.91	\$15.64
Full Market Value	\$4,380,000	\$3,500,000	\$3,660,000
Market Value per SqFt	\$63.00	\$63.00	\$62.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01896-0001	1-01891-0026	1-01868-0001
Address	420 RIVERSIDE DRIVE	915 WEST END AVENUE	740 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	104	94	107
Year Built	1920	1923	1915
Gross SqFt	138,633	118,591	135,463
Estimated Gross Income	\$2,670,071	\$2,283,779	\$2,513,951
Gross Income per SqFt	\$19.26	\$19.26	\$18.56
Full Market Value	\$11,600,000	\$9,920,000	\$9,950,000
Market Value per SqFt	\$84.00	\$84.00	\$73.00
Distance from Cooperative in miles		0.50	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01896-0014	1-01882-0024	1-01895-0023
Address	605 WEST 114 STREET	509 CATHEDRAL PARKWAY	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	63	94	255
Year Built	1920	1909	1911
Gross SqFt	76,500	83,519	88,332
Estimated Gross Income	\$1,946,160	\$2,124,597	\$2,262,188
Gross Income per SqFt	\$25.40	\$25.40	\$25.60
Full Market Value	\$8,450,000	\$9,230,000	\$9,820,000
Market Value per SqFt	\$110.00	\$111.00	\$111.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-0013	1-01916-0031	1-02025-0043
Address	139 WEST 116 STREET	429 LENOX AVENUE	208 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	27	18
Year Built	1920	1921	1926
Gross SqFt	10,870	16,935	15,292
Estimated Gross Income	\$199,355	\$310,578	\$263,093
Gross Income per SqFt	\$18.34	\$18.34	\$17.20
Full Market Value	\$467,000	\$1,230,000	\$1,040,000
Market Value per SqFt	\$43.00	\$73.00	\$68.00
Distance from Cooperative in miles		0.75	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01901-0014	1-01916-0031	1-02025-0043
Address	137 WEST 116 STREET	429 LENOX AVENUE	208 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	27	18
Year Built	1920	1921	1926
Gross SqFt	10,870	16,935	15,292
Estimated Gross Income	\$199,355	\$310,578	\$263,093
Gross Income per SqFt	\$18.34	\$18.34	\$17.20
Full Market Value	\$467,000	\$1,230,000	\$1,040,000
Market Value per SqFt	\$43.00	\$73.00	\$68.00
Distance from Cooperative in miles		0.75	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01905-0036	1-01916-0031	1-02025-0043
Address	100 WEST 121 STREET	429 LENOX AVENUE	208 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	26	27	18
Year Built	1932	1921	1926
Gross SqFt	34,689	16,935	15,292
Estimated Gross Income	\$636,196	\$310,578	\$263,093
Gross Income per SqFt	\$18.34	\$18.34	\$17.20
Full Market Value	\$1,490,000	\$1,230,000	\$1,040,000
Market Value per SqFt	\$43.00	\$73.00	\$68.00
Distance from Cooperative in miles		0.55	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01908-0001	1-02051-0020	1-01913-0061
Address	157 WEST 123 STREET	634 ST NICHOLAS AVENUE	2167 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	54	61	60
Year Built	1910	1930	1910
Gross SqFt	37,875	37,852	35,292
Estimated Gross Income	\$627,588	\$627,383	\$566,579
Gross Income per SqFt	\$16.57	\$16.57	\$16.05
Full Market Value	\$1,470,000	\$2,480,000	\$2,240,000
Market Value per SqFt	\$38.80	\$66.00	\$63.00
Distance from Cooperative in miles		1.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01908-0056	1-01916-0031	1-02025-0043
Address	152 WEST 124 STREET	429 LENOX AVENUE	208 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	27	18
Year Built	1910	1921	1926
Gross SqFt	9,423	16,935	15,292
Estimated Gross Income	\$172,817	\$310,578	\$263,093
Gross Income per SqFt	\$18.34	\$18.34	\$17.20
Full Market Value	\$405,000	\$1,230,000	\$1,040,000
Market Value per SqFt	\$43.00	\$73.00	\$68.00
Distance from Cooperative in miles		0.40	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01911-0032	1-02025-0043	1-02051-0089
Address	327 LENOX AVENUE	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	18	20
Year Built	1920	1926	1910
Gross SqFt	10,484	15,292	11,510
Estimated Gross Income	\$180,324	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$422,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.30	\$68.00	\$33.90
Distance from Cooperative in miles		0.65	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01916-0029	1-01916-0031	1-02025-0043
Address	421 LENOX AVENUE	429 LENOX AVENUE	208 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	13	27	18
Year Built	1910	1921	1926
Gross SqFt	8,349	16,935	15,292
Estimated Gross Income	\$153,120	\$310,578	\$263,093
Gross Income per SqFt	\$18.34	\$18.34	\$17.20
Full Market Value	\$359,000	\$1,230,000	\$1,040,000
Market Value per SqFt	\$43.00	\$73.00	\$68.00
Distance from Cooperative in miles		0.00	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01918-0019	1-02025-0043	1-02051-0089
Address	127 WEST 133 STREET	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	18	20
Year Built	1926	1926	1910
Gross SqFt	12,230	15,292	11,510
Estimated Gross Income	\$210,356	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$492,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.20	\$68.00	\$33.90
Distance from Cooperative in miles		0.35	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01919-0026	1-01737-0001	1-01737-0069
Address	485 LENOX AVENUE	620 LENOX AVENUE	630 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	160	259	259
Year Built	1963	1961	1959
Gross SqFt	157,728	185,318	185,318
Estimated Gross Income	\$2,276,015	\$2,687,066	\$2,687,067
Gross Income per SqFt	\$14.43	\$14.50	\$14.50
Full Market Value	\$5,330,000	\$10,300,000	\$10,300,000
Market Value per SqFt	\$33.80	\$56.00	\$56.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01922-0049	1-01904-0061	1-02054-0075
Address	256 WEST 117 STREET	1995 ADAM C POWELL BOULEV	80 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	50	40	48
Year Built	1910	1910	1920
Gross SqFt	35,080	38,995	32,240
Estimated Gross Income	\$533,917	\$593,644	\$423,498
Gross Income per SqFt	\$15.22	\$15.22	\$13.14
Full Market Value	\$1,250,000	\$1,390,000	\$1,460,000
Market Value per SqFt	\$35.60	\$36.00	\$45.30
Distance from Cooperative in miles		0.25	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01923-0035	1-02025-0043	1-02051-0089
Address	200 WEST 118 STREET	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	18	20
Year Built	1910	1926	1910
Gross SqFt	13,830	15,292	11,510
Estimated Gross Income	\$237,876	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$557,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.30	\$68.00	\$33.90
Distance from Cooperative in miles		1.10	1.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01923-0036	1-02025-0043	1-02051-0089
Address	202 WEST 118 STREET	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	20
Year Built	1910	1926	1910
Gross SqFt	13,590	15,292	11,510
Estimated Gross Income	\$233,748	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$547,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.30	\$68.00	\$33.90
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01923-0037	1-02025-0043	1-02051-0089
Address	204 WEST 118 STREET	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	20
Year Built	1910	1926	1910
Gross SqFt	13,590	15,292	11,510
Estimated Gross Income	\$233,748	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$547,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.30	\$68.00	\$33.90
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01924-0021	1-01779-0007	1-02011-0038
Address	208 WEST 119 STREET	107 EAST 130 STREET	102 WEST 143 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	159	179	91
Year Built	1900	1900	1920
Gross SqFt	156,986	191,721	103,248
Estimated Gross Income	\$2,139,719	\$2,613,596	\$1,412,319
Gross Income per SqFt	\$13.63	\$13.63	\$13.68
Full Market Value	\$7,810,000	\$6,120,000	\$3,310,000
Market Value per SqFt	\$49.70	\$32.00	\$32.10
Distance from Cooperative in miles		0.90	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01925-0013	1-02051-0020	1-01913-0061
Address	180 ST NICHOLAS AVENUE	634 ST NICHOLAS AVENUE	2167 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	21	61	60
Year Built	1910	1930	1910
Gross SqFt	33,230	37,852	35,292
Estimated Gross Income	\$550,621	\$627,383	\$566,579
Gross Income per SqFt	\$16.57	\$16.57	\$16.05
Full Market Value	\$1,290,000	\$2,480,000	\$2,240,000
Market Value per SqFt	\$38.80	\$66.00	\$63.00
Distance from Cooperative in miles		1.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01926-0037	1-02025-0043	1-02051-0089
Address	206 WEST 121 STREET	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	18	20
Year Built	1910	1926	1910
Gross SqFt	15,070	15,292	11,510
Estimated Gross Income	\$259,204	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$607,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.30	\$68.00	\$33.90
Distance from Cooperative in miles		0.95	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01928-0047	1-02025-0043	1-02051-0089
Address	230 WEST 123 STREET	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	18	20
Year Built	1910	1926	1910
Gross SqFt	9,395	15,292	11,510
Estimated Gross Income	\$161,594	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$378,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.20	\$68.00	\$33.90
Distance from Cooperative in miles		0.85	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01929-0057	1-01730-0075	1-01736-0001
Address	2070 ADAM C POWELL BOULEV	470 LENOX AVENUE	560 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	231	286	216
Year Built	1985	1960	1940
Gross SqFt	212,250	267,008	384,164
Estimated Gross Income	\$2,540,632	\$3,197,291	\$3,547,182
Gross Income per SqFt	\$11.97	\$11.97	\$9.23
Full Market Value	\$8,770,000	\$11,000,000	\$8,300,000
Market Value per SqFt	\$41.30	\$41.00	\$21.61
Distance from Cooperative in miles		0.60	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01932-0004	1-02031-0037	1-02030-0027
Address	2358 FRED DOUGLASS BOULEV	2516 ADAM C POWELL BOULEV	203 WEST 144 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	22	30
Year Built	1910	1920	1921
Gross SqFt	20,660	21,400	21,678
Estimated Gross Income	\$317,337	\$328,803	\$308,050
Gross Income per SqFt	\$15.36	\$15.36	\$14.21
Full Market Value	\$1,260,000	\$1,300,000	\$1,120,000
Market Value per SqFt	\$61.00	\$61.00	\$52.00
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01944-0010	1-01825-0063	1-01913-0061
Address	353 WEST 117 STREET	1917 ADAM C POWELL BOULEV	2167 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	39	60
Year Built	1900	1921	1910
Gross SqFt	33,953	37,657	35,292
Estimated Gross Income	\$480,434	\$582,184	\$566,579
Gross Income per SqFt	\$14.15	\$15.46	\$16.05
Full Market Value	\$1,120,000	\$2,300,000	\$2,240,000
Market Value per SqFt	\$33.00	\$61.00	\$63.00
Distance from Cooperative in miles		0.40	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01947-0001	1-02025-0043	1-02051-0089
Address	371 WEST 120 STREET	208 WEST 140 STREET	153 EDGEcombe AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	18	20
Year Built	1901	1926	1910
Gross SqFt	17,255	15,292	11,510
Estimated Gross Income	\$296,786	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$695,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.30	\$68.00	\$33.90
Distance from Cooperative in miles		0.95	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01948-0001	1-01920-0020	1-01938-0039
Address	361 WEST 121 STREET	119 WEST 135 STREET	204 WEST 133 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	14	18	22
Year Built	1909	1910	1910
Gross SqFt	15,740	16,446	14,175
Estimated Gross Income	\$353,835	\$369,696	\$291,154
Gross Income per SqFt	\$22.48	\$22.48	\$20.54
Full Market Value	\$828,000	\$866,000	\$1,260,000
Market Value per SqFt	\$53.00	\$53.00	\$89.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01948-0003	1-02025-0043	1-02051-0089
Address	72 MORNINGSIDE AVENUE	208 WEST 140 STREET	153 EDGEcombe AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	18	20
Year Built	1910	1926	1910
Gross SqFt	12,300	15,292	11,510
Estimated Gross Income	\$211,560	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$495,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.20	\$68.00	\$33.90
Distance from Cooperative in miles		0.95	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01949-0018	1-02050-0100	1-02048-0016
Address	530 MANHATTAN AVENUE	13 HAMILTON TERRACE	574 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	78	55
Year Built	1912	1951	1920
Gross SqFt	46,752	49,616	49,510
Estimated Gross Income	\$583,932	\$619,728	\$605,352
Gross Income per SqFt	\$12.49	\$12.49	\$12.23
Full Market Value	\$1,370,000	\$2,140,000	\$2,090,000
Market Value per SqFt	\$29.30	\$43.00	\$42.20
Distance from Cooperative in miles		1.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01949-0026	1-02050-0100	1-02048-0016
Address	303 WEST 122 STREET	13 HAMILTON TERRACE	574 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	78	55
Year Built	1913	1951	1920
Gross SqFt	46,410	49,616	49,510
Estimated Gross Income	\$579,660	\$619,728	\$605,352
Gross Income per SqFt	\$12.49	\$12.49	\$12.23
Full Market Value	\$1,360,000	\$2,140,000	\$2,090,000
Market Value per SqFt	\$29.30	\$43.00	\$42.20
Distance from Cooperative in miles		1.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01952-0004	1-02025-0043	1-02051-0089
Address	145 MORNINGSIDE AVENUE	208 WEST 140 STREET	153 EDGEcombe AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	18	20
Year Built	1900	1926	1910
Gross SqFt	18,000	15,292	11,510
Estimated Gross Income	\$309,600	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$725,000	\$1,040,000	\$390,000
Market Value per SqFt	\$40.30	\$68.00	\$33.90
Distance from Cooperative in miles		0.75	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01952-0043	1-02050-0131	1-02054-0006
Address	320 ST NICHOLAS AVENUE	695 ST NICHOLAS AVENUE	353 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	47	67
Year Built	1900	1930	1927
Gross SqFt	59,464	50,613	51,468
Estimated Gross Income	\$746,867	\$808,673	\$786,832
Gross Income per SqFt	\$12.56	\$15.98	\$15.29
Full Market Value	\$1,750,000	\$3,200,000	\$3,110,000
Market Value per SqFt	\$29.40	\$63.00	\$60.00
Distance from Cooperative in miles		0.85	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01958-0043	1-02006-0045	1-01944-0053
Address	448 ST NICHOLAS AVENUE	120 WEST 138 STREET	348 WEST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	46	25
Year Built	1926	1937	1915
Gross SqFt	25,074	29,412	21,372
Estimated Gross Income	\$356,050	\$417,724	\$396,307
Gross Income per SqFt	\$14.20	\$14.20	\$18.54
Full Market Value	\$834,000	\$1,520,000	\$1,570,000
Market Value per SqFt	\$33.30	\$52.00	\$73.00
Distance from Cooperative in miles		0.40	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01963-0025	1-01995-0016	1-01990-0040
Address	414 WEST 121 STREET	41 TIEMANN PLACE	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	94	39
Year Built	1912	1907	1910
Gross SqFt	50,220	57,996	67,518
Estimated Gross Income	\$1,064,161	\$1,228,963	\$1,276,452
Gross Income per SqFt	\$21.19	\$21.19	\$18.91
Full Market Value	\$4,620,000	\$5,340,000	\$5,050,000
Market Value per SqFt	\$92.00	\$92.00	\$75.00
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01963-0034	1-01977-0034	1-01977-0033
Address	431 WEST 121 STREET	1270 AMSTERDAM AVENUE	1268 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	27	18	17
Year Built	1920	1926	1901
Gross SqFt	17,034	10,618	10,600
Estimated Gross Income	\$682,382	\$425,330	\$396,880
Gross Income per SqFt	\$40.10	\$40.10	\$37.40
Full Market Value	\$1,600,000	\$2,130,000	\$1,990,000
Market Value per SqFt	\$94.00	\$201.00	\$188.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01963-0055	1-01963-0006	1-01963-0056
Address	114 MORNINGSIDE DRIVE	417 WEST 120 STREET	130 MORNINGSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	36	25
Year Built	1910	1926	1910
Gross SqFt	33,696	31,878	37,248
Estimated Gross Income	\$798,932	\$755,941	\$653,121
Gross Income per SqFt	\$23.71	\$23.71	\$17.53
Full Market Value	\$3,470,000	\$3,280,000	\$2,590,000
Market Value per SqFt	\$103.00	\$103.00	\$70.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01968-0027	1-01987-0031	1-01988-0114
Address	36 CONVENT AVENUE	1484 AMSTERDAM AVENUE	508 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	25	30	25
Year Built	1926	1905	1905
Gross SqFt	16,160	15,929	15,048
Estimated Gross Income	\$321,584	\$317,047	\$289,249
Gross Income per SqFt	\$19.90	\$19.90	\$19.22
Full Market Value	\$753,000	\$1,380,000	\$1,260,000
Market Value per SqFt	\$46.60	\$87.00	\$84.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01968-0056	1-01988-0114	1-01987-0031
Address	33 CONVENT AVENUE	508 WEST 136 STREET	1484 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	25	25	30
Year Built	1910	1905	1905
Gross SqFt	19,255	15,048	15,929
Estimated Gross Income	\$383,174	\$289,249	\$317,047
Gross Income per SqFt	\$19.90	\$19.22	\$19.90
Full Market Value	\$897,000	\$1,260,000	\$1,380,000
Market Value per SqFt	\$46.60	\$84.00	\$87.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01968-0058	1-01987-0031	1-01988-0114
Address	29 CONVENT AVENUE	1484 AMSTERDAM AVENUE	508 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	30	25
Year Built	1910	1905	1905
Gross SqFt	15,430	15,929	15,048
Estimated Gross Income	\$307,057	\$317,047	\$289,249
Gross Income per SqFt	\$19.90	\$19.90	\$19.22
Full Market Value	\$719,000	\$1,380,000	\$1,260,000
Market Value per SqFt	\$46.60	\$87.00	\$84.00
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01969-0025	1-01970-0002	1-02070-0012
Address	41 CONVENT AVENUE	1423 AMSTERDAM AVENUE	35 HAMILTON PLACE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	80	130	94
Year Built	1926	1988	1922
Gross SqFt	104,187	120,570	103,192
Estimated Gross Income	\$1,962,883	\$2,272,139	\$821,661
Gross Income per SqFt	\$18.84	\$18.84	\$7.96
Full Market Value	\$4,600,000	\$8,990,000	\$2,120,000
Market Value per SqFt	\$44.20	\$75.00	\$20.54
Distance from Cooperative in miles		0.15	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01970-0001	1-01987-0031	1-01988-0114
Address	499 WEST 130 STREET	1484 AMSTERDAM AVENUE	508 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	19	30	25
Year Built	1901	1905	1905
Gross SqFt	11,490	15,929	15,048
Estimated Gross Income	\$228,651	\$317,047	\$289,249
Gross Income per SqFt	\$19.90	\$19.90	\$19.22
Full Market Value	\$535,000	\$1,380,000	\$1,260,000
Market Value per SqFt	\$46.60	\$87.00	\$84.00
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01970-0068	1-01988-0120	1-01987-0031
Address	1463 AMSTERDAM AVENUE	516 WEST 136 STREET	1484 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	13	24	30
Year Built	1910	1910	1905
Gross SqFt	9,720	15,048	15,929
Estimated Gross Income	\$202,370	\$313,243	\$317,047
Gross Income per SqFt	\$20.82	\$20.82	\$19.90
Full Market Value	\$474,000	\$1,140,000	\$1,380,000
Market Value per SqFt	\$48.80	\$76.00	\$87.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01976-0013	1-01994-0066	1-01994-0069
Address	523 WEST 121 STREET	189 CLAREMONT AVENUE	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	31	31
Year Built	1926	1905	1912
Gross SqFt	28,668	28,416	28,236
Estimated Gross Income	\$602,028	\$574,364	\$592,862
Gross Income per SqFt	\$21.00	\$20.21	\$21.00
Full Market Value	\$2,610,000	\$2,490,000	\$2,570,000
Market Value per SqFt	\$91.00	\$88.00	\$91.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0023	1-01994-0069	1-01994-0066
Address	511 WEST 122 STREET	191 CLAREMONT AVENUE	189 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	31	31
Year Built	1907	1912	1905
Gross SqFt	28,860	28,236	28,416
Estimated Gross Income	\$606,060	\$592,862	\$574,364
Gross Income per SqFt	\$21.00	\$21.00	\$20.21
Full Market Value	\$2,630,000	\$2,570,000	\$2,490,000
Market Value per SqFt	\$91.00	\$91.00	\$88.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0029	1-01993-0108	1-01977-0036
Address	1260 AMSTERDAM AVENUE	182 CLAREMONT AVENUE	1274 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	31	17	12
Year Built	1901	1926	1905
Gross SqFt	24,248	13,370	10,824
Estimated Gross Income	\$498,296	\$274,730	\$301,231
Gross Income per SqFt	\$20.55	\$20.55	\$27.80
Full Market Value	\$2,160,000	\$1,190,000	\$1,440,000
Market Value per SqFt	\$89.00	\$89.00	\$133.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0031	1-01993-0108	1-01976-0053
Address	1264 AMSTERDAM AVENUE	182 CLAREMONT AVENUE	526 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	17	23
Year Built	1901	1926	1905
Gross SqFt	16,746	13,370	14,856
Estimated Gross Income	\$344,130	\$274,730	\$280,629
Gross Income per SqFt	\$20.55	\$20.55	\$18.89
Full Market Value	\$1,490,000	\$1,190,000	\$1,110,000
Market Value per SqFt	\$89.00	\$89.00	\$75.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01977-0037	1-01963-0006	1-01993-0112
Address	510 WEST 123 STREET	417 WEST 120 STREET	180 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	36	38
Year Built	1926	1926	1926
Gross SqFt	41,214	31,878	44,622
Estimated Gross Income	\$977,183	\$755,941	\$871,841
Gross Income per SqFt	\$23.71	\$23.71	\$19.54
Full Market Value	\$4,240,000	\$3,280,000	\$3,790,000
Market Value per SqFt	\$103.00	\$103.00	\$85.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01978-0001	1-01962-0061	1-01976-0036
Address	80 LA SALLE STREET	414 WEST 120 STREET	1254 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	997	90	53
Year Built	1956	1926	1926
Gross SqFt	1,288,976	64,842	50,916
Estimated Gross Income	\$21,719,245	\$1,098,844	\$770,059
Gross Income per SqFt	\$16.85	\$16.95	\$15.12
Full Market Value	\$86,000,000	\$4,350,000	\$3,050,000
Market Value per SqFt	\$67.00	\$67.00	\$60.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01987-0013	1-01988-0103	1-02002-0091
Address	541 WEST 133 STREET	1520 AMSTERDAM AVENUE	618 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	27	28
Year Built	1905	1905	1905
Gross SqFt	19,872	19,329	19,390
Estimated Gross Income	\$332,657	\$323,580	\$277,060
Gross Income per SqFt	\$16.74	\$16.74	\$14.29
Full Market Value	\$779,000	\$1,280,000	\$1,010,000
Market Value per SqFt	\$39.20	\$66.00	\$52.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01987-0048	1-01988-0103	1-02002-0091
Address	518 WEST 134 STREET	1520 AMSTERDAM AVENUE	618 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	27	28
Year Built	1905	1905	1905
Gross SqFt	15,370	19,329	19,390
Estimated Gross Income	\$257,293	\$323,580	\$277,060
Gross Income per SqFt	\$16.74	\$16.74	\$14.29
Full Market Value	\$602,000	\$1,280,000	\$1,010,000
Market Value per SqFt	\$39.20	\$66.00	\$52.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01987-0050	1-01988-0103	1-02002-0091
Address	520 WEST 134 STREET	1520 AMSTERDAM AVENUE	618 WEST 136 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	27	28
Year Built	1910	1905	1905
Gross SqFt	15,370	19,329	19,390
Estimated Gross Income	\$257,293	\$323,580	\$277,060
Gross Income per SqFt	\$16.74	\$16.74	\$14.29
Full Market Value	\$602,000	\$1,280,000	\$1,010,000
Market Value per SqFt	\$39.20	\$66.00	\$52.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-0091	1-01988-0034	1-01987-0029
Address	517 WEST 135 STREET	1512 AMSTERDAM AVENUE	1480 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	24	32
Year Built	1910	1910	1905
Gross SqFt	13,170	16,404	19,398
Estimated Gross Income	\$228,236	\$292,501	\$336,129
Gross Income per SqFt	\$17.33	\$17.83	\$17.33
Full Market Value	\$903,000	\$1,160,000	\$1,330,000
Market Value per SqFt	\$69.00	\$71.00	\$69.00
Distance from Cooperative in miles		0.05	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-0093	1-01988-0034	1-01987-0029
Address	515 WEST 135 STREET	1512 AMSTERDAM AVENUE	1480 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	24	32
Year Built	1910	1910	1905
Gross SqFt	13,170	16,404	19,398
Estimated Gross Income	\$228,236	\$292,501	\$336,129
Gross Income per SqFt	\$17.33	\$17.83	\$17.33
Full Market Value	\$903,000	\$1,160,000	\$1,330,000
Market Value per SqFt	\$69.00	\$71.00	\$69.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01988-0094	1-01988-0034	1-01987-0029
Address	513 WEST 135 STREET	1512 AMSTERDAM AVENUE	1480 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	24	32
Year Built	1910	1910	1905
Gross SqFt	13,170	16,404	19,398
Estimated Gross Income	\$228,236	\$292,501	\$336,129
Gross Income per SqFt	\$17.33	\$17.83	\$17.33
Full Market Value	\$903,000	\$1,160,000	\$1,330,000
Market Value per SqFt	\$69.00	\$71.00	\$69.00
Distance from Cooperative in miles		0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01990-0001	1-01970-0002	1-01888-0087
Address	440 RIVERSIDE DRIVE	1423 AMSTERDAM AVENUE	276 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-WEST	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	106	130	97
Year Built	1910	1988	1940
Gross SqFt	148,982	120,570	153,653
Estimated Gross Income	\$2,806,820	\$2,272,139	\$2,580,278
Gross Income per SqFt	\$18.84	\$18.84	\$16.79
Full Market Value	\$11,100,000	\$8,990,000	\$10,200,000
Market Value per SqFt	\$75.00	\$75.00	\$66.00
Distance from Cooperative in miles		0.70	0.90

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0021	1-01976-0051	1-01976-0055
Address	3115 BROADWAY	524 WEST 122 STREET	530 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	23	24
Year Built	1920	1910	1905
Gross SqFt	21,582	15,156	15,516
Estimated Gross Income	\$379,627	\$266,662	\$266,638
Gross Income per SqFt	\$17.59	\$17.59	\$17.18
Full Market Value	\$889,000	\$1,060,000	\$1,060,000
Market Value per SqFt	\$41.20	\$70.00	\$68.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0023	1-01995-0016	1-01990-0040
Address	3117 BROADWAY	41 TIEMANN PLACE	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	94	39
Year Built	1940	1907	1910
Gross SqFt	60,642	57,996	67,518
Estimated Gross Income	\$1,285,003	\$1,228,963	\$1,276,452
Gross Income per SqFt	\$21.19	\$21.19	\$18.91
Full Market Value	\$5,580,000	\$5,340,000	\$5,050,000
Market Value per SqFt	\$92.00	\$92.00	\$75.00
Distance from Cooperative in miles		0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0043	1-01993-0107	1-01976-0053
Address	170 CLAREMONT AVENUE	184 CLAREMONT AVENUE	526 WEST 122 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	15	23
Year Built	1926	1926	1905
Gross SqFt	20,988	13,370	14,856
Estimated Gross Income	\$387,228	\$246,643	\$280,629
Gross Income per SqFt	\$18.45	\$18.45	\$18.89
Full Market Value	\$1,530,000	\$976,000	\$1,110,000
Market Value per SqFt	\$73.00	\$73.00	\$75.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0057	1-01963-0006	1-01963-0056
Address	140 CLAREMONT AVENUE	417 WEST 120 STREET	130 MORNINGSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	36	25
Year Built	1905	1926	1910
Gross SqFt	36,623	31,878	37,248
Estimated Gross Income	\$868,331	\$755,941	\$653,121
Gross Income per SqFt	\$23.71	\$23.71	\$17.53
Full Market Value	\$3,770,000	\$3,280,000	\$2,590,000
Market Value per SqFt	\$103.00	\$103.00	\$70.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0094	1-01993-0108	1-01993-0107
Address	3165 BROADWAY	182 CLAREMONT AVENUE	184 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	17	15
Year Built	1920	1926	1926
Gross SqFt	19,504	13,370	13,370
Estimated Gross Income	\$400,807	\$274,730	\$246,643
Gross Income per SqFt	\$20.55	\$20.55	\$18.45
Full Market Value	\$938,000	\$1,190,000	\$976,000
Market Value per SqFt	\$48.10	\$89.00	\$73.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01993-0096	1-01995-0016	1-01990-0040
Address	200 CLAREMONT AVENUE	41 TIEMANN PLACE	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	45	94	39
Year Built	1926	1907	1910
Gross SqFt	55,062	57,996	67,518
Estimated Gross Income	\$1,166,763	\$1,228,963	\$1,276,452
Gross Income per SqFt	\$21.19	\$21.19	\$18.91
Full Market Value	\$2,730,000	\$5,340,000	\$5,050,000
Market Value per SqFt	\$49.60	\$92.00	\$75.00
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01994-0043	1-01994-0066	1-01994-0069
Address	175 CLAREMONT AVENUE	189 CLAREMONT AVENUE	191 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	31	31
Year Built	1926	1905	1912
Gross SqFt	27,498	28,416	28,236
Estimated Gross Income	\$577,458	\$574,364	\$592,862
Gross Income per SqFt	\$21.00	\$20.21	\$21.00
Full Market Value	\$1,350,000	\$2,490,000	\$2,570,000
Market Value per SqFt	\$49.10	\$88.00	\$91.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0001	1-01962-0061	1-01976-0036
Address	550 RIVERSIDE DRIVE	414 WEST 120 STREET	1254 AMSTERDAM AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	50	90	53
Year Built	1926	1926	1926
Gross SqFt	58,560	64,842	50,916
Estimated Gross Income	\$992,592	\$1,098,844	\$770,059
Gross Income per SqFt	\$16.95	\$16.95	\$15.12
Full Market Value	\$3,930,000	\$4,350,000	\$3,050,000
Market Value per SqFt	\$67.00	\$67.00	\$60.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0005	1-01962-0061	1-01990-0040
Address	61 TIEMANN PLACE	414 WEST 120 STREET	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	62	90	39
Year Built	1926	1926	1910
Gross SqFt	69,840	64,842	67,518
Estimated Gross Income	\$1,183,788	\$1,098,844	\$1,276,452
Gross Income per SqFt	\$16.95	\$16.95	\$18.91
Full Market Value	\$4,690,000	\$4,350,000	\$5,050,000
Market Value per SqFt	\$67.00	\$67.00	\$75.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0010	1-01962-0061	1-01990-0040
Address	51 TIEMANN PLACE	414 WEST 120 STREET	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	62	90	39
Year Built	1926	1926	1910
Gross SqFt	65,496	64,842	67,518
Estimated Gross Income	\$1,110,157	\$1,098,844	\$1,276,452
Gross Income per SqFt	\$16.95	\$16.95	\$18.91
Full Market Value	\$4,390,000	\$4,350,000	\$5,050,000
Market Value per SqFt	\$67.00	\$67.00	\$75.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-01995-0077	1-01962-0061	1-01990-0040
Address	552 RIVERSIDE DRIVE	414 WEST 120 STREET	468 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	68	90	39
Year Built	1910	1926	1910
Gross SqFt	64,068	64,842	67,518
Estimated Gross Income	\$1,085,952	\$1,098,844	\$1,276,452
Gross Income per SqFt	\$16.95	\$16.95	\$18.91
Full Market Value	\$4,300,000	\$4,350,000	\$5,050,000
Market Value per SqFt	\$67.00	\$67.00	\$75.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02001-0060	1-01969-0040	1-01988-0074
Address	575 RIVERSIDE DRIVE	41 ST NICHOLAS TERRACE	3340 BROADWAY
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	75	26
Year Built	1926	1926	1909
Gross SqFt	50,388	66,300	56,379
Estimated Gross Income	\$622,291	\$818,767	\$777,600
Gross Income per SqFt	\$12.35	\$12.35	\$13.79
Full Market Value	\$2,150,000	\$2,820,000	\$2,840,000
Market Value per SqFt	\$42.70	\$43.00	\$50.00
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0040	1-01988-0103	1-01987-0029
Address	611 WEST 136 STREET	1520 AMSTERDAM AVENUE	1480 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	27	32
Year Built	1905	1905	1905
Gross SqFt	19,270	19,329	19,398
Estimated Gross Income	\$322,579	\$323,580	\$336,129
Gross Income per SqFt	\$16.74	\$16.74	\$17.33
Full Market Value	\$755,000	\$1,280,000	\$1,330,000
Market Value per SqFt	\$39.20	\$66.00	\$69.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0041	1-01988-0103	1-01987-0029
Address	607 WEST 136 STREET	1520 AMSTERDAM AVENUE	1480 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	27	32
Year Built	1905	1905	1905
Gross SqFt	19,480	19,329	19,398
Estimated Gross Income	\$326,095	\$323,580	\$336,129
Gross Income per SqFt	\$16.74	\$16.74	\$17.33
Full Market Value	\$763,000	\$1,280,000	\$1,330,000
Market Value per SqFt	\$39.20	\$66.00	\$69.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0042	1-02071-0001	1-01966-0052
Address	601 WEST 136 STREET	3420 BROADWAY	437 WEST 125 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
Total Units	43	42	46
Year Built	1926	1910	1901
Gross SqFt	46,841	47,166	47,667
Estimated Gross Income	\$579,423	\$583,471	\$356,844
Gross Income per SqFt	\$12.37	\$12.37	\$7.49
Full Market Value	\$1,360,000	\$2,010,000	\$835,000
Market Value per SqFt	\$29.00	\$43.00	\$17.52
Distance from Cooperative in miles		0.20	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0057	1-02071-0001	1-01966-0052
Address	616 WEST 137 STREET	3420 BROADWAY	437 WEST 125 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
Total Units	25	42	46
Year Built	1905	1910	1901
Gross SqFt	37,038	47,166	47,667
Estimated Gross Income	\$458,160	\$583,471	\$356,844
Gross Income per SqFt	\$12.37	\$12.37	\$7.49
Full Market Value	\$1,070,000	\$2,010,000	\$835,000
Market Value per SqFt	\$28.90	\$43.00	\$17.52
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02002-0089	1-01987-0029	1-01988-0034
Address	614 WEST 136 STREET	1480 AMSTERDAM AVENUE	1512 AMSTERDAM AVENUE
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	32	24
Year Built	1905	1905	1910
Gross SqFt	19,390	19,398	16,404
Estimated Gross Income	\$345,723	\$336,129	\$292,501
Gross Income per SqFt	\$17.83	\$17.33	\$17.83
Full Market Value	\$809,000	\$1,330,000	\$1,160,000
Market Value per SqFt	\$41.70	\$69.00	\$71.00
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02006-0049	1-01913-0061	1-02051-0020
Address	128 WEST 138 STREET	2167 ADAM C POWELL BOULEV	634 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	60	60	61
Year Built	1930	1910	1930
Gross SqFt	36,252	35,292	37,852
Estimated Gross Income	\$600,695	\$566,579	\$627,383
Gross Income per SqFt	\$16.57	\$16.05	\$16.57
Full Market Value	\$1,410,000	\$2,240,000	\$2,480,000
Market Value per SqFt	\$38.90	\$63.00	\$66.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02009-0033	1-02048-0021	1-02053-0033
Address	100 WEST 141 STREET	580 ST NICHOLAS AVENUE	317 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	56	93	118
Year Built	1920	1914	1930
Gross SqFt	65,036	60,078	54,654
Estimated Gross Income	\$935,217	\$863,968	\$773,466
Gross Income per SqFt	\$14.38	\$14.38	\$14.15
Full Market Value	\$2,190,000	\$3,150,000	\$2,820,000
Market Value per SqFt	\$33.70	\$52.00	\$52.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02010-0024	1-01820-0017	1-01952-0011
Address	103 WEST 141 STREET	131 CENTRAL PARK NORTH	351 WEST 125 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	48	42
Year Built	1920	1920	1926
Gross SqFt	43,178	47,446	45,945
Estimated Gross Income	\$714,164	\$784,540	\$690,950
Gross Income per SqFt	\$16.54	\$16.54	\$15.04
Full Market Value	\$2,830,000	\$3,110,000	\$2,730,000
Market Value per SqFt	\$66.00	\$66.00	\$59.00
Distance from Cooperative in miles		1.55	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02011-0016	1-02025-0043	1-02051-0089
Address	137 WEST 142 STREET	208 WEST 140 STREET	153 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	18	20
Year Built	1920	1926	1910
Gross SqFt	17,470	15,292	11,510
Estimated Gross Income	\$300,484	\$263,093	\$125,489
Gross Income per SqFt	\$17.20	\$17.20	\$10.90
Full Market Value	\$1,190,000	\$1,040,000	\$390,000
Market Value per SqFt	\$68.00	\$68.00	\$33.90
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02016-0050	1-01736-0001	1-01901-0001
Address	2541 ADAM C POWELL BOULEV	560 LENOX AVENUE	1921 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	1,229	216	100
Year Built	1968	1940	1920
Gross SqFt	1,487,977	384,164	205,030
Estimated Gross Income	\$13,734,027	\$3,547,182	\$1,036,790
Gross Income per SqFt	\$9.23	\$9.23	\$5.06
Full Market Value	\$33,767,000	\$8,300,000	\$2,430,000
Market Value per SqFt	\$22.69	\$22.00	\$11.85
Distance from Cooperative in miles		0.60	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02029-0029	1-02048-0025	1-01822-0029
Address	2460 ADAM C POWELL BOULEV	582 ST NICHOLAS AVENUE	45 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	96	60
Year Built	1950	1914	1920
Gross SqFt	69,331	65,382	65,681
Estimated Gross Income	\$734,908	\$692,816	\$734,338
Gross Income per SqFt	\$10.60	\$10.60	\$11.18
Full Market Value	\$2,280,000	\$2,150,000	\$2,280,000
Market Value per SqFt	\$32.90	\$33.00	\$34.70
Distance from Cooperative in miles		0.25	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02030-0017	1-01904-0061	1-02054-0075
Address	229 WEST 144 STREET	1995 ADAM C POWELL BOULEV	80 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	41	40	48
Year Built	1940	1910	1920
Gross SqFt	34,560	38,995	32,240
Estimated Gross Income	\$526,003	\$593,644	\$423,498
Gross Income per SqFt	\$15.22	\$15.22	\$13.14
Full Market Value	\$1,230,000	\$1,390,000	\$1,460,000
Market Value per SqFt	\$35.60	\$36.00	\$45.30
Distance from Cooperative in miles		1.25	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02030-0021	1-01904-0061	1-02054-0075
Address	219 WEST 144 STREET	1995 ADAM C POWELL BOULEV	80 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	41	40	48
Year Built	1940	1910	1920
Gross SqFt	34,560	38,995	32,240
Estimated Gross Income	\$526,003	\$593,644	\$423,498
Gross Income per SqFt	\$15.22	\$15.22	\$13.14
Full Market Value	\$1,230,000	\$1,390,000	\$1,460,000
Market Value per SqFt	\$35.60	\$36.00	\$45.30
Distance from Cooperative in miles		1.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02031-0054	1-02072-0039	1-02091-0038
Address	250 WEST 146 STREET	87 HAMILTON PLACE	606 WEST 145 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	97	86
Year Built	1910	1920	1928
Gross SqFt	79,932	69,202	65,058
Estimated Gross Income	\$1,015,135	\$847,790	\$827,239
Gross Income per SqFt	\$12.70	\$12.25	\$12.72
Full Market Value	\$2,900,000	\$2,920,000	\$2,570,000
Market Value per SqFt	\$36.30	\$42.00	\$39.50
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02033-0024	1-02033-0011	
Address	207 WEST 147 STREET	283 WEST 147 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	15	23	
Year Built	1926	1920	
Gross SqFt	12,787	10,788	
Estimated Gross Income	\$130,045	\$121,148	
Gross Income per SqFt	\$10.17	\$11.23	
Full Market Value	\$304,000	\$376,000	
Market Value per SqFt	\$23.77	\$35.00	
Distance from Cooperative in miles		0.00	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02036-0057	1-02051-0081	1-02036-0005
Address	30 MACOMBS PLACE	169 EDGEcombe AVENUE	28 MACOMBS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	25
Year Built	1920	1910	1920
Gross SqFt	12,390	13,680	16,885
Estimated Gross Income	\$169,000	\$193,024	\$230,257
Gross Income per SqFt	\$13.64	\$14.11	\$13.64
Full Market Value	\$396,000	\$452,000	\$840,000
Market Value per SqFt	\$32.00	\$33.00	\$49.70
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02039-0005	1-02033-0011	1-02034-0024
Address	269 WEST 153 STREET	283 WEST 147 STREET	207 WEST 148 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	23	15
Year Built	1920	1920	1920
Gross SqFt	12,705	10,788	13,335
Estimated Gross Income	\$129,210	\$121,148	\$135,650
Gross Income per SqFt	\$10.17	\$11.23	\$10.17
Full Market Value	\$303,000	\$376,000	\$318,000
Market Value per SqFt	\$23.85	\$35.00	\$23.85
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02045-0051	1-01941-0020	1-01727-0010
Address	2775 FRED DOUGLASS BOULEV	217 WEST 135 STREET	53 WEST 129 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	19	24
Year Built	1910	1910	1910
Gross SqFt	22,475	25,620	21,006
Estimated Gross Income	\$306,560	\$312,285	\$227,460
Gross Income per SqFt	\$13.64	\$12.19	\$10.83
Full Market Value	\$718,000	\$1,080,000	\$533,000
Market Value per SqFt	\$31.90	\$42.00	\$25.40
Distance from Cooperative in miles		0.60	1.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02046-0050	1-02036-0005	1-02044-0022
Address	214 BRADHURST AVENUE	28 MACOMBS PLACE	30 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	25	30
Year Built	1910	1920	1920
Gross SqFt	16,614	16,885	21,342
Estimated Gross Income	\$226,615	\$230,257	\$318,255
Gross Income per SqFt	\$13.64	\$13.64	\$14.91
Full Market Value	\$531,000	\$840,000	\$1,160,000
Market Value per SqFt	\$32.00	\$50.00	\$54.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02047-0001	1-02054-0035	
Address	307 WEST 153 STREET	22 ST NICHOLAS PLACE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	19	20	
Year Built	1910	1920	
Gross SqFt	13,525	12,570	
Estimated Gross Income	\$172,715	\$160,490	
Gross Income per SqFt	\$12.77	\$12.77	
Full Market Value	\$404,000	\$554,000	
Market Value per SqFt	\$29.90	\$44.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02051-0043	1-02054-0079	1-02054-0089
Address	676 ST NICHOLAS AVENUE	76 ST NICHOLAS PLACE	52 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	31	30
Year Built	1920	1920	1920
Gross SqFt	25,986	26,155	25,400
Estimated Gross Income	\$316,770	\$313,499	\$309,561
Gross Income per SqFt	\$12.19	\$11.99	\$12.19
Full Market Value	\$742,000	\$1,080,000	\$1,070,000
Market Value per SqFt	\$28.60	\$41.00	\$42.10
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02051-0045	1-02054-0089	1-02054-0079
Address	678 ST NICHOLAS AVENUE	52 ST NICHOLAS PLACE	76 ST NICHOLAS PLACE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	30	31
Year Built	1920	1920	1920
Gross SqFt	25,986	25,400	26,155
Estimated Gross Income	\$316,770	\$309,561	\$313,499
Gross Income per SqFt	\$12.19	\$12.19	\$11.99
Full Market Value	\$742,000	\$1,070,000	\$1,080,000
Market Value per SqFt	\$28.60	\$42.00	\$41.30
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02053-0001	1-02043-0029	1-02065-0001
Address	385 WEST 145 STREET	2 BRADHURST AVENUE	1821 AMSTERDAM AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	242	177	132
Year Built	1957	1980	1984
Gross SqFt	225,667	198,624	145,691
Estimated Gross Income	\$3,069,070	\$3,281,589	\$1,979,111
Gross Income per SqFt	\$13.60	\$16.52	\$13.58
Full Market Value	\$11,200,000	\$7,680,000	\$4,630,000
Market Value per SqFt	\$49.60	\$39.00	\$31.80
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02053-0085	1-02072-0006	1-02044-0022
Address	323 EDGECOMBE AVENUE	563 WEST 140 STREET	30 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	26	30
Year Built	1906	1920	1920
Gross SqFt	17,100	17,205	21,342
Estimated Gross Income	\$254,960	\$272,681	\$318,255
Gross Income per SqFt	\$14.91	\$15.85	\$14.91
Full Market Value	\$597,000	\$1,080,000	\$1,160,000
Market Value per SqFt	\$34.90	\$63.00	\$54.00
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02053-0086	1-02072-0006	1-02044-0022
Address	327 EDGECOMBE AVENUE	563 WEST 140 STREET	30 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	26	30
Year Built	1920	1920	1920
Gross SqFt	17,100	17,205	21,342
Estimated Gross Income	\$254,960	\$272,681	\$318,255
Gross Income per SqFt	\$14.91	\$15.85	\$14.91
Full Market Value	\$597,000	\$1,080,000	\$1,160,000
Market Value per SqFt	\$34.90	\$63.00	\$54.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02054-0016	1-02054-0035	1-02054-0012
Address	369 EDGECOMBE AVENUE	22 ST NICHOLAS PLACE	363 EDGECOMBE AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	23
Year Built	1926	1920	1946
Gross SqFt	12,695	12,570	12,695
Estimated Gross Income	\$162,115	\$160,490	\$166,724
Gross Income per SqFt	\$12.77	\$12.77	\$13.13
Full Market Value	\$380,000	\$554,000	\$609,000
Market Value per SqFt	\$29.90	\$44.00	\$48.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02054-0018	1-02036-0005	1-02044-0022
Address	371 EDGECOMBE AVENUE	28 MACOMBS PLACE	30 BRADHURST AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	30
Year Built	1926	1920	1920
Gross SqFt	17,455	16,885	21,342
Estimated Gross Income	\$238,085	\$230,257	\$318,255
Gross Income per SqFt	\$13.64	\$13.64	\$14.91
Full Market Value	\$557,000	\$840,000	\$1,160,000
Market Value per SqFt	\$31.90	\$50.00	\$54.00
Distance from Cooperative in miles		0.25	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02054-0062	1-02109-0034	1-02134-0022
Address	409 EDGECOMBE AVENUE	551 EDGECOMBE AVENUE	780 RIVERSIDE DRIVE
Neighborhood	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	127	71
Year Built	1917	1915	1914
Gross SqFt	158,081	168,000	111,260
Estimated Gross Income	\$1,672,495	\$1,714,503	\$1,177,169
Gross Income per SqFt	\$10.58	\$10.21	\$10.58
Full Market Value	\$3,920,000	\$5,330,000	\$3,660,000
Market Value per SqFt	\$24.80	\$32.00	\$32.90
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02057-0046	1-02048-0025	1-02072-0039
Address	270 CONVENT AVENUE	582 ST NICHOLAS AVENUE	87 HAMILTON PLACE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	96	97
Year Built	1916	1914	1920
Gross SqFt	75,679	65,382	69,202
Estimated Gross Income	\$927,065	\$692,816	\$847,790
Gross Income per SqFt	\$12.25	\$10.60	\$12.25
Full Market Value	\$2,170,000	\$2,150,000	\$2,920,000
Market Value per SqFt	\$28.70	\$33.00	\$42.20
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02058-0029	1-02076-0016	1-02072-0008
Address	477 WEST 142 STREET	541 WEST 144 STREET	559 WEST 140 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	22	15
Year Built	1920	1920	1920
Gross SqFt	13,191	14,190	12,745
Estimated Gross Income	\$127,950	\$137,600	\$123,653
Gross Income per SqFt	\$9.70	\$9.70	\$9.70
Full Market Value	\$300,000	\$392,000	\$353,000
Market Value per SqFt	\$22.74	\$28.00	\$27.70
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02058-0040	1-02088-0027	1-02054-0082
Address	302 CONVENT AVENUE	603 WEST 140 STREET	66 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	56	85
Year Built	1915	1910	1920
Gross SqFt	59,196	56,628	63,132
Estimated Gross Income	\$722,190	\$692,730	\$772,707
Gross Income per SqFt	\$12.20	\$12.23	\$12.24
Full Market Value	\$1,690,000	\$2,390,000	\$2,670,000
Market Value per SqFt	\$28.50	\$42.00	\$42.30
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02060-0044	1-02072-0008	1-02076-0016
Address	420 WEST 146 STREET	559 WEST 140 STREET	541 WEST 144 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	22
Year Built	1926	1920	1920
Gross SqFt	12,650	12,745	14,190
Estimated Gross Income	\$122,705	\$123,653	\$137,600
Gross Income per SqFt	\$9.70	\$9.70	\$9.70
Full Market Value	\$287,000	\$353,000	\$392,000
Market Value per SqFt	\$22.69	\$28.00	\$27.60
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02060-0046	1-02072-0008	1-02076-0016
Address	424 WEST 146 STREET	559 WEST 140 STREET	541 WEST 144 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	22
Year Built	1926	1920	1920
Gross SqFt	12,650	12,745	14,190
Estimated Gross Income	\$122,705	\$123,653	\$137,600
Gross Income per SqFt	\$9.70	\$9.70	\$9.70
Full Market Value	\$287,000	\$353,000	\$392,000
Market Value per SqFt	\$22.69	\$28.00	\$27.60
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02060-0058	1-02067-0044	1-02069-0011
Address	470 WEST 146 STREET	853 ST NICHOLAS AVENUE	83 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	24	24
Year Built	1926	1920	1926
Gross SqFt	22,224	24,200	23,952
Estimated Gross Income	\$238,900	\$260,042	\$241,862
Gross Income per SqFt	\$10.75	\$10.75	\$10.10
Full Market Value	\$559,000	\$808,000	\$690,000
Market Value per SqFt	\$25.20	\$33.00	\$28.80
Distance from Cooperative in miles		0.35	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02061-0032	1-02072-0008	1-02076-0016
Address	729 ST NICHOLAS AVENUE	559 WEST 140 STREET	541 WEST 144 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	22
Year Built	1920	1920	1920
Gross SqFt	3,867	12,745	14,190
Estimated Gross Income	\$37,510	\$123,653	\$137,600
Gross Income per SqFt	\$9.70	\$9.70	\$9.70
Full Market Value	\$109,000	\$353,000	\$392,000
Market Value per SqFt	\$28.20	\$28.00	\$27.60
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02061-0051	1-02075-0005	1-02075-0020
Address	450 WEST 147 STREET	529 WEST 143 STREET	511 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	25	31
Year Built	1909	1910	1920
Gross SqFt	33,220	29,520	29,520
Estimated Gross Income	\$385,350	\$340,796	\$345,054
Gross Income per SqFt	\$11.60	\$11.54	\$11.69
Full Market Value	\$1,330,000	\$1,180,000	\$1,190,000
Market Value per SqFt	\$40.00	\$40.00	\$40.30
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02062-0014	1-02062-0037	1-02064-0036
Address	400 CONVENT AVENUE	402 WEST 148 STREET	795 ST NICHOLAS AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	48	56
Year Built	1926	1907	1920
Gross SqFt	41,460	40,580	41,800
Estimated Gross Income	\$466,010	\$456,195	\$431,940
Gross Income per SqFt	\$11.24	\$11.24	\$10.33
Full Market Value	\$1,090,000	\$1,420,000	\$1,340,000
Market Value per SqFt	\$26.30	\$35.00	\$32.10
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02062-0036	1-02072-0008	1-02076-0016
Address	400 WEST 148 STREET	559 WEST 140 STREET	541 WEST 144 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	22
Year Built	1926	1920	1920
Gross SqFt	11,215	12,745	14,190
Estimated Gross Income	\$108,785	\$123,653	\$137,600
Gross Income per SqFt	\$9.70	\$9.70	\$9.70
Full Market Value	\$255,000	\$353,000	\$392,000
Market Value per SqFt	\$22.74	\$28.00	\$27.60
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02063-0046	1-02064-0036	
Address	435 CONVENT AVENUE	795 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	29	56	
Year Built	1902	1920	
Gross SqFt	44,268	41,800	
Estimated Gross Income	\$457,290	\$431,940	
Gross Income per SqFt	\$10.33	\$10.33	
Full Market Value	\$1,420,000	\$1,340,000	
Market Value per SqFt	\$32.10	\$32.00	
Distance from Cooperative in miles		0.05	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0046	1-02057-0056	1-02067-0044
Address	486 CONVENT AVENUE	1627 AMSTERDAM AVENUE	853 ST NICHOLAS AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	20	22	24
Year Built	1926	1920	1920
Gross SqFt	22,220	20,936	24,200
Estimated Gross Income	\$238,865	\$247,441	\$260,042
Gross Income per SqFt	\$10.75	\$11.82	\$10.75
Full Market Value	\$559,000	\$854,000	\$808,000
Market Value per SqFt	\$25.20	\$41.00	\$33.40
Distance from Cooperative in miles		0.55	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0051	1-02079-0021	1-02079-0023
Address	450 WEST 152 STREET	515 WEST 147 STREET	511 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1906	1930	1930
Gross SqFt	17,380	17,920	17,920
Estimated Gross Income	\$172,235	\$177,543	\$177,543
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$403,000	\$506,000	\$506,000
Market Value per SqFt	\$23.19	\$28.00	\$28.20
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0054	1-02079-0021	1-02079-0023
Address	454 WEST 152 STREET	515 WEST 147 STREET	511 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1926	1930	1930
Gross SqFt	17,380	17,920	17,920
Estimated Gross Income	\$172,235	\$177,543	\$177,543
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$403,000	\$506,000	\$506,000
Market Value per SqFt	\$23.19	\$28.00	\$28.20
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02066-0057	1-02079-0021	1-02079-0023
Address	464 WEST 152 STREET	515 WEST 147 STREET	511 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1920	1930	1930
Gross SqFt	17,895	17,920	17,920
Estimated Gross Income	\$177,340	\$177,543	\$177,543
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$415,000	\$506,000	\$506,000
Market Value per SqFt	\$23.19	\$28.00	\$28.20
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02067-0029	1-02079-0021	1-02079-0023
Address	401 WEST 152 STREET	515 WEST 147 STREET	511 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	20	20
Year Built	1910	1930	1930
Gross SqFt	17,500	17,920	17,920
Estimated Gross Income	\$173,425	\$177,543	\$177,543
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$406,000	\$506,000	\$506,000
Market Value per SqFt	\$23.20	\$28.00	\$28.20
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02067-0047	1-02074-0042	1-02074-0044
Address	402 WEST 153 STREET	502 WEST 143 STREET	504 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	24	24
Year Built	1920	1920	1920
Gross SqFt	18,600	22,980	22,980
Estimated Gross Income	\$187,860	\$232,048	\$215,192
Gross Income per SqFt	\$10.10	\$10.10	\$9.36
Full Market Value	\$536,000	\$662,000	\$555,000
Market Value per SqFt	\$28.80	\$29.00	\$24.15
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0017	1-02117-0054	1-02145-0047
Address	525 WEST 138 STREET	529 WEST 158 STREET	84 WADSWORTH AVENUE
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	25
Year Built	1910	1904	1911
Gross SqFt	17,585	20,940	23,710
Estimated Gross Income	\$193,435	\$230,340	\$240,710
Gross Income per SqFt	\$11.00	\$11.00	\$10.15
Full Market Value	\$453,000	\$716,000	\$687,000
Market Value per SqFt	\$25.80	\$34.00	\$29.00
Distance from Cooperative in miles		1.00	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0023	1-02117-0054	1-01988-0080
Address	515 WEST 138 STREET	529 WEST 158 STREET	531 WEST 135 STREET
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	31	21
Year Built	1910	1904	1910
Gross SqFt	12,640	20,940	12,395
Estimated Gross Income	\$142,960	\$230,340	\$140,177
Gross Income per SqFt	\$11.31	\$11.00	\$11.31
Full Market Value	\$335,000	\$716,000	\$436,000
Market Value per SqFt	\$26.50	\$34.00	\$35.20
Distance from Cooperative in miles		1.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0024	1-02117-0054	1-01988-0080
Address	511 WEST 138 STREET	529 WEST 158 STREET	531 WEST 135 STREET
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	31	21
Year Built	1910	1904	1910
Gross SqFt	12,640	20,940	12,395
Estimated Gross Income	\$142,960	\$230,340	\$140,177
Gross Income per SqFt	\$11.31	\$11.00	\$11.31
Full Market Value	\$335,000	\$716,000	\$436,000
Market Value per SqFt	\$26.50	\$34.00	\$35.20
Distance from Cooperative in miles		1.00	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0029	1-02116-0058	1-02122-0105
Address	1580 AMSTERDAM AVENUE	547 WEST 157 STREET	558 WEST 164 STREET
Neighborhood	HARLEM-WEST	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	48	54
Year Built	1905	1912	1910
Gross SqFt	53,984	52,896	56,634
Estimated Gross Income	\$447,525	\$438,672	\$456,509
Gross Income per SqFt	\$8.29	\$8.29	\$8.06
Full Market Value	\$1,050,000	\$1,130,000	\$1,180,000
Market Value per SqFt	\$19.45	\$21.00	\$20.84
Distance from Cooperative in miles		0.95	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0037	1-01988-0050	1-02002-0017
Address	504 WEST 139 STREET	516 WEST 135 STREET	621 WEST 135 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	25	20
Year Built	1910	1910	1905
Gross SqFt	20,868	16,614	18,905
Estimated Gross Income	\$229,550	\$345,903	\$305,571
Gross Income per SqFt	\$11.00	\$20.82	\$16.16
Full Market Value	\$537,000	\$1,500,000	\$1,210,000
Market Value per SqFt	\$25.70	\$90.00	\$64.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02070-0039	1-02062-0037	1-02062-0041
Address	508 WEST 139 STREET	402 WEST 148 STREET	412 WEST 148 STREET
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	48	48
Year Built	1910	1907	1907
Gross SqFt	41,702	40,580	40,580
Estimated Gross Income	\$468,730	\$456,195	\$456,195
Gross Income per SqFt	\$11.24	\$11.24	\$11.24
Full Market Value	\$1,100,000	\$1,420,000	\$1,420,000
Market Value per SqFt	\$26.40	\$35.00	\$35.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02071-0030	1-02070-0047	
Address	1608 AMSTERDAM AVENUE	526 WEST 139 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	20	20	
Year Built	1910	1910	
Gross SqFt	17,216	17,265	
Estimated Gross Income	\$231,900	\$237,280	
Gross Income per SqFt	\$13.47	\$13.74	
Full Market Value	\$543,000	\$866,000	
Market Value per SqFt	\$31.50	\$50.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0010	1-02072-0008	1-02064-0060
Address	557 WEST 140 STREET	559 WEST 140 STREET	1813 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	15	18
Year Built	1910	1920	1926
Gross SqFt	12,745	12,745	12,596
Estimated Gross Income	\$121,715	\$123,653	\$153,900
Gross Income per SqFt	\$9.55	\$9.70	\$12.22
Full Market Value	\$285,000	\$353,000	\$360,000
Market Value per SqFt	\$22.36	\$28.00	\$28.60
Distance from Cooperative in miles		0.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0021	1-02069-0008	1-02098-0047
Address	79 HAMILTON PLACE	79 ST NICHOLAS PLACE	620 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	27	25
Year Built	1910	1926	1920
Gross SqFt	22,272	25,884	22,115
Estimated Gross Income	\$231,630	\$269,227	\$268,427
Gross Income per SqFt	\$10.40	\$10.40	\$12.14
Full Market Value	\$542,000	\$768,000	\$926,000
Market Value per SqFt	\$24.34	\$30.00	\$41.90
Distance from Cooperative in miles		0.70	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0022	1-02079-0021	1-02079-0023
Address	83 HAMILTON PLACE	515 WEST 147 STREET	511 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20
Year Built	1920	1930	1930
Gross SqFt	19,662	17,920	17,920
Estimated Gross Income	\$194,850	\$177,543	\$177,543
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$456,000	\$506,000	\$506,000
Market Value per SqFt	\$23.19	\$28.00	\$28.20
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0024	1-02072-0008	1-02064-0060
Address	509 WEST 140 STREET	559 WEST 140 STREET	1813 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	15	18
Year Built	1920	1920	1926
Gross SqFt	13,195	12,745	12,596
Estimated Gross Income	\$126,010	\$123,653	\$153,900
Gross Income per SqFt	\$9.55	\$9.70	\$12.22
Full Market Value	\$295,000	\$353,000	\$360,000
Market Value per SqFt	\$22.36	\$28.00	\$28.60
Distance from Cooperative in miles		0.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0026	1-02072-0008	
Address	507 WEST 140 STREET	559 WEST 140 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	15	15	
Year Built	1920	1920	
Gross SqFt	13,195	12,745	
Estimated Gross Income	\$126,010	\$123,653	
Gross Income per SqFt	\$9.55	\$9.70	
Full Market Value	\$359,000	\$353,000	
Market Value per SqFt	\$27.20	\$28.00	
Distance from Cooperative in miles		0.10	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0037	1-02083-0011	1-02079-0039
Address	502 WEST 141 STREET	533 WEST 151 STREET	506 WEST 148 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1910	1910	1903
Gross SqFt	12,270	14,410	14,490
Estimated Gross Income	\$141,350	\$163,836	\$166,859
Gross Income per SqFt	\$11.52	\$11.37	\$11.52
Full Market Value	\$488,000	\$565,000	\$476,000
Market Value per SqFt	\$39.80	\$39.00	\$32.90
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02072-0055	1-02067-0044	1-02069-0011
Address	552 WEST 141 STREET	853 ST NICHOLAS AVENUE	83 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	24
Year Built	1910	1920	1926
Gross SqFt	22,518	24,200	23,952
Estimated Gross Income	\$242,070	\$260,042	\$241,862
Gross Income per SqFt	\$10.75	\$10.75	\$10.10
Full Market Value	\$567,000	\$808,000	\$690,000
Market Value per SqFt	\$25.20	\$33.00	\$28.80
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02073-0020	1-02075-0020	1-02075-0005
Address	90 HAMILTON PLACE	511 WEST 143 STREET	529 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	31	25
Year Built	1920	1920	1910
Gross SqFt	31,690	29,520	29,520
Estimated Gross Income	\$370,455	\$345,054	\$340,796
Gross Income per SqFt	\$11.69	\$11.69	\$11.54
Full Market Value	\$867,000	\$1,190,000	\$1,180,000
Market Value per SqFt	\$27.40	\$40.00	\$40.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02073-0028	1-02067-0036	1-02069-0008
Address	503 WEST 141 STREET	61 ST NICHOLAS PLACE	79 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	31	24	27
Year Built	1920	1920	1926
Gross SqFt	24,275	25,093	25,884
Estimated Gross Income	\$252,460	\$303,022	\$269,227
Gross Income per SqFt	\$10.40	\$12.08	\$10.40
Full Market Value	\$591,000	\$1,050,000	\$768,000
Market Value per SqFt	\$24.35	\$42.00	\$29.70
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02073-0042	1-02067-0044	1-02069-0011
Address	98 HAMILTON PLACE	853 ST NICHOLAS AVENUE	83 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	24	24
Year Built	1900	1920	1926
Gross SqFt	19,400	24,200	23,952
Estimated Gross Income	\$208,550	\$260,042	\$241,862
Gross Income per SqFt	\$10.75	\$10.75	\$10.10
Full Market Value	\$488,000	\$808,000	\$690,000
Market Value per SqFt	\$25.20	\$33.00	\$28.80
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02074-0021	1-02067-0044	1-02069-0011
Address	509 WEST 142 STREET	853 ST NICHOLAS AVENUE	83 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	24	24
Year Built	1910	1920	1926
Gross SqFt	17,862	24,200	23,952
Estimated Gross Income	\$192,015	\$260,042	\$241,862
Gross Income per SqFt	\$10.75	\$10.75	\$10.10
Full Market Value	\$450,000	\$808,000	\$690,000
Market Value per SqFt	\$25.20	\$33.00	\$28.80
Distance from Cooperative in miles		0.50	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0008	1-02075-0005	1-02075-0020
Address	527 WEST 143 STREET	529 WEST 143 STREET	511 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	31
Year Built	1910	1910	1920
Gross SqFt	29,520	29,520	29,520
Estimated Gross Income	\$345,100	\$340,796	\$345,054
Gross Income per SqFt	\$11.69	\$11.54	\$11.69
Full Market Value	\$808,000	\$1,180,000	\$1,190,000
Market Value per SqFt	\$27.40	\$40.00	\$40.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0011	1-02075-0005	1-02075-0020
Address	523 WEST 143 STREET	529 WEST 143 STREET	511 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	31
Year Built	1910	1910	1920
Gross SqFt	29,520	29,520	29,520
Estimated Gross Income	\$345,100	\$340,796	\$345,054
Gross Income per SqFt	\$11.69	\$11.54	\$11.69
Full Market Value	\$808,000	\$1,180,000	\$1,190,000
Market Value per SqFt	\$27.40	\$40.00	\$40.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0017	1-02075-0005	1-02075-0020
Address	515 WEST 143 STREET	529 WEST 143 STREET	511 WEST 143 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	25	31
Year Built	1908	1910	1920
Gross SqFt	29,520	29,520	29,520
Estimated Gross Income	\$345,100	\$340,796	\$345,054
Gross Income per SqFt	\$11.69	\$11.54	\$11.69
Full Market Value	\$808,000	\$1,180,000	\$1,190,000
Market Value per SqFt	\$27.40	\$40.00	\$40.30
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0023	1-02075-0005	
Address	505 WEST 143 STREET	529 WEST 143 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	31	25	
Year Built	1920	1910	
Gross SqFt	33,451	29,520	
Estimated Gross Income	\$393,085	\$340,796	
Gross Income per SqFt	\$11.75	\$11.54	
Full Market Value	\$920,000	\$1,180,000	
Market Value per SqFt	\$27.50	\$40.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02075-0026	1-02096-0040	1-02098-0043
Address	501 WEST 143 STREET	608 WEST 150 STREET	614 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	40	61	55
Year Built	1920	1920	1920
Gross SqFt	50,986	52,220	41,526
Estimated Gross Income	\$611,830	\$531,192	\$565,200
Gross Income per SqFt	\$12.00	\$10.17	\$13.61
Full Market Value	\$1,430,000	\$1,520,000	\$2,060,000
Market Value per SqFt	\$28.00	\$29.00	\$49.60
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02076-0023	1-02079-0023	1-02079-0023
Address	517 WEST 144 STREET	511 WEST 147 STREET	511 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1880	1930	1930
Gross SqFt	16,950	17,920	17,920
Estimated Gross Income	\$167,975	\$177,543	\$177,543
Gross Income per SqFt	\$9.91	\$9.91	\$9.91
Full Market Value	\$393,000	\$506,000	\$506,000
Market Value per SqFt	\$23.19	\$28.00	\$28.20
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02076-0039	1-02072-0008	1-02079-0021
Address	506 WEST 145 STREET	559 WEST 140 STREET	515 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	15	20
Year Built	1910	1920	1930
Gross SqFt	12,570	12,745	17,920
Estimated Gross Income	\$121,930	\$123,653	\$177,543
Gross Income per SqFt	\$9.70	\$9.70	\$9.91
Full Market Value	\$285,000	\$353,000	\$506,000
Market Value per SqFt	\$22.67	\$28.00	\$28.20
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02077-0010	1-02072-0008	1-02079-0021
Address	533 WEST 145 STREET	559 WEST 140 STREET	515 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	15	20
Year Built	1915	1920	1930
Gross SqFt	12,240	12,745	17,920
Estimated Gross Income	\$118,730	\$123,653	\$177,543
Gross Income per SqFt	\$9.70	\$9.70	\$9.91
Full Market Value	\$278,000	\$353,000	\$506,000
Market Value per SqFt	\$22.71	\$28.00	\$28.20
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02077-0050	1-02072-0059	1-02082-0043
Address	540 WEST 146 STREET	572 WEST 141 STREET	512 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	24	29
Year Built	1920	1910	1920
Gross SqFt	31,430	20,616	31,500
Estimated Gross Income	\$332,530	\$185,914	\$333,427
Gross Income per SqFt	\$10.58	\$9.02	\$10.58
Full Market Value	\$779,000	\$480,000	\$1,040,000
Market Value per SqFt	\$24.79	\$23.00	\$33.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02079-0007	1-02074-0049	1-02088-0019
Address	547 WEST 147 STREET	516 WEST 143 STREET	613 WEST 140 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	41	46
Year Built	1940	1920	1926
Gross SqFt	42,528	41,292	42,042
Estimated Gross Income	\$440,165	\$397,868	\$435,106
Gross Income per SqFt	\$10.35	\$9.64	\$10.35
Full Market Value	\$1,030,000	\$1,130,000	\$1,350,000
Market Value per SqFt	\$24.22	\$27.00	\$32.10
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02080-0055	1-02072-0008	1-02079-0021
Address	560 WEST 149 STREET	559 WEST 140 STREET	515 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	15	20
Year Built	1920	1920	1930
Gross SqFt	12,585	12,745	17,920
Estimated Gross Income	\$124,715	\$123,653	\$177,543
Gross Income per SqFt	\$9.91	\$9.70	\$9.91
Full Market Value	\$356,000	\$353,000	\$506,000
Market Value per SqFt	\$28.30	\$28.00	\$28.20
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02080-0056	1-02072-0008	1-02079-0021
Address	562 WEST 149 STREET	559 WEST 140 STREET	515 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	15	20
Year Built	1920	1920	1930
Gross SqFt	12,585	12,745	17,920
Estimated Gross Income	\$122,075	\$123,653	\$177,543
Gross Income per SqFt	\$9.70	\$9.70	\$9.91
Full Market Value	\$286,000	\$353,000	\$506,000
Market Value per SqFt	\$22.73	\$28.00	\$28.20
Distance from Cooperative in miles		0.40	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02081-0014	1-02074-0049	1-02088-0019
Address	537 WEST 149 STREET	516 WEST 143 STREET	613 WEST 140 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	41	46
Year Built	1910	1920	1926
Gross SqFt	38,925	41,292	42,042
Estimated Gross Income	\$402,875	\$397,868	\$435,106
Gross Income per SqFt	\$10.35	\$9.64	\$10.35
Full Market Value	\$1,250,000	\$1,130,000	\$1,350,000
Market Value per SqFt	\$32.10	\$27.00	\$32.10
Distance from Cooperative in miles		0.35	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0005	1-02078-0015	1-02079-0021
Address	563 WEST 150 STREET	525 WEST 146 STREET	515 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	31	20
Year Built	1930	1926	1930
Gross SqFt	20,787	20,826	17,920
Estimated Gross Income	\$252,145	\$252,530	\$177,543
Gross Income per SqFt	\$12.13	\$12.13	\$9.91
Full Market Value	\$590,000	\$871,000	\$506,000
Market Value per SqFt	\$28.40	\$42.00	\$28.20
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0007	1-02078-0015	1-02079-0021
Address	557 WEST 150 STREET	525 WEST 146 STREET	515 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	31	20
Year Built	1930	1926	1930
Gross SqFt	20,787	20,826	17,920
Estimated Gross Income	\$252,145	\$252,530	\$177,543
Gross Income per SqFt	\$12.13	\$12.13	\$9.91
Full Market Value	\$590,000	\$871,000	\$506,000
Market Value per SqFt	\$28.40	\$42.00	\$28.20
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0042	1-02072-0008	1-02079-0021
Address	510 WEST 151 STREET	559 WEST 140 STREET	515 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	20
Year Built	1905	1920	1930
Gross SqFt	12,040	12,745	17,920
Estimated Gross Income	\$114,980	\$123,653	\$177,543
Gross Income per SqFt	\$9.55	\$9.70	\$9.91
Full Market Value	\$269,000	\$353,000	\$506,000
Market Value per SqFt	\$22.34	\$28.00	\$28.20
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0049	1-02082-0039	1-02083-0011
Address	522 WEST 151 STREET	506 WEST 151 STREET	533 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	15	20
Year Built	1905	1900	1910
Gross SqFt	13,535	12,040	14,410
Estimated Gross Income	\$153,890	\$142,961	\$163,836
Gross Income per SqFt	\$11.37	\$11.87	\$11.37
Full Market Value	\$360,000	\$493,000	\$565,000
Market Value per SqFt	\$26.60	\$41.00	\$39.20
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02082-0050	1-02082-0039	1-02083-0011
Address	524 WEST 151 STREET	506 WEST 151 STREET	533 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1905	1900	1910
Gross SqFt	13,535	12,040	14,410
Estimated Gross Income	\$153,890	\$142,961	\$163,836
Gross Income per SqFt	\$11.37	\$11.87	\$11.37
Full Market Value	\$360,000	\$493,000	\$565,000
Market Value per SqFt	\$26.60	\$41.00	\$39.20
Distance from Cooperative in miles		0.00	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0008	1-02063-0054	1-02082-0043
Address	535 WEST 151 STREET	452 WEST 149 STREET	512 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	30	29
Year Built	1920	1902	1920
Gross SqFt	31,850	29,424	31,500
Estimated Gross Income	\$336,975	\$303,434	\$333,427
Gross Income per SqFt	\$10.58	\$10.31	\$10.58
Full Market Value	\$1,050,000	\$943,000	\$1,040,000
Market Value per SqFt	\$33.00	\$32.00	\$33.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0019	1-02083-0011	1-02087-0046
Address	523 WEST 151 STREET	533 WEST 151 STREET	624 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	21
Year Built	1900	1910	1910
Gross SqFt	17,350	14,410	17,660
Estimated Gross Income	\$156,845	\$163,836	\$159,706
Gross Income per SqFt	\$9.04	\$11.37	\$9.04
Full Market Value	\$367,000	\$565,000	\$456,000
Market Value per SqFt	\$21.15	\$39.00	\$25.80
Distance from Cooperative in miles		0.00	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0021	1-02072-0008	1-02083-0040
Address	521 WEST 151 STREET	559 WEST 140 STREET	510 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1900	1920	1900
Gross SqFt	12,510	12,745	13,680
Estimated Gross Income	\$117,095	\$123,653	\$128,059
Gross Income per SqFt	\$9.36	\$9.70	\$9.36
Full Market Value	\$274,000	\$353,000	\$365,000
Market Value per SqFt	\$21.90	\$28.00	\$26.70
Distance from Cooperative in miles		0.55	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0023	1-02076-0016	1-02068-0051
Address	517 WEST 151 STREET	541 WEST 144 STREET	429 WEST 154 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	22	20
Year Built	1910	1920	1915
Gross SqFt	14,500	14,190	14,485
Estimated Gross Income	\$140,650	\$137,600	\$144,265
Gross Income per SqFt	\$9.70	\$9.70	\$9.96
Full Market Value	\$329,000	\$392,000	\$411,000
Market Value per SqFt	\$22.69	\$28.00	\$28.40
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0045	1-02079-0021	1-02087-0046
Address	522 WEST 152 STREET	515 WEST 147 STREET	624 WEST 139 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	21
Year Built	1900	1930	1910
Gross SqFt	16,476	17,920	17,660
Estimated Gross Income	\$148,945	\$177,543	\$159,706
Gross Income per SqFt	\$9.04	\$9.91	\$9.04
Full Market Value	\$349,000	\$506,000	\$456,000
Market Value per SqFt	\$21.18	\$28.00	\$25.80
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0047	1-02076-0016	1-02079-0019
Address	524 WEST 152 STREET	541 WEST 144 STREET	519 WEST 147 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	22	20
Year Built	1900	1920	1930
Gross SqFt	15,084	14,190	17,920
Estimated Gross Income	\$146,315	\$137,600	\$177,543
Gross Income per SqFt	\$9.70	\$9.70	\$9.91
Full Market Value	\$343,000	\$392,000	\$506,000
Market Value per SqFt	\$22.74	\$28.00	\$28.20
Distance from Cooperative in miles		0.35	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02083-0055	1-02082-0043	1-02063-0054
Address	534 WEST 152 STREET	512 WEST 151 STREET	452 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	29	30
Year Built	1920	1920	1902
Gross SqFt	32,022	31,500	29,424
Estimated Gross Income	\$338,790	\$333,427	\$303,434
Gross Income per SqFt	\$10.58	\$10.58	\$10.31
Full Market Value	\$793,000	\$1,040,000	\$943,000
Market Value per SqFt	\$24.76	\$33.00	\$32.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0016	1-02082-0039	1-02082-0040
Address	529 WEST 152 STREET	506 WEST 151 STREET	508 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	14
Year Built	1900	1900	1905
Gross SqFt	9,410	12,040	12,040
Estimated Gross Income	\$91,750	\$142,961	\$92,682
Gross Income per SqFt	\$9.75	\$11.87	\$7.70
Full Market Value	\$215,000	\$493,000	\$239,000
Market Value per SqFt	\$22.85	\$41.00	\$19.85
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0018	1-02078-0015	1-02083-0011
Address	523 WEST 152 STREET	525 WEST 146 STREET	533 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	20
Year Built	1890	1926	1910
Gross SqFt	15,820	20,826	14,410
Estimated Gross Income	\$179,875	\$252,530	\$163,836
Gross Income per SqFt	\$11.37	\$12.13	\$11.37
Full Market Value	\$421,000	\$871,000	\$565,000
Market Value per SqFt	\$26.60	\$42.00	\$39.20
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0050	1-02082-0039	1-02083-0011
Address	530 WEST 153 STREET	506 WEST 151 STREET	533 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	20
Year Built	1900	1900	1910
Gross SqFt	12,585	12,040	14,410
Estimated Gross Income	\$143,090	\$142,961	\$163,836
Gross Income per SqFt	\$11.37	\$11.87	\$11.37
Full Market Value	\$335,000	\$493,000	\$565,000
Market Value per SqFt	\$26.60	\$41.00	\$39.20
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0052	1-02082-0039	1-02083-0011
Address	534 WEST 153 STREET	506 WEST 151 STREET	533 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	20
Year Built	1900	1900	1910
Gross SqFt	12,585	12,040	14,410
Estimated Gross Income	\$143,090	\$142,961	\$163,836
Gross Income per SqFt	\$11.37	\$11.87	\$11.37
Full Market Value	\$335,000	\$493,000	\$565,000
Market Value per SqFt	\$26.60	\$41.00	\$39.20
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0061	1-02082-0039	1-02059-0001
Address	550 WEST 153 STREET	506 WEST 151 STREET	1681 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	21	15	16
Year Built	1900	1900	1900
Gross SqFt	11,215	12,040	13,740
Estimated Gross Income	\$133,120	\$142,961	\$181,105
Gross Income per SqFt	\$11.87	\$11.87	\$13.18
Full Market Value	\$312,000	\$493,000	\$661,000
Market Value per SqFt	\$27.80	\$41.00	\$48.10
Distance from Cooperative in miles		0.10	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02084-0064	1-02076-0016	1-02066-0019
Address	3692 BROADWAY	541 WEST 144 STREET	480 CONVENT AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	22	16
Year Built	1926	1920	1926
Gross SqFt	15,072	14,190	15,165
Estimated Gross Income	\$146,200	\$137,600	\$147,331
Gross Income per SqFt	\$9.70	\$9.70	\$9.72
Full Market Value	\$342,000	\$392,000	\$420,000
Market Value per SqFt	\$22.69	\$28.00	\$27.70
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02086-0054	1-02063-0054	1-02082-0043
Address	604 RIVERSIDE DRIVE	452 WEST 149 STREET	512 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	30	29
Year Built	1904	1902	1920
Gross SqFt	29,750	29,424	31,500
Estimated Gross Income	\$314,755	\$303,434	\$333,427
Gross Income per SqFt	\$10.58	\$10.31	\$10.58
Full Market Value	\$978,000	\$943,000	\$1,040,000
Market Value per SqFt	\$32.90	\$32.00	\$33.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02087-0031	1-02070-0047	1-02083-0058
Address	3405 BROADWAY	526 WEST 139 STREET	584 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	21
Year Built	1910	1910	1900
Gross SqFt	16,020	17,265	17,960
Estimated Gross Income	\$207,140	\$237,280	\$232,257
Gross Income per SqFt	\$12.93	\$13.74	\$12.93
Full Market Value	\$485,000	\$866,000	\$801,000
Market Value per SqFt	\$30.30	\$50.00	\$44.60
Distance from Cooperative in miles		0.15	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02087-0050	1-02072-0039	1-02099-0049
Address	640 WEST 139 STREET	87 HAMILTON PLACE	640 WEST 153 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	97	94
Year Built	1910	1920	1910
Gross SqFt	76,250	69,202	72,030
Estimated Gross Income	\$934,060	\$847,790	\$849,267
Gross Income per SqFt	\$12.25	\$12.25	\$11.79
Full Market Value	\$3,220,000	\$2,920,000	\$2,190,000
Market Value per SqFt	\$42.20	\$42.00	\$30.40
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02087-0078	1-02050-0007	1-02054-0096
Address	626 RIVERSIDE DRIVE	289 CONVENT AVENUE	38 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	770	42	30
Year Built	1964	1920	1920
Gross SqFt	400,800	41,982	31,014
Estimated Gross Income	\$4,689,360	\$431,582	\$362,856
Gross Income per SqFt	\$11.70	\$10.28	\$11.70
Full Market Value	\$11,000,000	\$1,340,000	\$1,250,000
Market Value per SqFt	\$27.40	\$32.00	\$40.30
Distance from Cooperative in miles		0.40	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02089-0031	1-02074-0042	1-02069-0011
Address	3485 BROADWAY	502 WEST 143 STREET	83 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	24
Year Built	1920	1920	1926
Gross SqFt	20,970	22,980	23,952
Estimated Gross Income	\$211,800	\$232,048	\$241,862
Gross Income per SqFt	\$10.10	\$10.10	\$10.10
Full Market Value	\$496,000	\$662,000	\$690,000
Market Value per SqFt	\$23.65	\$29.00	\$28.80
Distance from Cooperative in miles		0.15	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02090-0019	1-02099-0022	1-02086-0049
Address	619 WEST 143 STREET	615 WEST 152 STREET	636 WEST 138 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	23
Year Built	1926	1928	1910
Gross SqFt	17,420	17,110	17,480
Estimated Gross Income	\$173,155	\$170,147	\$170,736
Gross Income per SqFt	\$9.94	\$9.94	\$9.77
Full Market Value	\$405,000	\$485,000	\$487,000
Market Value per SqFt	\$23.25	\$28.00	\$27.90
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02099-0036	1-02080-0005	1-02091-0038
Address	3681 BROADWAY	557 WEST 148 STREET	606 WEST 145 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	49	86
Year Built	1920	1920	1928
Gross SqFt	67,254	60,165	65,058
Estimated Gross Income	\$855,470	\$756,610	\$827,239
Gross Income per SqFt	\$12.72	\$12.58	\$12.72
Full Market Value	\$2,000,000	\$2,610,000	\$2,570,000
Market Value per SqFt	\$29.70	\$43.00	\$39.50
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02107-0014	1-02138-0147	1-02142-0001
Address	930 ST NICHOLAS AVENUE	630 WEST 170 STREET	250 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	56	65	48
Year Built	1910	1924	1921
Gross SqFt	52,542	52,921	51,600
Estimated Gross Income	\$694,605	\$642,291	\$682,382
Gross Income per SqFt	\$13.22	\$12.14	\$13.22
Full Market Value	\$2,540,000	\$2,220,000	\$2,490,000
Market Value per SqFt	\$48.30	\$42.00	\$48.30
Distance from Cooperative in miles		0.75	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02107-0020	1-02114-0052	1-02137-0052
Address	938 ST NICHOLAS AVENUE	509 WEST 155 STREET	56 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	54	42
Year Built	1909	1922	1915
Gross SqFt	68,160	58,674	55,302
Estimated Gross Income	\$769,525	\$662,418	\$570,334
Gross Income per SqFt	\$11.29	\$11.29	\$10.31
Full Market Value	\$1,800,000	\$2,060,000	\$1,770,000
Market Value per SqFt	\$26.40	\$35.00	\$32.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0035	1-02110-0008	1-02142-0015
Address	474 WEST 158 STREET	448 WEST 163 STREET	617 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	72	40	33
Year Built	1910	1900	1917
Gross SqFt	34,230	30,340	30,020
Estimated Gross Income	\$432,665	\$345,066	\$379,393
Gross Income per SqFt	\$12.64	\$11.37	\$12.64
Full Market Value	\$1,490,000	\$1,190,000	\$1,180,000
Market Value per SqFt	\$43.50	\$39.00	\$39.30
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0039	1-02133-0010	1-02128-0001
Address	515 EDGECOMBE AVENUE	580 WEST 176 STREET	1220 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	23	30	21
Year Built	1923	1913	1905
Gross SqFt	21,705	22,230	18,950
Estimated Gross Income	\$434,599	\$333,080	\$382,450
Gross Income per SqFt	\$20.02	\$14.98	\$20.18
Full Market Value	\$1,890,000	\$1,220,000	\$1,510,000
Market Value per SqFt	\$87.00	\$55.00	\$80.00
Distance from Cooperative in miles		0.95	0.75

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0073	1-02108-0056	
Address	499 WEST 158 STREET	1969 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	
Total Units	30	35	
Year Built	1907	1920	
Gross SqFt	20,026	21,576	
Estimated Gross Income	\$324,420	\$374,942	
Gross Income per SqFt	\$16.20	\$17.38	
Full Market Value	\$760,000	\$1,480,000	
Market Value per SqFt	\$38.00	\$69.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0077	1-02123-0100	1-02126-0030
Address	1987 AMSTERDAM AVENUE	501 WEST 167 STREET	85 AUDUBON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	21	21
Year Built	1910	1907	1911
Gross SqFt	17,466	16,752	15,584
Estimated Gross Income	\$230,550	\$267,942	\$216,511
Gross Income per SqFt	\$13.20	\$15.99	\$13.89
Full Market Value	\$540,000	\$1,060,000	\$790,000
Market Value per SqFt	\$30.90	\$63.00	\$51.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02108-0079	1-02126-0036	1-02126-0040
Address	1993 AMSTERDAM AVENUE	510 WEST 170 STREET	502 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20
Year Built	1907	1907	1907
Gross SqFt	17,466	16,350	16,350
Estimated Gross Income	\$230,550	\$217,708	\$215,775
Gross Income per SqFt	\$13.20	\$13.32	\$13.20
Full Market Value	\$540,000	\$795,000	\$788,000
Market Value per SqFt	\$30.90	\$49.00	\$48.20
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0063	1-02110-0073	1-02118-0050
Address	2087 AMSTERDAM AVENUE	446 WEST 164 STREET	521 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1915	1906	1905
Gross SqFt	15,200	14,625	17,620
Estimated Gross Income	\$215,080	\$206,965	\$252,670
Gross Income per SqFt	\$14.15	\$14.15	\$14.34
Full Market Value	\$504,000	\$755,000	\$592,000
Market Value per SqFt	\$33.20	\$52.00	\$33.60
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0065	1-02110-0073	1-02118-0043
Address	2089 AMSTERDAM AVENUE	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1915	1906	1916
Gross SqFt	15,347	14,625	15,558
Estimated Gross Income	\$217,160	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$508,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0066	1-02126-0036	1-02126-0040
Address	2091 AMSTERDAM AVENUE	510 WEST 170 STREET	502 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1905	1907	1907
Gross SqFt	16,795	16,350	16,350
Estimated Gross Income	\$221,695	\$217,708	\$215,775
Gross Income per SqFt	\$13.20	\$13.32	\$13.20
Full Market Value	\$519,000	\$795,000	\$788,000
Market Value per SqFt	\$30.90	\$49.00	\$48.20
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02110-0076	1-02127-0054	1-02114-0028
Address	438 WEST 164 STREET	507 WEST 170 STREET	516 WEST 156 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	22
Year Built	1920	1920	1952
Gross SqFt	19,270	18,005	17,780
Estimated Gross Income	\$235,670	\$220,185	\$192,618
Gross Income per SqFt	\$12.23	\$12.23	\$10.83
Full Market Value	\$552,000	\$760,000	\$549,000
Market Value per SqFt	\$28.60	\$42.00	\$30.90
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02114-0019	1-02114-0015	1-02119-0048
Address	546 WEST 156 STREET	556 WEST 156 STREET	511 WEST 160 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	20
Year Built	1900	1911	1910
Gross SqFt	20,316	21,720	15,370
Estimated Gross Income	\$302,710	\$333,400	\$227,222
Gross Income per SqFt	\$14.90	\$15.35	\$14.78
Full Market Value	\$709,000	\$1,320,000	\$829,000
Market Value per SqFt	\$34.90	\$61.00	\$54.00
Distance from Cooperative in miles		0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02114-0030	1-02126-0036	1-02126-0040
Address	512 WEST 156 STREET	510 WEST 170 STREET	502 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1908	1907	1907
Gross SqFt	17,780	16,350	16,350
Estimated Gross Income	\$234,695	\$217,708	\$215,775
Gross Income per SqFt	\$13.20	\$13.32	\$13.20
Full Market Value	\$549,000	\$795,000	\$788,000
Market Value per SqFt	\$30.90	\$49.00	\$48.20
Distance from Cooperative in miles		0.70	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02115-0011	1-02115-0062	
Address	544 WEST 157 STREET	555 WEST 156 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	40	61	
Year Built	1910	1928	
Gross SqFt	42,000	32,262	
Estimated Gross Income	\$672,000	\$549,074	
Gross Income per SqFt	\$16.00	\$17.02	
Full Market Value	\$1,570,000	\$2,170,000	
Market Value per SqFt	\$37.40	\$67.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02115-0040	1-02110-0008	1-02142-0015
Address	501 WEST 156 STREET	448 WEST 163 STREET	617 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	40	33
Year Built	1930	1900	1917
Gross SqFt	30,134	30,340	30,020
Estimated Gross Income	\$380,895	\$345,066	\$379,393
Gross Income per SqFt	\$12.64	\$11.37	\$12.64
Full Market Value	\$892,000	\$1,190,000	\$1,180,000
Market Value per SqFt	\$29.60	\$39.00	\$39.30
Distance from Cooperative in miles		0.30	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02115-0053	1-02116-0027	
Address	535 WEST 156 STREET	512 WEST 158 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	20	16	
Year Built	1907	1905	
Gross SqFt	13,280	14,540	
Estimated Gross Income	\$172,640	\$190,150	
Gross Income per SqFt	\$13.00	\$13.08	
Full Market Value	\$404,000	\$694,000	
Market Value per SqFt	\$30.40	\$48.00	
Distance from Cooperative in miles		0.05	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02116-0019	1-02114-0015	1-02119-0048
Address	526 WEST 158 STREET	556 WEST 156 STREET	511 WEST 160 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	20
Year Built	1925	1911	1910
Gross SqFt	21,270	21,720	15,370
Estimated Gross Income	\$316,925	\$333,400	\$227,222
Gross Income per SqFt	\$14.90	\$15.35	\$14.78
Full Market Value	\$1,160,000	\$1,320,000	\$829,000
Market Value per SqFt	\$55.00	\$61.00	\$54.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02116-0023	1-02130-0022	1-02138-0134
Address	516 WEST 158 STREET	160 AUDUBON AVENUE	238 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	55	41
Year Built	1928	1912	1920
Gross SqFt	43,368	45,426	55,146
Estimated Gross Income	\$394,215	\$438,673	\$501,032
Gross Income per SqFt	\$9.09	\$9.66	\$9.09
Full Market Value	\$923,000	\$1,250,000	\$1,430,000
Market Value per SqFt	\$21.28	\$28.00	\$25.90
Distance from Cooperative in miles		0.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02117-0012	1-02130-0009	
Address	566 WEST 159 STREET	560 WEST 174 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	28	42	
Year Built	1913	1920	
Gross SqFt	23,538	31,860	
Estimated Gross Income	\$271,630	\$367,755	
Gross Income per SqFt	\$11.54	\$11.54	
Full Market Value	\$636,000	\$1,270,000	
Market Value per SqFt	\$27.00	\$40.00	
Distance from Cooperative in miles		0.75	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02118-0011	1-02119-0054	1-02118-0043
Address	560 WEST 160 STREET	523 WEST 160 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	21	25
Year Built	1909	1910	1916
Gross SqFt	17,330	15,370	15,558
Estimated Gross Income	\$248,510	\$220,389	\$221,446
Gross Income per SqFt	\$14.34	\$14.34	\$14.23
Full Market Value	\$582,000	\$804,000	\$808,000
Market Value per SqFt	\$33.60	\$52.00	\$52.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0047	1-02110-0073	1-02118-0043
Address	509 WEST 160 STREET	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1909	1906	1916
Gross SqFt	15,370	14,625	15,558
Estimated Gross Income	\$217,485	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$509,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0052	1-02110-0073	1-02118-0043
Address	519 WEST 160 STREET	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1910	1906	1916
Gross SqFt	15,370	14,625	15,558
Estimated Gross Income	\$217,485	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$509,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0056	1-02110-0073	1-02118-0043
Address	527 WEST 160 STREET	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1910	1906	1916
Gross SqFt	15,370	14,625	15,558
Estimated Gross Income	\$217,485	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$509,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0060	1-02110-0073	1-02118-0043
Address	535 WEST 160 STREET	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1910	1906	1916
Gross SqFt	15,175	14,625	15,558
Estimated Gross Income	\$214,725	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$503,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0062	1-02110-0073	1-02118-0043
Address	539 WEST 160 STREET	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1910	1906	1916
Gross SqFt	15,175	14,625	15,558
Estimated Gross Income	\$214,725	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$503,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.20	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0064	1-02110-0073	1-02118-0043
Address	543 WEST 160 STREET	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1910	1906	1916
Gross SqFt	15,175	14,625	15,558
Estimated Gross Income	\$214,725	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$503,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02119-0068	1-02110-0073	1-02118-0043
Address	551 WEST 160 STREET	446 WEST 164 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25
Year Built	1907	1906	1916
Gross SqFt	15,175	14,625	15,558
Estimated Gross Income	\$214,725	\$206,965	\$221,446
Gross Income per SqFt	\$14.15	\$14.15	\$14.23
Full Market Value	\$503,000	\$755,000	\$808,000
Market Value per SqFt	\$33.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02122-0127	1-02142-0034	1-02133-0013
Address	535 WEST 163 STREET	640 WEST 171 STREET	574 WEST 176 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	31	30
Year Built	1900	1916	1913
Gross SqFt	26,650	23,380	21,735
Estimated Gross Income	\$396,285	\$347,545	\$300,339
Gross Income per SqFt	\$14.87	\$14.87	\$13.82
Full Market Value	\$928,000	\$1,270,000	\$1,100,000
Market Value per SqFt	\$34.80	\$54.00	\$51.00
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02122-0133	1-02122-0069	1-02142-0001
Address	549 WEST 163 STREET	3920 BROADWAY	250 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	38	27	48
Year Built	1910	1910	1921
Gross SqFt	48,210	45,312	51,600
Estimated Gross Income	\$703,865	\$662,568	\$682,382
Gross Income per SqFt	\$14.60	\$14.62	\$13.22
Full Market Value	\$1,650,000	\$2,420,000	\$2,490,000
Market Value per SqFt	\$34.20	\$53.00	\$48.30
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02126-0001	1-02112-0015	1-02142-0244
Address	4032 ST NICHOLAS AVENUE	2201 AMSTERDAM AVENUE	4121 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	64	84	75
Year Built	1910	1929	1930
Gross SqFt	84,102	84,651	76,812
Estimated Gross Income	\$1,067,255	\$964,128	\$975,037
Gross Income per SqFt	\$12.69	\$11.39	\$12.69
Full Market Value	\$3,680,000	\$3,330,000	\$3,360,000
Market Value per SqFt	\$43.80	\$39.00	\$43.70
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02127-0052	1-02126-0036	1-02126-0040
Address	503 WEST 170 STREET	510 WEST 170 STREET	502 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	20	20
Year Built	1911	1907	1907
Gross SqFt	18,005	16,350	16,350
Estimated Gross Income	\$237,665	\$217,708	\$215,775
Gross Income per SqFt	\$13.20	\$13.32	\$13.20
Full Market Value	\$556,000	\$795,000	\$788,000
Market Value per SqFt	\$30.90	\$49.00	\$48.20
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02128-0038	1-02128-0042	1-02127-0039
Address	510 WEST 172 STREET	506 WEST 172 STREET	508 WEST 171 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1907	1907	1911
Gross SqFt	16,790	16,790	14,810
Estimated Gross Income	\$218,270	\$194,090	\$194,383
Gross Income per SqFt	\$13.00	\$11.56	\$13.13
Full Market Value	\$511,000	\$670,000	\$710,000
Market Value per SqFt	\$30.40	\$40.00	\$47.90
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02129-0045	1-02123-0100	1-02127-0039
Address	500 WEST 173 STREET	501 WEST 167 STREET	508 WEST 171 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	21	20
Year Built	1906	1907	1911
Gross SqFt	16,275	16,752	14,810
Estimated Gross Income	\$260,400	\$267,942	\$194,383
Gross Income per SqFt	\$16.00	\$15.99	\$13.13
Full Market Value	\$610,000	\$1,060,000	\$710,000
Market Value per SqFt	\$37.50	\$63.00	\$47.90
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02130-0044	1-02133-0013	1-02142-0034
Address	500 WEST 174 STREET	574 WEST 176 STREET	640 WEST 171 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	31
Year Built	1911	1913	1916
Gross SqFt	23,442	21,735	23,380
Estimated Gross Income	\$348,580	\$300,339	\$347,545
Gross Income per SqFt	\$14.87	\$13.82	\$14.87
Full Market Value	\$816,000	\$1,100,000	\$1,270,000
Market Value per SqFt	\$34.80	\$51.00	\$54.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02133-0070	1-02139-0289	1-02142-0095
Address	592 WEST 178 STREET	120 HAVEN AVENUE	647 WEST 172 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	36	31
Year Built	1911	1920	1917
Gross SqFt	24,625	25,755	25,400
Estimated Gross Income	\$352,875	\$360,849	\$357,808
Gross Income per SqFt	\$14.33	\$14.01	\$14.09
Full Market Value	\$826,000	\$1,320,000	\$1,310,000
Market Value per SqFt	\$33.50	\$51.00	\$52.00
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0071	1-02043-0029	1-02114-0035
Address	790 RIVERSIDE DRIVE	2 BRADHURST AVENUE	1930 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	202	177	182
Year Built	1930	1980	1900
Gross SqFt	326,008	198,624	181,111
Estimated Gross Income	\$5,379,130	\$3,281,589	\$2,918,147
Gross Income per SqFt	\$16.50	\$16.52	\$16.11
Full Market Value	\$21,300,000	\$7,680,000	\$11,600,000
Market Value per SqFt	\$65.00	\$39.00	\$64.00
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0105	1-02139-0193	1-02139-0200
Address	611 WEST 156 STREET	711 WEST 171 STREET	271 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	29	48	43
Year Built	1910	1929	1917
Gross SqFt	44,742	44,820	41,757
Estimated Gross Income	\$521,245	\$512,348	\$452,718
Gross Income per SqFt	\$11.65	\$11.43	\$10.84
Full Market Value	\$1,220,000	\$1,770,000	\$1,410,000
Market Value per SqFt	\$27.30	\$40.00	\$33.80
Distance from Cooperative in miles		0.80	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0195	1-02114-0035	1-02043-0029
Address	800 RIVERSIDE DRIVE	1930 AMSTERDAM AVENUE	2 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	182	177
Year Built	1920	1900	1980
Gross SqFt	167,821	181,111	198,624
Estimated Gross Income	\$2,701,920	\$2,918,147	\$3,281,589
Gross Income per SqFt	\$16.10	\$16.11	\$16.52
Full Market Value	\$6,330,000	\$11,600,000	\$7,680,000
Market Value per SqFt	\$37.70	\$64.00	\$38.70
Distance from Cooperative in miles		0.20	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02134-0206	1-02114-0035	1-02043-0029
Address	156-20 RIVERSIDE DRIVE WE	1930 AMSTERDAM AVENUE	2 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	434	182	177
Year Built	1963	1900	1980
Gross SqFt	646,044	181,111	198,624
Estimated Gross Income	\$10,659,725	\$2,918,147	\$3,281,589
Gross Income per SqFt	\$16.50	\$16.11	\$16.52
Full Market Value	\$25,000,000	\$11,600,000	\$7,680,000
Market Value per SqFt	\$38.70	\$64.00	\$38.70
Distance from Cooperative in miles		0.25	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02135-0060	1-02114-0035	1-02043-0029
Address	158-18 RIVERSIDE DRIVE WE	1930 AMSTERDAM AVENUE	2 BRADHURST AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	244	182	177
Year Built	1941	1900	1980
Gross SqFt	318,505	181,111	198,624
Estimated Gross Income	\$5,255,330	\$2,918,147	\$3,281,589
Gross Income per SqFt	\$16.50	\$16.11	\$16.52
Full Market Value	\$20,800,000	\$11,600,000	\$7,680,000
Market Value per SqFt	\$65.00	\$64.00	\$38.70
Distance from Cooperative in miles		0.30	1.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0018	1-02130-0009	
Address	834 RIVERSIDE DRIVE	560 WEST 174 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	31	42	
Year Built	1921	1920	
Gross SqFt	26,400	31,860	
Estimated Gross Income	\$304,655	\$367,755	
Gross Income per SqFt	\$11.54	\$11.54	
Full Market Value	\$713,000	\$1,270,000	
Market Value per SqFt	\$27.00	\$40.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0036	1-02137-0174	1-02136-0170
Address	870 RIVERSIDE DRIVE	616 WEST 165 STREET	910 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	37	136	65
Year Built	1920	1930	1922
Gross SqFt	74,879	77,525	74,730
Estimated Gross Income	\$853,620	\$883,653	\$820,220
Gross Income per SqFt	\$11.40	\$11.40	\$10.98
Full Market Value	\$2,000,000	\$3,050,000	\$2,550,000
Market Value per SqFt	\$26.70	\$39.00	\$34.10
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0050	1-02139-0335	1-02123-0031
Address	15 FT WASHINGTON AVENUE	725 WEST 172 STREET	508 WEST 166 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	48	64
Year Built	1912	1920	1910
Gross SqFt	40,778	44,156	49,105
Estimated Gross Income	\$645,925	\$699,491	\$504,990
Gross Income per SqFt	\$15.84	\$15.84	\$10.28
Full Market Value	\$1,510,000	\$2,770,000	\$1,570,000
Market Value per SqFt	\$37.00	\$63.00	\$32.00
Distance from Cooperative in miles		0.70	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0086	1-02138-0155	1-02139-0181
Address	47 FT WASHINGTON AVENUE	620 WEST 170 STREET	251 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	65	46
Year Built	1914	1920	1912
Gross SqFt	63,084	61,848	58,167
Estimated Gross Income	\$753,855	\$739,111	\$677,475
Gross Income per SqFt	\$11.95	\$11.95	\$11.65
Full Market Value	\$1,760,000	\$2,550,000	\$2,340,000
Market Value per SqFt	\$27.90	\$41.00	\$40.20
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0124	1-02139-0193	1-02139-0200
Address	664 WEST 161 STREET	711 WEST 171 STREET	271 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	48	43
Year Built	1916	1929	1917
Gross SqFt	52,950	44,820	41,757
Estimated Gross Income	\$605,220	\$512,348	\$452,718
Gross Income per SqFt	\$11.43	\$11.43	\$10.84
Full Market Value	\$1,420,000	\$1,770,000	\$1,410,000
Market Value per SqFt	\$26.80	\$40.00	\$33.80
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0128	1-02139-0181	1-02139-0187
Address	654 WEST 161 STREET	251 FT WASHINGTON AVENUE	105 HAVEN AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	48	46	68
Year Built	1915	1912	1925
Gross SqFt	61,902	58,167	55,785
Estimated Gross Income	\$721,160	\$677,475	\$604,810
Gross Income per SqFt	\$11.65	\$11.65	\$10.84
Full Market Value	\$2,490,000	\$2,340,000	\$1,880,000
Market Value per SqFt	\$40.20	\$40.00	\$33.70
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02136-0145	1-02139-0181	1-02139-0187
Address	65 FT WASHINGTON AVENUE	251 FT WASHINGTON AVENUE	105 HAVEN AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	41	46	68
Year Built	1920	1912	1925
Gross SqFt	60,072	58,167	55,785
Estimated Gross Income	\$699,840	\$677,475	\$604,810
Gross Income per SqFt	\$11.65	\$11.65	\$10.84
Full Market Value	\$2,170,000	\$2,340,000	\$1,880,000
Market Value per SqFt	\$36.10	\$40.00	\$33.70
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0175	1-02139-0193	1-02139-0200
Address	255 FT WASHINGTON AVENUE	711 WEST 171 STREET	271 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	36	48	43
Year Built	1946	1929	1917
Gross SqFt	44,574	44,820	41,757
Estimated Gross Income	\$519,290	\$512,348	\$452,718
Gross Income per SqFt	\$11.65	\$11.43	\$10.84
Full Market Value	\$1,790,000	\$1,770,000	\$1,410,000
Market Value per SqFt	\$40.20	\$40.00	\$33.80
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0214	1-02138-0155	1-02139-0181
Address	70 HAVEN AVENUE	620 WEST 170 STREET	251 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	65	46
Year Built	1925	1920	1912
Gross SqFt	61,356	61,848	58,167
Estimated Gross Income	\$714,795	\$739,111	\$677,475
Gross Income per SqFt	\$11.65	\$11.95	\$11.65
Full Market Value	\$2,470,000	\$2,550,000	\$2,340,000
Market Value per SqFt	\$40.30	\$41.00	\$40.20
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0316	1-02127-0015	1-02142-0015
Address	720 WEST 173 STREET	104 AUDUBON AVENUE	617 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	55	33
Year Built	1922	1923	1917
Gross SqFt	40,720	44,980	30,020
Estimated Gross Income	\$590,845	\$652,693	\$379,393
Gross Income per SqFt	\$14.51	\$14.51	\$12.64
Full Market Value	\$2,160,000	\$2,380,000	\$1,180,000
Market Value per SqFt	\$53.00	\$53.00	\$39.30
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0517	1-02138-0155	1-02139-0181
Address	4 SOUTH PINEHURST AVENUE	620 WEST 170 STREET	251 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	65	46
Year Built	1925	1920	1912
Gross SqFt	59,805	61,848	58,167
Estimated Gross Income	\$696,730	\$739,111	\$677,475
Gross Income per SqFt	\$11.65	\$11.95	\$11.65
Full Market Value	\$2,400,000	\$2,550,000	\$2,340,000
Market Value per SqFt	\$40.10	\$41.00	\$40.20
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0523	1-02136-0210	1-02142-0244
Address	371 FT WASHINGTON AVENUE	920 RIVERSIDE DRIVE	4121 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	70	75
Year Built	1923	1922	1930
Gross SqFt	81,804	85,302	76,812
Estimated Gross Income	\$1,038,090	\$1,068,259	\$975,037
Gross Income per SqFt	\$12.69	\$12.52	\$12.69
Full Market Value	\$3,580,000	\$3,690,000	\$3,360,000
Market Value per SqFt	\$43.80	\$43.00	\$43.70
Distance from Cooperative in miles		0.70	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02139-0530	1-02142-0244	1-02136-0210
Address	359 FT WASHINGTON AVENUE	4121 BROADWAY	920 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	75	70
Year Built	1923	1930	1922
Gross SqFt	81,804	76,812	85,302
Estimated Gross Income	\$1,038,090	\$975,037	\$1,068,259
Gross Income per SqFt	\$12.69	\$12.69	\$12.52
Full Market Value	\$3,580,000	\$3,360,000	\$3,690,000
Market Value per SqFt	\$43.80	\$44.00	\$43.30
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0050	1-02139-0335	1-02142-0001
Address	270 FT WASHINGTON AVENUE	725 WEST 172 STREET	250 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	48	48
Year Built	1920	1920	1921
Gross SqFt	48,298	44,156	51,600
Estimated Gross Income	\$765,040	\$699,491	\$682,382
Gross Income per SqFt	\$15.84	\$15.84	\$13.22
Full Market Value	\$3,030,000	\$2,770,000	\$2,490,000
Market Value per SqFt	\$63.00	\$63.00	\$48.30
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0089	1-02142-0073	1-02142-0058
Address	280 FT WASHINGTON AVENUE	4069 BROADWAY	651 WEST 171 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	37	44	48
Year Built	1915	1922	1922
Gross SqFt	50,412	57,000	50,802
Estimated Gross Income	\$655,355	\$741,661	\$652,525
Gross Income per SqFt	\$13.00	\$13.01	\$12.84
Full Market Value	\$2,390,000	\$2,710,000	\$2,250,000
Market Value per SqFt	\$47.40	\$48.00	\$44.30
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0130	1-02142-0022	1-02142-0244
Address	4101 BROADWAY	4041 BROADWAY	4121 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	78	66	75
Year Built	1926	1922	1930
Gross SqFt	78,425	70,920	76,812
Estimated Gross Income	\$1,241,470	\$1,122,703	\$975,037
Gross Income per SqFt	\$15.83	\$15.83	\$12.69
Full Market Value	\$4,910,000	\$4,440,000	\$3,360,000
Market Value per SqFt	\$63.00	\$63.00	\$43.70
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0136	1-02139-0335	1-02141-0048
Address	4113 BROADWAY	725 WEST 172 STREET	1245 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	50	48	43
Year Built	1926	1920	1906
Gross SqFt	47,580	44,156	44,081
Estimated Gross Income	\$753,670	\$699,491	\$692,960
Gross Income per SqFt	\$15.84	\$15.84	\$15.72
Full Market Value	\$2,980,000	\$2,770,000	\$2,530,000
Market Value per SqFt	\$63.00	\$63.00	\$57.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0161	1-02142-0244	
Address	326 FT WASHINGTON AVENUE	4121 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	79	75	
Year Built	1924	1930	
Gross SqFt	76,536	76,812	
Estimated Gross Income	\$971,240	\$975,037	
Gross Income per SqFt	\$12.69	\$12.69	
Full Market Value	\$3,350,000	\$3,360,000	
Market Value per SqFt	\$43.80	\$44.00	
Distance from Cooperative in miles		0.00	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02142-0231	1-02142-0095	1-02137-0115
Address	712 WEST 175 STREET	647 WEST 172 STREET	619 WEST 163 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	31	31
Year Built	1925	1917	1923
Gross SqFt	32,540	25,400	27,120
Estimated Gross Income	\$411,305	\$357,808	\$298,320
Gross Income per SqFt	\$12.64	\$14.09	\$11.00
Full Market Value	\$1,420,000	\$1,310,000	\$927,000
Market Value per SqFt	\$43.60	\$52.00	\$34.20
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02145-0036	1-02127-0039	1-02127-0054
Address	92 WADSWORTH AVENUE	508 WEST 171 STREET	507 WEST 170 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	25
Year Built	1910	1911	1920
Gross SqFt	14,025	14,810	18,005
Estimated Gross Income	\$126,265	\$194,383	\$220,185
Gross Income per SqFt	\$9.00	\$13.13	\$12.23
Full Market Value	\$296,000	\$710,000	\$760,000
Market Value per SqFt	\$21.11	\$48.00	\$42.20
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02145-0038	1-02117-0023	1-02114-0026
Address	90 WADSWORTH AVENUE	524 WEST 159 STREET	520 WEST 156 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	25	22
Year Built	1906	1907	1908
Gross SqFt	13,700	17,905	17,780
Estimated Gross Income	\$145,652	\$184,841	\$189,760
Gross Income per SqFt	\$10.63	\$10.32	\$10.67
Full Market Value	\$341,000	\$574,000	\$490,000
Market Value per SqFt	\$24.89	\$32.00	\$27.60
Distance from Cooperative in miles		1.00	1.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02149-0265	1-02170-0268	1-02180-0120
Address	121 FT GEORGE AVENUE	366 WADSWORTH AVENUE	4321 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	44	26	74
Year Built	1960	1970	1949
Gross SqFt	40,304	22,690	54,000
Estimated Gross Income	\$523,952	\$247,083	\$818,636
Gross Income per SqFt	\$13.00	\$10.89	\$15.16
Full Market Value	\$1,910,000	\$768,000	\$3,240,000
Market Value per SqFt	\$47.40	\$34.00	\$60.00
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02155-0019	1-02174-0020	1-02179-0106
Address	2440 AMSTERDAM AVENUE	31 SHERMAN AVENUE	829 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	78	80	84
Year Built	1923	1920	1920
Gross SqFt	71,305	75,352	71,185
Estimated Gross Income	\$844,964	\$892,696	\$1,286,777
Gross Income per SqFt	\$11.85	\$11.85	\$18.08
Full Market Value	\$1,980,000	\$2,770,000	\$5,090,000
Market Value per SqFt	\$27.80	\$37.00	\$72.00
Distance from Cooperative in miles		0.90	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02156-0029	1-02172-0039	1-02170-0280
Address	517 WEST 184 STREET	108 ELLWOOD STREET	354 WADSWORTH AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	25	20
Year Built	1913	1916	1917
Gross SqFt	17,615	18,865	17,480
Estimated Gross Income	\$183,724	\$196,793	\$186,715
Gross Income per SqFt	\$10.43	\$10.43	\$10.68
Full Market Value	\$430,000	\$611,000	\$482,000
Market Value per SqFt	\$24.41	\$32.00	\$27.60
Distance from Cooperative in miles		0.75	0.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02157-0042	1-02157-0029	1-02159-0077
Address	560 WEST 186 STREET	563 WEST 184 STREET	510 WEST 190 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	43	45
Year Built	1923	1924	1925
Gross SqFt	28,705	28,855	33,545
Estimated Gross Income	\$345,321	\$387,852	\$356,104
Gross Income per SqFt	\$12.03	\$13.44	\$10.62
Full Market Value	\$808,000	\$1,420,000	\$1,110,000
Market Value per SqFt	\$28.10	\$49.00	\$33.10
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02162-0051	1-02164-0042	1-02152-0056
Address	143 WADSWORTH AVENUE	4308 BROADWAY	509 WEST 179 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	24	20
Year Built	1907	1907	1920
Gross SqFt	13,035	13,352	14,305
Estimated Gross Income	\$180,013	\$208,213	\$172,277
Gross Income per SqFt	\$13.81	\$15.59	\$12.04
Full Market Value	\$421,000	\$824,000	\$403,000
Market Value per SqFt	\$32.30	\$62.00	\$28.20
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02162-0052	1-02164-0042	1-02152-0056
Address	145 WADSWORTH AVENUE	4308 BROADWAY	509 WEST 179 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	24	20
Year Built	1907	1907	1920
Gross SqFt	13,035	13,352	14,305
Estimated Gross Income	\$180,013	\$208,213	\$172,277
Gross Income per SqFt	\$13.81	\$15.59	\$12.04
Full Market Value	\$421,000	\$824,000	\$403,000
Market Value per SqFt	\$32.30	\$62.00	\$28.20
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0129	1-02149-0084	1-02180-0610
Address	11 FT GEORGE HILL	90 LAUREL HILL TERRACE	700 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	84	74
Year Built	1963	1960	1949
Gross SqFt	201,206	88,578	83,402
Estimated Gross Income	\$2,297,772	\$1,011,475	\$1,014,770
Gross Income per SqFt	\$11.42	\$11.42	\$12.17
Full Market Value	\$5,380,000	\$3,490,000	\$3,500,000
Market Value per SqFt	\$26.70	\$39.00	\$42.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0131	1-02149-0084	1-02180-0610
Address	1705 FT GEORGE HILL	90 LAUREL HILL TERRACE	700 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	204	84	74
Year Built	1961	1960	1949
Gross SqFt	222,714	88,578	83,402
Estimated Gross Income	\$2,543,393	\$1,011,475	\$1,014,770
Gross Income per SqFt	\$11.42	\$11.42	\$12.17
Full Market Value	\$5,950,000	\$3,490,000	\$3,500,000
Market Value per SqFt	\$26.70	\$39.00	\$42.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0140	1-02149-0084	1-02180-0610
Address	99 HILLSIDE AVENUE	90 LAUREL HILL TERRACE	700 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	205	84	74
Year Built	1959	1960	1949
Gross SqFt	223,200	88,578	83,402
Estimated Gross Income	\$2,548,944	\$1,011,475	\$1,014,770
Gross Income per SqFt	\$11.42	\$11.42	\$12.17
Full Market Value	\$5,970,000	\$3,490,000	\$3,500,000
Market Value per SqFt	\$26.70	\$39.00	\$42.00
Distance from Cooperative in miles		0.65	0.45

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02170-0520	1-02149-0084	1-02180-0610
Address	45 FAIRVIEW AVENUE	90 LAUREL HILL TERRACE	700 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	218	84	74
Year Built	1963	1960	1949
Gross SqFt	271,388	88,578	83,402
Estimated Gross Income	\$3,099,250	\$1,011,475	\$1,014,770
Gross Income per SqFt	\$11.42	\$11.42	\$12.17
Full Market Value	\$7,260,000	\$3,490,000	\$3,500,000
Market Value per SqFt	\$26.80	\$39.00	\$42.00
Distance from Cooperative in miles		0.65	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02171-0012	1-02180-0173	1-02180-0486
Address	31 NAGLE AVENUE	80 BENNETT AVENUE	179 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	114	68	95
Year Built	1951	1957	1960
Gross SqFt	89,300	63,912	80,927
Estimated Gross Income	\$1,160,900	\$841,464	\$1,052,739
Gross Income per SqFt	\$13.00	\$13.17	\$13.01
Full Market Value	\$4,240,000	\$3,070,000	\$3,840,000
Market Value per SqFt	\$47.50	\$48.00	\$47.50
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02171-0105	1-02243-0335	1-02241-0002
Address	30 BOGARDUS PLACE	30 PARK TERRACE EAST	55 COOPER STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	49	43
Year Built	1941	1937	1936
Gross SqFt	43,737	41,151	42,874
Estimated Gross Income	\$561,145	\$515,082	\$550,069
Gross Income per SqFt	\$12.83	\$12.52	\$12.83
Full Market Value	\$1,940,000	\$1,780,000	\$1,900,000
Market Value per SqFt	\$44.40	\$43.00	\$44.30
Distance from Cooperative in miles		0.90	0.70

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02171-0120	1-02243-0386	1-02250-0075
Address	4 BOGARDUS PLACE	87 PARK TERRACE WEST	260 SEAMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	36	42
Year Built	1920	1940	1930
Gross SqFt	34,108	33,280	37,482
Estimated Gross Income	\$511,620	\$527,743	\$551,700
Gross Income per SqFt	\$15.00	\$15.86	\$14.72
Full Market Value	\$1,870,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$55.00	\$63.00	\$54.00
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02175-0032	1-02175-0170	1-02176-0119
Address	96 ARDEN STREET	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	59	64
Year Built	1925	1929	1920
Gross SqFt	58,904	54,732	55,764
Estimated Gross Income	\$753,971	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,600,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		0.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02175-0175	1-02174-0105	1-02169-0018
Address	76 THAYER STREET	61 ELLWOOD STREET	1641 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	62	72	45
Year Built	1928	1923	1922
Gross SqFt	47,825	52,920	46,650
Estimated Gross Income	\$557,161	\$616,348	\$453,413
Gross Income per SqFt	\$11.65	\$11.65	\$9.72
Full Market Value	\$1,920,000	\$2,130,000	\$1,170,000
Market Value per SqFt	\$40.10	\$40.00	\$25.10
Distance from Cooperative in miles		0.20	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02176-0044	1-02164-0044	1-02158-0001
Address	706 WEST 180 STREET	4316 BROADWAY	1540 ST NICHOLAS AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	24	28
Year Built	1924	1910	1913
Gross SqFt	18,340	17,254	19,340
Estimated Gross Income	\$293,440	\$261,505	\$344,095
Gross Income per SqFt	\$16.00	\$15.16	\$17.79
Full Market Value	\$1,160,000	\$1,040,000	\$1,360,000
Market Value per SqFt	\$63.00	\$60.00	\$70.00
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02176-0150	1-02158-0084	1-02169-0006
Address	715 WEST 180 STREET	561 WEST 189 STREET	608 WEST 191 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	25	24
Year Built	1909	1916	1914
Gross SqFt	20,720	20,840	19,825
Estimated Gross Income	\$248,640	\$251,362	\$236,872
Gross Income per SqFt	\$12.00	\$12.06	\$11.95
Full Market Value	\$858,000	\$867,000	\$817,000
Market Value per SqFt	\$41.40	\$42.00	\$41.20
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0028	1-02180-0120	1-02174-0241
Address	5 PINEHURST AVENUE	4321 BROADWAY	35 THAYER STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	58	74	53
Year Built	1950	1949	1927
Gross SqFt	47,550	54,000	34,040
Estimated Gross Income	\$713,250	\$818,636	\$525,134
Gross Income per SqFt	\$15.00	\$15.16	\$15.43
Full Market Value	\$2,600,000	\$3,240,000	\$2,080,000
Market Value per SqFt	\$55.00	\$60.00	\$61.00
Distance from Cooperative in miles		0.40	1.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0087	1-02175-0170	1-02176-0119
Address	447 FT WASHINGTON AVENUE	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	44	59	64
Year Built	1910	1929	1920
Gross SqFt	52,782	54,732	55,764
Estimated Gross Income	\$675,609	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,330,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		1.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0118	1-02175-0170	1-02176-0119
Address	854 WEST 181 STREET	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	59	64
Year Built	1909	1929	1920
Gross SqFt	56,814	54,732	55,764
Estimated Gross Income	\$727,219	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,510,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.20	\$44.00	\$44.10
Distance from Cooperative in miles		1.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0154	1-02170-0066	1-02171-0028
Address	49 PINEHURST AVENUE	4460 BROADWAY	36 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	44	60	63
Year Built	1910	1928	1935
Gross SqFt	46,818	49,242	46,110
Estimated Gross Income	\$655,452	\$645,102	\$724,169
Gross Income per SqFt	\$14.00	\$13.10	\$15.71
Full Market Value	\$2,390,000	\$2,230,000	\$2,870,000
Market Value per SqFt	\$51.00	\$45.00	\$62.00
Distance from Cooperative in miles		0.65	0.85

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0166	1-02170-0066	1-02171-0028
Address	825 WEST 179 STREET	4460 BROADWAY	36 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	60	63
Year Built	1920	1928	1935
Gross SqFt	43,536	49,242	46,110
Estimated Gross Income	\$609,504	\$645,102	\$724,169
Gross Income per SqFt	\$14.00	\$13.10	\$15.71
Full Market Value	\$2,220,000	\$2,230,000	\$2,870,000
Market Value per SqFt	\$51.00	\$45.00	\$62.00
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0170	1-01990-0010	1-01990-0053
Address	870 WEST 181 STREET	21 CLAREMONT AVENUE	454 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	51	39
Year Built	1923	1910	1911
Gross SqFt	63,600	58,750	46,922
Estimated Gross Income	\$803,268	\$890,251	\$662,279
Gross Income per SqFt	\$12.63	\$15.15	\$14.11
Full Market Value	\$2,770,000	\$3,520,000	\$2,420,000
Market Value per SqFt	\$43.60	\$60.00	\$52.00
Distance from Cooperative in miles		3.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0175	1-02170-0420	1-02215-0339
Address	860 WEST 181 STREET	75 WADSWORTH TERRACE	1 JACOBUS PLACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	66	81	84
Year Built	1923	1925	1925
Gross SqFt	60,780	63,935	63,715
Estimated Gross Income	\$767,651	\$725,890	\$804,554
Gross Income per SqFt	\$12.63	\$11.35	\$12.63
Full Market Value	\$2,650,000	\$2,070,000	\$2,780,000
Market Value per SqFt	\$43.60	\$32.00	\$43.60
Distance from Cooperative in miles		0.55	2.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0234	1-02180-0486	
Address	330 HAVEN AVENUE	179 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	192	95	
Year Built	1951	1960	
Gross SqFt	210,468	80,927	
Estimated Gross Income	\$3,037,053	\$1,052,739	
Gross Income per SqFt	\$14.43	\$13.01	
Full Market Value	\$11,100,000	\$3,840,000	
Market Value per SqFt	\$53.00	\$48.00	
Distance from Cooperative in miles		0.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02177-0242	1-02175-0170	1-02176-0119
Address	880 WEST 181 STREET	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	61	59	64
Year Built	1916	1929	1920
Gross SqFt	56,418	54,732	55,764
Estimated Gross Income	\$722,150	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,490,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		1.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0001	1-02175-0170	1-02176-0119
Address	875 WEST 181 STREET	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	86	59	64
Year Built	1917	1929	1920
Gross SqFt	60,355	54,732	55,764
Estimated Gross Income	\$772,544	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,670,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.20	\$44.00	\$44.10
Distance from Cooperative in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0010	1-02180-0350	1-02180-0340
Address	120 CABRINI BOULEVARD	620 FT WASHINGTON AVENUE	150 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	594	140	153
Year Built	1939	1937	1941
Gross SqFt	890,134	148,793	179,130
Estimated Gross Income	\$11,082,168	\$1,981,552	\$2,062,233
Gross Income per SqFt	\$12.45	\$13.32	\$11.51
Full Market Value	\$38,200,000	\$7,230,000	\$7,110,000
Market Value per SqFt	\$42.90	\$49.00	\$39.70
Distance from Cooperative in miles		0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0080	1-01822-0001	1-02072-0030
Address	867 WEST 181 STREET	1845 ADAM C POWELL BOULEV	1626 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	48	54
Year Built	1920	1915	1920
Gross SqFt	73,272	47,692	63,000
Estimated Gross Income	\$879,264	\$682,294	\$905,066
Gross Income per SqFt	\$12.00	\$14.31	\$14.37
Full Market Value	\$3,030,000	\$2,490,000	\$3,300,000
Market Value per SqFt	\$41.40	\$52.00	\$52.00
Distance from Cooperative in miles		3.85	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0112	1-02170-0066	1-02171-0028
Address	115 CABRINI BOULEVARD	4460 BROADWAY	36 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	39	60	63
Year Built	1927	1928	1935
Gross SqFt	39,708	49,242	46,110
Estimated Gross Income	\$555,912	\$645,102	\$724,169
Gross Income per SqFt	\$14.00	\$13.10	\$15.71
Full Market Value	\$2,030,000	\$2,230,000	\$2,870,000
Market Value per SqFt	\$51.00	\$45.00	\$62.00
Distance from Cooperative in miles		0.50	0.65

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0158	1-02175-0170	1-02176-0119
Address	198 PINEHURST AVENUE	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	59	64
Year Built	1920	1929	1920
Gross SqFt	52,616	54,732	55,764
Estimated Gross Income	\$673,484	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,320,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		0.95	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0170	1-02180-0340	1-02180-0350
Address	116 PINEHURST AVENUE	150 BENNETT AVENUE	620 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	353	153	140
Year Built	1925	1941	1937
Gross SqFt	540,000	179,130	148,793
Estimated Gross Income	\$6,706,800	\$2,062,233	\$1,981,552
Gross Income per SqFt	\$12.42	\$11.51	\$13.32
Full Market Value	\$23,100,000	\$7,110,000	\$7,230,000
Market Value per SqFt	\$42.80	\$40.00	\$48.60
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0205	1-02159-0012	1-02161-0045
Address	187 PINEHURST AVENUE	510 WEST 188 STREET	562 WEST 193 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	34	46
Year Built	1925	1920	1925
Gross SqFt	34,200	34,600	35,450
Estimated Gross Income	\$273,600	\$290,383	\$274,734
Gross Income per SqFt	\$8.00	\$8.39	\$7.75
Full Market Value	\$706,000	\$680,000	\$709,000
Market Value per SqFt	\$20.64	\$20.00	\$20.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0258	1-02243-0386	1-02250-0075
Address	17 CHITTENDEN AVENUE	87 PARK TERRACE WEST	260 SEAMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	36	42
Year Built	1939	1940	1930
Gross SqFt	29,322	33,280	37,482
Estimated Gross Income	\$439,830	\$527,743	\$551,700
Gross Income per SqFt	\$15.00	\$15.86	\$14.72
Full Market Value	\$1,610,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$55.00	\$63.00	\$54.00
Distance from Cooperative in miles		1.60	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0261	1-02243-0386	1-02250-0075
Address	23 CHITTENDEN AVENUE	87 PARK TERRACE WEST	260 SEAMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	36	42
Year Built	1937	1940	1930
Gross SqFt	17,436	33,280	37,482
Estimated Gross Income	\$244,104	\$527,743	\$551,700
Gross Income per SqFt	\$14.00	\$15.86	\$14.72
Full Market Value	\$891,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$51.00	\$63.00	\$54.00
Distance from Cooperative in miles		1.60	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0274	1-02175-0170	1-02176-0119
Address	220 CABRINI BOULEVARD	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	62	59	64
Year Built	1930	1929	1920
Gross SqFt	58,008	54,732	55,764
Estimated Gross Income	\$742,502	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,560,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		0.85	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0373	1-02114-0035	1-01874-0052
Address	900 WEST 190 STREET	1930 AMSTERDAM AVENUE	2689 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	217	182	140
Year Built	1954	1900	1910
Gross SqFt	218,536	181,111	168,140
Estimated Gross Income	\$3,153,474	\$2,918,147	\$2,384,109
Gross Income per SqFt	\$14.43	\$16.11	\$14.18
Full Market Value	\$11,500,000	\$11,600,000	\$8,700,000
Market Value per SqFt	\$53.00	\$64.00	\$52.00
Distance from Cooperative in miles		1.70	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0440	1-02180-0605	
Address	350 CABRINI BOULEVARD	690 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	76	100	
Year Built	1935	1940	
Gross SqFt	91,968	90,446	
Estimated Gross Income	\$1,443,897	\$1,436,480	
Gross Income per SqFt	\$15.70	\$15.88	
Full Market Value	\$5,710,000	\$5,690,000	
Market Value per SqFt	\$62.00	\$63.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0466	1-02215-0470	
Address	250 CABRINI BOULEVARD	135 WEST 225 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	77	82	
Year Built	1936	1937	
Gross SqFt	81,781	83,290	
Estimated Gross Income	\$1,077,055	\$1,090,755	
Gross Income per SqFt	\$13.17	\$13.10	
Full Market Value	\$3,930,000	\$3,980,000	
Market Value per SqFt	\$48.10	\$48.00	
Distance from Cooperative in miles		2.00	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0489	1-02180-0036	1-02250-0058
Address	360 CABRINI BOULEVARD	570 FT WASHINGTON AVENUE	600 WEST 218 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	112	91	110
Year Built	1942	1939	1936
Gross SqFt	117,678	114,541	124,173
Estimated Gross Income	\$1,529,814	\$1,558,978	\$1,563,746
Gross Income per SqFt	\$13.00	\$13.61	\$12.59
Full Market Value	\$5,580,000	\$5,690,000	\$5,390,000
Market Value per SqFt	\$47.40	\$50.00	\$43.40
Distance from Cooperative in miles		0.60	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02179-0500	1-02175-0170	1-02176-0119
Address	689 FT WASHINGTON AVENUE	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	59	64
Year Built	1928	1929	1920
Gross SqFt	56,686	54,732	55,764
Estimated Gross Income	\$725,580	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,500,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0032	1-02180-0018	1-02180-0031
Address	550 FT WASHINGTON AVENUE	21 MAGAW PLACE	540 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	32	29
Year Built	1922	1922	1922
Gross SqFt	28,775	29,346	29,710
Estimated Gross Income	\$402,850	\$428,563	\$415,014
Gross Income per SqFt	\$14.00	\$14.60	\$13.97
Full Market Value	\$943,000	\$1,560,000	\$1,510,000
Market Value per SqFt	\$32.80	\$53.00	\$51.00
Distance from Cooperative in miles		0.10	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0039	1-02179-0185	1-02170-0105
Address	590 FT WASHINGTON AVENUE	106 PINEHURST AVENUE	11 HILLSIDE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	96	90
Year Built	1920	1928	1920
Gross SqFt	92,430	93,180	90,211
Estimated Gross Income	\$1,185,876	\$1,333,524	\$1,023,094
Gross Income per SqFt	\$12.83	\$14.31	\$11.34
Full Market Value	\$4,090,000	\$4,870,000	\$3,180,000
Market Value per SqFt	\$44.20	\$52.00	\$35.30
Distance from Cooperative in miles		0.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0057	1-02175-0027	
Address	41 OVERLOOK TERRACE	4706 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	51	63	
Year Built	1968	1930	
Gross SqFt	43,196	67,800	
Estimated Gross Income	\$570,187	\$916,428	
Gross Income per SqFt	\$13.20	\$13.52	
Full Market Value	\$2,080,000	\$3,350,000	
Market Value per SqFt	\$48.20	\$49.00	
Distance from Cooperative in miles		0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0067	1-02176-0070	1-02170-0302
Address	56 BENNETT AVENUE	700 WEST 178 STREET	652 WEST 189 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	75	54	95
Year Built	1920	1920	1915
Gross SqFt	81,909	84,318	80,263
Estimated Gross Income	\$900,179	\$1,057,396	\$809,891
Gross Income per SqFt	\$10.99	\$12.54	\$10.09
Full Market Value	\$2,800,000	\$3,650,000	\$2,310,000
Market Value per SqFt	\$34.20	\$43.00	\$28.80
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0070	1-02174-0020	1-02176-0074
Address	24 BENNETT AVENUE	31 SHERMAN AVENUE	701 WEST 177 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	58	80	45
Year Built	1920	1920	1920
Gross SqFt	75,522	75,352	75,381
Estimated Gross Income	\$906,264	\$892,696	\$1,040,066
Gross Income per SqFt	\$12.00	\$11.85	\$13.80
Full Market Value	\$3,130,000	\$2,770,000	\$3,800,000
Market Value per SqFt	\$41.40	\$37.00	\$50.00
Distance from Cooperative in miles		0.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0078	1-02174-0211	1-02177-0218
Address	2 MAGAW PLACE	40 THAYER STREET	1314 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	72	64
Year Built	1940	1927	1926
Gross SqFt	50,655	51,070	41,310
Estimated Gross Income	\$792,244	\$664,656	\$646,225
Gross Income per SqFt	\$15.64	\$13.01	\$15.64
Full Market Value	\$3,140,000	\$2,430,000	\$2,560,000
Market Value per SqFt	\$62.00	\$48.00	\$62.00
Distance from Cooperative in miles		0.85	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0082	1-02170-0066	1-02171-0028
Address	20 MAGAW PLACE	4460 BROADWAY	36 ELLWOOD STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	43	60	63
Year Built	1924	1928	1935
Gross SqFt	45,222	49,242	46,110
Estimated Gross Income	\$633,108	\$645,102	\$724,169
Gross Income per SqFt	\$14.00	\$13.10	\$15.71
Full Market Value	\$2,310,000	\$2,230,000	\$2,870,000
Market Value per SqFt	\$51.00	\$45.00	\$62.00
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0166	1-02180-0178	1-02180-0182
Address	736 WEST 186 STREET	739 WEST 186 STREET	50 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	51	58
Year Built	1939	1940	1940
Gross SqFt	55,776	55,308	58,750
Estimated Gross Income	\$669,312	\$644,999	\$724,714
Gross Income per SqFt	\$12.00	\$11.66	\$12.34
Full Market Value	\$2,310,000	\$2,230,000	\$2,500,000
Market Value per SqFt	\$41.40	\$40.00	\$42.60
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0169	1-02170-0420	1-02243-0372
Address	100 BENNETT AVENUE	75 WADSWORTH TERRACE	261 SEAMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	62	81	73
Year Built	1939	1925	1927
Gross SqFt	66,990	63,935	63,714
Estimated Gross Income	\$870,870	\$725,890	\$1,023,316
Gross Income per SqFt	\$13.00	\$11.35	\$16.06
Full Market Value	\$3,180,000	\$2,070,000	\$4,050,000
Market Value per SqFt	\$47.50	\$32.00	\$64.00
Distance from Cooperative in miles		0.25	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0192	1-02215-0470	
Address	120 BENNETT AVENUE	135 WEST 225 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	84	82	
Year Built	1939	1937	
Gross SqFt	80,600	83,290	
Estimated Gross Income	\$1,061,502	\$1,090,755	
Gross Income per SqFt	\$13.17	\$13.10	
Full Market Value	\$3,870,000	\$3,980,000	
Market Value per SqFt	\$48.00	\$48.00	
Distance from Cooperative in miles		1.95	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0315	1-02180-0178	1-02180-0182
Address	4395 BROADWAY	739 WEST 186 STREET	50 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	51	58
Year Built	1940	1940	1940
Gross SqFt	58,242	55,308	58,750
Estimated Gross Income	\$698,904	\$644,999	\$724,714
Gross Income per SqFt	\$12.00	\$11.66	\$12.34
Full Market Value	\$2,410,000	\$2,230,000	\$2,500,000
Market Value per SqFt	\$41.40	\$40.00	\$42.60
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0326	1-02149-0084	1-02180-0486
Address	143 BENNETT AVENUE	90 LAUREL HILL TERRACE	179 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	105	84	95
Year Built	1951	1960	1960
Gross SqFt	101,108	88,578	80,927
Estimated Gross Income	\$1,314,404	\$1,011,475	\$1,052,739
Gross Income per SqFt	\$13.00	\$11.42	\$13.01
Full Market Value	\$4,800,000	\$3,490,000	\$3,840,000
Market Value per SqFt	\$47.50	\$39.00	\$47.50
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0371	1-02179-0005	1-02180-0340
Address	66 OVERLOOK TERRACE	1384 RIVERSIDE DRIVE	150 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	118	138	153
Year Built	1959	1967	1941
Gross SqFt	133,920	142,600	179,130
Estimated Gross Income	\$1,886,932	\$2,008,765	\$2,062,233
Gross Income per SqFt	\$14.09	\$14.09	\$11.51
Full Market Value	\$6,890,000	\$7,330,000	\$7,110,000
Market Value per SqFt	\$51.00	\$51.00	\$39.70
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0450	1-02179-0005	1-02180-0340
Address	100 OVERLOOK TERRACE	1384 RIVERSIDE DRIVE	150 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	172	138	153
Year Built	1963	1967	1941
Gross SqFt	142,470	142,600	179,130
Estimated Gross Income	\$2,007,402	\$2,008,765	\$2,062,233
Gross Income per SqFt	\$14.09	\$14.09	\$11.51
Full Market Value	\$7,330,000	\$7,330,000	\$7,110,000
Market Value per SqFt	\$51.00	\$51.00	\$39.70
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0522	1-02180-0610	1-02180-0435
Address	225 BENNETT AVENUE	700 FT WASHINGTON AVENUE	680 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	74	86
Year Built	1940	1949	1941
Gross SqFt	82,536	83,402	90,198
Estimated Gross Income	\$1,155,504	\$1,014,770	\$1,397,073
Gross Income per SqFt	\$14.00	\$12.17	\$15.49
Full Market Value	\$4,220,000	\$3,500,000	\$5,530,000
Market Value per SqFt	\$51.00	\$42.00	\$61.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0536	1-02243-0386	1-02250-0075
Address	209 BENNETT AVENUE	87 PARK TERRACE WEST	260 SEAMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	36	42
Year Built	1940	1940	1930
Gross SqFt	21,456	33,280	37,482
Estimated Gross Income	\$300,384	\$527,743	\$551,700
Gross Income per SqFt	\$14.00	\$15.86	\$14.72
Full Market Value	\$1,100,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$51.00	\$63.00	\$54.00
Distance from Cooperative in miles		1.25	1.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0614	1-02180-0350	1-02180-0340
Address	720 FT WASHINGTON AVENUE	620 FT WASHINGTON AVENUE	150 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	150	140	153
Year Built	1939	1937	1941
Gross SqFt	179,130	148,793	179,130
Estimated Gross Income	\$2,386,011	\$1,981,552	\$2,062,233
Gross Income per SqFt	\$13.32	\$13.32	\$11.51
Full Market Value	\$8,710,000	\$7,230,000	\$7,110,000
Market Value per SqFt	\$48.60	\$49.00	\$39.70
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0628	1-02172-0004	1-02221-0011
Address	730 FT WASHINGTON AVENUE	4580 BROADWAY	165 SHERMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	84	116	107
Year Built	1939	1937	1925
Gross SqFt	102,150	106,464	93,250
Estimated Gross Income	\$1,225,800	\$1,397,620	\$1,078,000
Gross Income per SqFt	\$12.00	\$13.13	\$11.56
Full Market Value	\$4,230,000	\$5,100,000	\$3,720,000
Market Value per SqFt	\$41.40	\$48.00	\$39.90
Distance from Cooperative in miles		0.35	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02180-0633	1-02149-0084	1-02180-0610
Address	4523 BROADWAY	90 LAUREL HILL TERRACE	700 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	350	84	74
Year Built	1951	1960	1949
Gross SqFt	316,007	88,578	83,402
Estimated Gross Income	\$3,845,805	\$1,011,475	\$1,014,770
Gross Income per SqFt	\$12.17	\$11.42	\$12.17
Full Market Value	\$13,300,000	\$3,490,000	\$3,500,000
Market Value per SqFt	\$42.10	\$39.00	\$42.00
Distance from Cooperative in miles		0.65	0.20

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02215-0042	1-02179-0005	1-02180-0486
Address	150 WEST 225 STREET	1384 RIVERSIDE DRIVE	179 BENNETT AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	318	138	95
Year Built	1972	1967	1960
Gross SqFt	461,475	142,600	80,927
Estimated Gross Income	\$4,688,586	\$2,008,765	\$1,052,739
Gross Income per SqFt	\$10.16	\$14.09	\$13.01
Full Market Value	\$11,000,000	\$7,330,000	\$3,840,000
Market Value per SqFt	\$23.84	\$51.00	\$47.50
Distance from Cooperative in miles		2.00	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02218-0025	1-02180-0486	
Address	250 NAGLE AVENUE	179 BENNETT AVENUE	
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	180	95	
Year Built	1964	1960	
Gross SqFt	208,415	80,927	
Estimated Gross Income	\$3,007,428	\$1,052,739	
Gross Income per SqFt	\$14.43	\$13.01	
Full Market Value	\$7,040,000	\$3,840,000	
Market Value per SqFt	\$33.80	\$48.00	
Distance from Cooperative in miles		0.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02218-0035	1-02149-0084	1-02180-0486
Address	228 NAGLE AVENUE	90 LAUREL HILL TERRACE	179 BENNETT AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	102	84	95
Year Built	2005	1960	1960
Gross SqFt	104,180	88,578	80,927
Estimated Gross Income	\$1,288,706	\$1,011,475	\$1,052,739
Gross Income per SqFt	\$12.37	\$11.42	\$13.01
Full Market Value	\$4,450,000	\$3,490,000	\$3,840,000
Market Value per SqFt	\$42.70	\$39.00	\$47.50
Distance from Cooperative in miles		1.00	0.80

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02230-0001	1-02215-0534	1-02248-0012
Address	5000 BROADWAY	111 WEST 225 STREET	119 PAYSON AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	88	46	43
Year Built	1925	1907	1930
Gross SqFt	74,934	42,000	43,911
Estimated Gross Income	\$899,208	\$507,899	\$537,224
Gross Income per SqFt	\$12.00	\$12.09	\$12.23
Full Market Value	\$3,100,000	\$1,750,000	\$1,850,000
Market Value per SqFt	\$41.40	\$42.00	\$42.10
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02238-0001	1-02179-0207	1-02180-0173
Address	675 ACADEMY STREET	205 PINEHURST AVENUE	80 BENNETT AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	63	65	68
Year Built	1952	1949	1957
Gross SqFt	62,964	68,432	63,912
Estimated Gross Income	\$944,460	\$1,084,234	\$841,464
Gross Income per SqFt	\$15.00	\$15.84	\$13.17
Full Market Value	\$3,450,000	\$4,290,000	\$3,070,000
Market Value per SqFt	\$55.00	\$63.00	\$48.00
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02238-0011	1-02243-0335	1-02241-0002
Address	25 COOPER STREET	30 PARK TERRACE EAST	55 COOPER STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	49	43
Year Built	1937	1937	1936
Gross SqFt	44,644	41,151	42,874
Estimated Gross Income	\$572,782	\$515,082	\$550,069
Gross Income per SqFt	\$12.83	\$12.52	\$12.83
Full Market Value	\$1,980,000	\$1,780,000	\$1,900,000
Market Value per SqFt	\$44.40	\$43.00	\$44.30
Distance from Cooperative in miles		0.35	0.10

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02238-0017	1-02175-0170	1-02176-0119
Address	33 COOPER STREET	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	59	64
Year Built	1925	1929	1920
Gross SqFt	52,332	54,732	55,764
Estimated Gross Income	\$669,849	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,310,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		0.30	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02239-0029	1-02202-0031	1-02234-0047
Address	24 COOPER STREET	407 WEST 205 STREET	647 ACADEMY STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	29	26
Year Built	1925	1911	1916
Gross SqFt	17,410	17,810	17,600
Estimated Gross Income	\$229,463	\$249,976	\$231,907
Gross Income per SqFt	\$13.18	\$14.04	\$13.18
Full Market Value	\$537,000	\$912,000	\$847,000
Market Value per SqFt	\$30.80	\$51.00	\$48.10
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02240-0001	1-02215-0407	1-02247-0029
Address	109 SEAMAN AVENUE	11 JACOBUS PLACE	34 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	41	50	59
Year Built	1918	1926	1925
Gross SqFt	43,195	40,075	47,230
Estimated Gross Income	\$527,842	\$432,954	\$577,364
Gross Income per SqFt	\$12.22	\$10.80	\$12.22
Full Market Value	\$1,820,000	\$1,230,000	\$1,990,000
Market Value per SqFt	\$42.10	\$31.00	\$42.10
Distance from Cooperative in miles		0.75	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02240-0029	1-02170-0420	1-02215-0339
Address	60 COOPER STREET	75 WADSWORTH TERRACE	1 JACOBUS PLACE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	61	81	84
Year Built	1925	1925	1925
Gross SqFt	63,527	63,935	63,715
Estimated Gross Income	\$802,346	\$725,890	\$804,554
Gross Income per SqFt	\$12.63	\$11.35	\$12.63
Full Market Value	\$2,770,000	\$2,070,000	\$2,780,000
Market Value per SqFt	\$43.60	\$32.00	\$43.60
Distance from Cooperative in miles		1.05	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02240-0037	1-02170-0420	1-02215-0339
Address	46 COOPER STREET	75 WADSWORTH TERRACE	1 JACOBUS PLACE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	55	81	84
Year Built	1925	1925	1925
Gross SqFt	62,263	63,935	63,715
Estimated Gross Income	\$786,381	\$725,890	\$804,554
Gross Income per SqFt	\$12.63	\$11.35	\$12.63
Full Market Value	\$2,710,000	\$2,070,000	\$2,780,000
Market Value per SqFt	\$43.50	\$32.00	\$43.60
Distance from Cooperative in miles		1.05	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02241-0018	1-02224-0035	1-02224-0036
Address	624 WEST 207 STREET	124 SHERMAN AVENUE	120 SHERMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	31
Year Built	1916	1916	1910
Gross SqFt	18,520	18,640	18,640
Estimated Gross Income	\$264,836	\$267,047	\$266,781
Gross Income per SqFt	\$14.30	\$14.33	\$14.31
Full Market Value	\$967,000	\$975,000	\$974,000
Market Value per SqFt	\$52.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0210	1-02215-0470	1-02180-0435
Address	55 PARK TERRACE EAST	135 WEST 225 STREET	680 FT WASHINGTON AVENUE
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	82	86
Year Built	1939	1937	1941
Gross SqFt	87,400	83,290	90,198
Estimated Gross Income	\$1,249,820	\$1,090,755	\$1,397,073
Gross Income per SqFt	\$14.30	\$13.10	\$15.49
Full Market Value	\$4,560,000	\$3,980,000	\$5,530,000
Market Value per SqFt	\$52.00	\$48.00	\$61.00
Distance from Cooperative in miles		0.45	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0220	1-02215-0470	1-02180-0435
Address	65 PARK TERRACE EAST	135 WEST 225 STREET	680 FT WASHINGTON AVENUE
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	82	86
Year Built	1939	1937	1941
Gross SqFt	87,400	83,290	90,198
Estimated Gross Income	\$1,249,820	\$1,090,755	\$1,397,073
Gross Income per SqFt	\$14.30	\$13.10	\$15.49
Full Market Value	\$4,560,000	\$3,980,000	\$5,530,000
Market Value per SqFt	\$52.00	\$48.00	\$61.00
Distance from Cooperative in miles		0.45	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0230	1-02215-0470	1-02180-0435
Address	75 PARK TERRACE EAST	135 WEST 225 STREET	680 FT WASHINGTON AVENUE
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	82	86
Year Built	1939	1937	1941
Gross SqFt	87,400	83,290	90,198
Estimated Gross Income	\$1,249,820	\$1,090,755	\$1,397,073
Gross Income per SqFt	\$14.30	\$13.10	\$15.49
Full Market Value	\$4,560,000	\$3,980,000	\$5,530,000
Market Value per SqFt	\$52.00	\$48.00	\$61.00
Distance from Cooperative in miles		0.45	1.40

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0236	1-02180-0610	1-02180-0435
Address	70 PARK TERRACE WEST	700 FT WASHINGTON AVENUE	680 FT WASHINGTON AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	74	86
Year Built	1939	1949	1941
Gross SqFt	85,740	83,402	90,198
Estimated Gross Income	\$1,200,360	\$1,014,770	\$1,397,073
Gross Income per SqFt	\$14.00	\$12.17	\$15.49
Full Market Value	\$4,380,000	\$3,500,000	\$5,530,000
Market Value per SqFt	\$51.00	\$42.00	\$61.00
Distance from Cooperative in miles		1.35	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0240	1-02215-0470	1-02180-0435
Address	60 PARK TERRACE WEST	135 WEST 225 STREET	680 FT WASHINGTON AVENUE
Neighborhood	INWOOD	INWOOD	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	82	86
Year Built	1939	1937	1941
Gross SqFt	87,400	83,290	90,198
Estimated Gross Income	\$1,249,820	\$1,090,755	\$1,397,073
Gross Income per SqFt	\$14.30	\$13.10	\$15.49
Full Market Value	\$4,560,000	\$3,980,000	\$5,530,000
Market Value per SqFt	\$52.00	\$48.00	\$61.00
Distance from Cooperative in miles		0.45	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0289	1-02179-0207	
Address	532 WEST 218 STREET	205 PINEHURST AVENUE	
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	69	65	
Year Built	1951	1949	
Gross SqFt	62,110	68,432	
Estimated Gross Income	\$931,650	\$1,084,234	
Gross Income per SqFt	\$15.00	\$15.84	
Full Market Value	\$3,400,000	\$4,290,000	
Market Value per SqFt	\$55.00	\$63.00	
Distance from Cooperative in miles		1.65	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0306	1-02170-0066	
Address	95 PARK TERRACE EAST	4460 BROADWAY	
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	46	60	
Year Built	1925	1928	
Gross SqFt	41,176	49,242	
Estimated Gross Income	\$576,464	\$645,102	
Gross Income per SqFt	\$14.00	\$13.10	
Full Market Value	\$2,100,000	\$2,230,000	
Market Value per SqFt	\$51.00	\$45.00	
Distance from Cooperative in miles		1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0309	1-02241-0002	
Address	98 PARK TERRACE EAST	55 COOPER STREET	
Neighborhood	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	49	43	
Year Built	1949	1936	
Gross SqFt	42,763	42,874	
Estimated Gross Income	\$608,945	\$550,069	
Gross Income per SqFt	\$14.24	\$12.83	
Full Market Value	\$2,220,000	\$1,900,000	
Market Value per SqFt	\$52.00	\$44.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0313	1-01933-0001	1-02215-0116
Address	90 PARK TERRACE EAST	2400 FRED DOUGLASS BOULEV	5210 BROADWAY
Neighborhood	INWOOD	HARLEM-CENTRAL	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	49	1,524	770
Year Built	1949	1953	1951
Gross SqFt	44,283	1,476,600	633,000
Estimated Gross Income	\$568,150	\$19,417,290	\$15,192,000
Gross Income per SqFt	\$12.83	\$13.15	\$24.00
Full Market Value	\$1,960,000	\$45,500,000	\$35,600,000
Market Value per SqFt	\$44.30	\$31.00	\$56.00
Distance from Cooperative in miles		4.40	0.50

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0317	1-02179-0207	1-02180-0173
Address	60 PARK TERRACE EAST	205 PINEHURST AVENUE	80 BENNETT AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	75	65	68
Year Built	1956	1949	1957
Gross SqFt	70,245	68,432	63,912
Estimated Gross Income	\$1,053,675	\$1,084,234	\$841,464
Gross Income per SqFt	\$15.00	\$15.84	\$13.17
Full Market Value	\$3,850,000	\$4,290,000	\$3,070,000
Market Value per SqFt	\$55.00	\$63.00	\$48.00
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0332	1-02172-0004	1-02250-0058
Address	48 PARK TERRACE EAST	4580 BROADWAY	600 WEST 218 STREET
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	72	116	110
Year Built	1941	1937	1936
Gross SqFt	106,983	106,464	124,173
Estimated Gross Income	\$1,375,801	\$1,397,620	\$1,563,746
Gross Income per SqFt	\$12.86	\$13.13	\$12.59
Full Market Value	\$5,020,000	\$5,100,000	\$5,390,000
Market Value per SqFt	\$46.90	\$48.00	\$43.40
Distance from Cooperative in miles		1.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0347	1-02170-0066	1-02171-0028
Address	50 PARK TERRACE WEST	4460 BROADWAY	36 ELLWOOD STREET
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	60	63
Year Built	1925	1928	1935
Gross SqFt	47,477	49,242	46,110
Estimated Gross Income	\$664,678	\$645,102	\$724,169
Gross Income per SqFt	\$14.00	\$13.10	\$15.71
Full Market Value	\$2,430,000	\$2,230,000	\$2,870,000
Market Value per SqFt	\$51.00	\$45.00	\$62.00
Distance from Cooperative in miles		1.15	0.95

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0354	1-02250-0018	
Address	45 PARK TERRACE WEST	580 WEST 215 STREET	
Neighborhood	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	48	52	
Year Built	1940	1953	
Gross SqFt	47,180	42,933	
Estimated Gross Income	\$633,627	\$671,705	
Gross Income per SqFt	\$13.43	\$15.65	
Full Market Value	\$2,310,000	\$2,660,000	
Market Value per SqFt	\$49.00	\$62.00	
Distance from Cooperative in miles		0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0366	1-02170-0420	1-02243-0372
Address	251 SEAMAN AVENUE	75 WADSWORTH TERRACE	261 SEAMAN AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	67	81	73
Year Built	1939	1925	1927
Gross SqFt	63,804	63,935	63,714
Estimated Gross Income	\$829,452	\$725,890	\$1,023,316
Gross Income per SqFt	\$13.00	\$11.35	\$16.06
Full Market Value	\$3,030,000	\$2,070,000	\$4,050,000
Market Value per SqFt	\$47.50	\$32.00	\$64.00
Distance from Cooperative in miles		1.35	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02243-0399	1-02241-0002	1-02241-0014
Address	57 PARK TERRACE WEST	55 COOPER STREET	77 COOPER STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	51	43	52
Year Built	1937	1936	1936
Gross SqFt	50,117	42,874	50,583
Estimated Gross Income	\$616,439	\$550,069	\$594,000
Gross Income per SqFt	\$12.30	\$12.83	\$11.74
Full Market Value	\$2,130,000	\$1,900,000	\$2,050,000
Market Value per SqFt	\$42.50	\$44.00	\$40.50
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02246-0110	1-02175-0170	1-02176-0119
Address	1825 RIVERSIDE DRIVE	98 THAYER STREET	728 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	42	59	64
Year Built	1926	1929	1920
Gross SqFt	57,796	54,732	55,764
Estimated Gross Income	\$739,788	\$703,441	\$712,071
Gross Income per SqFt	\$12.80	\$12.85	\$12.77
Full Market Value	\$2,550,000	\$2,430,000	\$2,460,000
Market Value per SqFt	\$44.10	\$44.00	\$44.10
Distance from Cooperative in miles		0.15	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02246-0120	1-02176-0070	1-02243-0030
Address	1803 RIVERSIDE DRIVE	700 WEST 178 STREET	5009 BROADWAY
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	74	54	79
Year Built	1920	1920	1929
Gross SqFt	86,352	84,318	83,766
Estimated Gross Income	\$1,082,854	\$1,057,396	\$897,783
Gross Income per SqFt	\$12.54	\$12.54	\$10.72
Full Market Value	\$3,740,000	\$3,650,000	\$2,790,000
Market Value per SqFt	\$43.30	\$43.00	\$33.30
Distance from Cooperative in miles		1.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02246-0130	1-02215-0339	
Address	1793 RIVERSIDE DRIVE	1 JACOBUS PLACE	
Neighborhood	WASHINGTON HEIGHTS UPPER	INWOOD	
Building Classification	D4-ELEVATOR	C1-WALK-UP	
Total Units	62	84	
Year Built	1926	1925	
Gross SqFt	66,456	63,715	
Estimated Gross Income	\$839,339	\$804,554	
Gross Income per SqFt	\$12.63	\$12.63	
Full Market Value	\$2,900,000	\$2,780,000	
Market Value per SqFt	\$43.60	\$44.00	
Distance from Cooperative in miles		1.15	

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02248-0001	1-02215-0470	1-02242-0037
Address	91 PAYSON AVENUE	135 WEST 225 STREET	97 COOPER STREET
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	82	82
Year Built	1935	1937	1937
Gross SqFt	82,272	83,290	79,440
Estimated Gross Income	\$1,083,522	\$1,090,755	\$1,045,868
Gross Income per SqFt	\$13.17	\$13.10	\$13.17
Full Market Value	\$3,950,000	\$3,980,000	\$3,820,000
Market Value per SqFt	\$48.00	\$48.00	\$48.10
Distance from Cooperative in miles		0.90	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02248-0009	1-02243-0386	1-02250-0075
Address	115 PAYSON AVENUE	87 PARK TERRACE WEST	260 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	36	42
Year Built	1937	1940	1930
Gross SqFt	31,140	33,280	37,482
Estimated Gross Income	\$467,100	\$527,743	\$551,700
Gross Income per SqFt	\$15.00	\$15.86	\$14.72
Full Market Value	\$1,700,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$55.00	\$63.00	\$54.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0014	1-02243-0386	1-02250-0075
Address	586 WEST 215 STREET	87 PARK TERRACE WEST	260 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	36	42
Year Built	1937	1940	1930
Gross SqFt	38,505	33,280	37,482
Estimated Gross Income	\$577,575	\$527,743	\$551,700
Gross Income per SqFt	\$15.00	\$15.86	\$14.72
Full Market Value	\$2,110,000	\$2,090,000	\$2,010,000
Market Value per SqFt	\$55.00	\$63.00	\$54.00
Distance from Cooperative in miles		0.10	0.05

BOROUGH OF MANHATTAN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0054	1-02180-0474	1-02180-0483
Address	25 INDIAN ROAD	200 BENNETT AVENUE	165 BENNETT AVENUE
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	49	79
Year Built	1953	1950	1940
Gross SqFt	55,296	55,505	59,952
Estimated Gross Income	\$746,496	\$672,200	\$860,612
Gross Income per SqFt	\$13.50	\$12.11	\$14.36
Full Market Value	\$2,720,000	\$2,320,000	\$3,140,000
Market Value per SqFt	\$49.20	\$42.00	\$52.00
Distance from Cooperative in miles		1.35	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0072	1-02170-0066	1-02171-0028
Address	270 SEAMAN AVENUE	4460 BROADWAY	36 ELLWOOD STREET
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	60	63
Year Built	1926	1928	1935
Gross SqFt	50,066	49,242	46,110
Estimated Gross Income	\$700,924	\$645,102	\$724,169
Gross Income per SqFt	\$14.00	\$13.10	\$15.71
Full Market Value	\$2,560,000	\$2,230,000	\$2,870,000
Market Value per SqFt	\$51.00	\$45.00	\$62.00
Distance from Cooperative in miles		1.25	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	1-02250-0084	1-02180-0486	1-02180-0500
Address	244 SEAMAN AVENUE	179 BENNETT AVENUE	711 WEST 190 STREET
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	76	95	67
Year Built	1966	1960	1963
Gross SqFt	78,130	80,927	75,678
Estimated Gross Income	\$1,016,471	\$1,052,739	\$866,783
Gross Income per SqFt	\$13.01	\$13.01	\$11.45
Full Market Value	\$3,710,000	\$3,840,000	\$2,990,000
Market Value per SqFt	\$47.50	\$48.00	\$39.50
Distance from Cooperative in miles		1.35	1.25