

**RETAIL MANHATTAN  
SOUTH OF GRAND STREET ALL AREAS  
2019/2020**

PROPERTY TYPE	GROSS INC PER SQ. FT.	EXPENSE PER SQ. FT.	CAP RATE RANGE		
	RANGE	RANGE	LOW	MED	HIGH
K1	50.00-160+	10.00-24+	30.5%	31.0%	31.5%
K2	40.00-150+	8.00-24+	31.5%	32.0%	32.5%
MIXED USE/MISC. RETAIL	45.00-110.00+	6.00-18.50+	32.5%	33.0%	33.5%

"+" equals: Prime shopping corridors/avenues where rents can exceed the norm and be as high as: \$400. Higher expenses and cap rates generally would apply.

Vacancy rates can be as high as **13.5%**

TAX RATE 10.514

**RETAIL MANHATTAN  
GRAND TO 30TH STREET ALL AREAS  
2019/2020**

PROPERTY TYPE	GROSS INC PER SQ. FT.	EXPENSE PER SQ. FT.	CAP RATE RANGE		
	RANGE	RANGE	LOW	MED	HIGH
<b>K1</b>	<b>60.00-150.00+</b>	<b>11.00-25.00+</b>	<b>29.5%</b>	<b>30.0%</b>	<b>30.75%</b>
<b>K2</b>	<b>60.00-140.00+</b>	<b>10.00-23.00+</b>	<b>30.5%</b>	<b>31.0%</b>	<b>31.75%</b>
<b>MIXED USE/MISC. RETAIL</b>	<b>50.00-135.00+</b>	<b>9.50-22.00+</b>	<b>31.5%</b>	<b>32.0%</b>	<b>32.75%</b>

"+" equals: prime shopping corridors/avenues where rents can exceed the norm and be as high as \$300. Higher expenses and cap rates generally would apply.

Vacancy rates can be as high as **15%**

TAX RATE 10.514

**RETAIL MANHATTAN  
30TH TO 59TH STREET ALL AREAS  
2019/2020**

PROPERTY TYPE	GROSS INC PER SQ. FT.	EXPENSE PER SQ. FT.	CAP RATE RANGE		
	RANGE	RANGE	LOW	MED	HIGH
K1	65.00-150.00+	10.00-22.00+	28.5%	29.0%	29.75%
K2	60.00-150.00+	11.00-22.00+	29.5%	30.0%	30.75%
MIXED USE/MISC. RETAIL	55.00-135.00+	10.00-21.50+	30.5%	31.0%	31.75%

"+" equals: prime shopping corridors/avenues where rents can exceed the norm. Higher expenses and cap rates generally would apply.
From 30th - 44th Streets rents can be as high as \$1,000.
From 45th -59th Streets, rents can be as high as \$1,300.
Vacancy rates can be as high as <b>15%</b>

TAX RATE 10.514

**RETAIL MANHATTAN  
E59TH TO E96TH STREET  
2019/2020**

PROPERTY TYPE	GROSS INC PER SQ. FT. RANGE	EXPENSE PER SQ. FT. RANGE	CAP RATE RANGE		
			LOW	MED	HIGH
<b>K1</b>	<b>95.00-185.00+</b>	<b>15.00-25.50+</b>	<b>29.0%</b>	<b>29.5%</b>	<b>30.25%</b>
<b>K2</b>	<b>80.00-185.00+</b>	<b>12.50-25.50+</b>	<b>29.5%</b>	<b>30.0%</b>	<b>30.75%</b>
<b>MIXED USE/MISC. RETAIL</b>	<b>75.00-185.00+</b>	<b>11.50-42.00+</b>	<b>30.0%</b>	<b>30.5%</b>	<b>31.25%</b>

"+" equals: prime shopping corridors/avenues where rents can exceed the norm and be as high as \$1000. Higher expenses and cap rates generally would apply.

Vacany rates can be as high as **15%**

TAX RATE 10.514

**RETAIL MANHATTAN  
W59TH TO W110TH STREET  
2019/2020**

PROPERTY TYPE	GROSS INC PER SQ. FT. RANGE	EXPENSE PER SQ. FT. RANGE	CAP RATE RANGE		
			LOW	MED	HIGH
K1	45.00-150.00+	8.00-22.50+	30.0%	30.5%	31.0%
K2	35.00-150.00+	7.00-22.50+	31.0%	31.5%	32.0%
MIXED USE/MISC. RETAIL	35.00-115.00+	7.00-18.50+	32.0%	32.5%	33.0%

"+" equals: prime shopping corridors/avenues where rents can exceed the norm and be as high as \$300. Higher expenses and cap rates generally would apply.

Vacancy rates can be as high as **15%**

TAX RATE 10.514

**RETAIL MANHATTAN  
UPPER MANHATTAN ALL AREAS  
2019/2020**

PROPERTY TYPE	GROSS INC PER SQ. FT.	EXPENSE PER SQ. FT.	CAP RATE RANGE		
	RANGE	RANGE	LOW	MED	HIGH
K1	25.00-85.00+	5.50-13.00+	31.5%	32.0%	32.5%
K2	24.00-70.00+	5.25-11.50+	32.0%	32.5%	33.0%
MIXED USE/MISC. RETAIL	22.50-55.00+	5.00-12.00+	32.5%	33.0%	33.5%

"+" equals: prime shopping corridors/avenues where rents can exceed the norm and be as high as \$200. Higher expenses and cap rates generally would apply.

Vacancy rates can be as high as **12.5%**

TAX RATE 10.514