

**OUTER BOROUGH OFFICE/LOFT  
2019/2020**

NEIGHBORHOOD	CLASS	VAC	GROSS INC PER SQ. FT.			EXPENSE PER SQ. FT.			CAP RATE RANGE		
			LOW	MED	HIGH	LOW	MED	HIGH	LOW	MID	HIGH
DOWNTOWN BROOKLYN	A	12.0%	38.00	45.00	55.00+	13.50	16.00	18.50	30.3%	30.8%	31.3%
	B	14.5%	25.00	33.50	40.00+	9.50	12.00	13.50	32.0%	32.5%	33.0%
OUTERBOROUGH OFFICE	A	15.0%	25.00	33.50	40.00+	9.50	11.50	13.00	31.8%	32.3%	32.8%
	B	15.0%	25.00	33.50	40.00+	9.50	11.50	13.00	32.7%	33.2%	33.7%
OFFICES OTHER THAN A/B		15.0%	25.00	30.00	35.00+	9.50	11.00	11.50	33.0%	33.5%	34.0%
PROFESSIONAL OFFICES		15.0%	27.00	32.50	40.00+	10.00	11.00	12.50	32.5%	33.0%	33.5%
OUTER BOROUGH LOFTS		5.0%	16.50	20.00	25.00+	5.00	6.00	7.00	33.0%	33.5%	34.0%

TAX RATE 10.514