

**MANHATTAN RESIDENTIAL
2020/2021**

AREA RATING*	GROSS INC PER SQ. FT.	EXPENSE PER SQ. FT.	CAP RATE RANGE		
	RANGE	RANGE	LOW	MED	HIGH
1	27.00-65.00+	10.50-20.50	27.5%	28.0%	28.5%
2	22.00-55.00+	10.25-18.50	27.8%	28.3%	28.8%
3	20.00-40.00+	9.20-16.00	28.2%	28.7%	29.2%
4	16.00-25.00+	8.00-12.50	28.7%	29.2%	29.7%

* See Community District listings. Area ratings are approximate and for comparison purposes only.

Vacancy and collection allowance generally 3-6%

The market cap rate guidelines above are intended to cover most properties in each category. When applying, keep in mind that market income is property specific. Cap rates should be adjusted for particular circumstances such as above or below market income, excessive vacancy or collection loss. Indicate reasons on TC940b. Cap rates beyond either the high or low end may be used based on market conditions, experience, reasoned discretion and to settle litigation where reductions in prior years' assessments could reasonably be expected.

**OUTER BOROUGH RESIDENTIAL
2020/2021**

AREA RATING*	GROSS INC PER SQ. FT. RANGE	EXPENSE PER SQ. FT. RANGE	CAP RATE RANGE		
			LOW	MED	HIGH
1	21.00-46.00+	9.25-15.50	28.0%	28.5%	29.0%
2	19.00-36.00+	8.50-13.00	28.5%	29.0%	29.5%
3	16.50-26.00+	7.75-11.00	29.0%	30.0%	31.0%
4	14.50-21.00+	7.25-10.50	30.0%	31.0%	32.0%

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Vacancy and collection allowance generally 3-6%

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