WilkinGuttenplan
CPAs & Advisors

COOPERATIVE & CONDOMINIUM DATABASE 2022

WilkinGuttenplan has specialized in representing cooperative housing corporations and condominium associations in the New York metropolitan area since 1983. As a result of this experience, we have accumulated vast amounts of financial information on the industry.

On a regular basis, our clients, managing agents, and colleagues have asked us to share this information with them and to provide data as to how their buildings compare to others. Accordingly, we are pleased to present our annual Cooperative and Condominium Database for 2022.

This database provides a wealth of information that can be viewed from many different perspectives. Although each property is unique, we have assembled the financial data into commonly used income and expense categories, including reserve fund contributions. We have provided two database reports 1.) sorted by zip code 2.) sorted by building size (by units). We've provided a description of the property, including general location and number of units. This can be very useful in assisting a board in determining how it compares to other properties.

We hope you find this information interesting and useful. If we can provide any additional information, please do not hesitate to contact us.

Neighborhood	Hudson Yards	East Village	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	198	5	8	12
Zip Code	10001	10003	10003	10003
Maintenance / Common Charges	$ 10,471,270	$ 152,497	$ 832,958	$ 480,468
Operating Assessments	-	225,000	-	-
Rental Income / Comml. Charges	195,330	-	32,063	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	138,464	8,436	16,866	28,958
TOTAL INCOME	**$ 10,805,064**	**$ 385,933**	**$ 881,887**	**$ 509,426**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	32,067	-	-	-
Mortgage & loan indebtedness	-	-	-	68,780
Payroll	3,877,684	19,829	345,702	-
Pension & Welfare	1,366,937	-	55,024	2,922
Payroll Taxes & Other Costs	453,087	9,111	47,379	3,080
Gas & Electric, net	1,033,905	-	70,154	46,398
Heating	1,063,233	29,842	39,943	22,712
Water & Sewer	185,385	5,766	8,308	(99,739)
Building Supplies, Repairs & Maintenance	1,330,934	290,274	201,115	148,811
Recreation Facilities Expense	470,444	-	-	-
Security Services	-	-	-	245,203
Insurance	501,778	21,600	46,042	56,931
Management Fee	228,857	16,800	35,561	30,183
Professional Fees, net	60,948	18,090	11,634	11,125
Corporation Tax	39,095	-	1,313	356
Office & Administration	114,833	2,803	19,133	12,565
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 10,759,187**	**$ 414,115**	**$ 881,308**	**$ 549,327**
SURPLUS (DEFICIT)	**$ 45,877**	**$ (28,182)**	**$ 579**	**$ (39,901)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,407	2,542	8,677	3,337
Maint. - PY	10,472,493	142,197	764,753	443,664
Monthly Maint. / Charges Per Unit - PY	4,408	2,370	7,966	3,081
% Increase from Prior Year	0%	7%	9%	8%
Total Debt	-	-	-	-
Debt per Unit	-	-	-	-
Interest Only/Amortizing				
Working Capital	158,789	(13,492)	667,124	(1,829)
Working Capital Per Unit	802	(2,698)	83,391	(152)
Transfer Fee %			2 months common charges	

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	East Village
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condop**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**14**	**15**	**43**	**51**
Zip Code	**10003**	**10003**	**10003**	**10003**
Maintenance / Common Charges	$ 637,500	$ 452,205	$ 693,162	$ 1,782,482
Operating Assessments	69,309	-	56,000	-
Rental Income / Comml. Charges	52,750	-	26,283	91,163
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	26,500	-	-
Other Income	9,500	8,978	31,673	119,751
TOTAL INCOME	**$ 769,059**	**$ 487,683**	**$ 807,118**	**$ 1,993,396**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	413,420	-	312,227	16,333
Mortgage & loan indebtedness	38,302	-	55,759	-
Payroll	32,428	135,016	117,672	678,720
Pension & Welfare	-	33,590	12,379	103,428
Payroll Taxes & Other Costs	-	21,882	9,655	107,925
Gas & Electric, net	12,862	15,917	22,983	224,202
Heating	46,625	66,763	-	68,340
Water & Sewer	12,609	8,026	16,451	29,034
Building Supplies, Repairs & Maintenance	83,762	71,803	35,971	437,943
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	18,898	4,824
Insurance	40,396	35,497	35,896	139,551
Management Fee	39,217	39,750	32,350	66,843
Professional Fees, net	32,510	50,247	12,309	78,860
Corporation Tax	-	-	650	10,360
Office & Administration	6,301	7,480	3,680	14,641
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 758,432**	**$ 485,971**	**$ 686,880**	**$ 1,981,004**
SURPLUS (DEFICIT)	**$ 10,627**	**$ 1,712**	**$ 120,238**	**$ 12,392**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,795	2,512	1,343	2,913
Maint. - PY	636,906	401,636	641,664	1,702,465
Monthly Maint. / Charges Per Unit - PY	3,791	2,231	1,244	2,782
% Increase from Prior Year	0%	13%	8%	5%
Total Debt	1,250,000	-	1,907,434	-
Debt per Unit	89,286	-	44,359	-
Interest Only/Amortizing	Interest Only		Amortizing	
Working Capital	410,379	574,983	1,776,455	977,337
Working Capital Per Unit	29,313	38,332	41,313	19,163
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	East Village
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Condop**
Number of Units	**70**	**81**	**90**	**144**
Zip Code	**10003**	**10003**	**10003**	**10003**
Maintenance / Common Charges	$ 3,208,780	$ 1,091,111	$ 3,940,496	$ 3,378,928
Operating Assessments	188,221	175,727	-	-
Rental Income / Comml. Charges	-	927,619	-	250,656
Common Charges - PILOT	-	-	-	-
Parking	133,320	-	-	13,697
Transfer Fees	117,320	-	58,519	38,220
Other Income	116,358	205,534	186,077	246,565
TOTAL INCOME	**$ 3,763,999**	**$ 2,399,991**	**$ 4,185,092**	**$ 3,928,066**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,526,377	994,554	1,784,553	1,629,232
Mortgage & loan indebtedness	231,364	112,500	222,092	343,168
Payroll	592,454	477,826	1,049,475	711,884
Pension & Welfare	172,801	158,683	364,185	208,419
Payroll Taxes & Other Costs	80,174	66,776	87,903	83,839
Gas & Electric, net	51,044	23,724	8,173	58,074
Heating	212,952	97,180	153,500	153,617
Water & Sewer	116,653	41,406	44,069	71,140
Building Supplies, Repairs & Maintenance	343,606	108,523	255,739	352,955
Recreation Facilities Expense	-	-	-	-
Security Services	7,516	-	-	-
Insurance	86,161	57,041	62,399	144,690
Management Fee	81,000	42,604	64,890	98,804
Professional Fees, net	129,046	15,372	39,141	67,768
Corporation Tax	3,457	3,450	4,037	3,075
Office & Administration	32,434	6,832	27,781	35,611
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,667,039**	**$ 2,206,471**	**$ 4,167,937**	**$ 3,962,276**
SURPLUS (DEFICIT)	**$ 96,960**	**$ 193,520**	**$ 17,155**	**$ (34,210)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,820	1,123	3,649	1,955
Maint. - PY	3,099,613	996,111	3,784,727	3,308,039
Monthly Maint. / Charges Per Unit - PY	3,690	1,025	3,504	1,914
% Increase from Prior Year	4%	10%	4%	2%
Total Debt	4,268,358	3,000,000	4,898,236	6,577,032
Debt per Unit	60,977	37,037	54,425	45,674
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Working Capital	1,104,477	2,337,723	3,035,220	1,160,738
Working Capital Per Unit	15,778	28,861	33,725	8,061
Transfer Fee %	2% of GSP		$20 per share	$6 per share

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	Financial District
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**186**	**248**	**645**	**205**
Zip Code	**10003**	**10003**	**10003**	**10004**
Maintenance / Common Charges	$ 5,109,145	$ 4,146,417	$ 6,665,639	$ 3,901,600
Operating Assessments	-	434,551	-	929,269
Rental Income / Comml. Charges	-	-	1,177,097	1,129,330
Common Charges - PILOT	-	-	-	-
Parking	-	222,228	-	-
Transfer Fees	-	60,422	-	191,025
Other Income	411,438	166,997	381,508	136,415
TOTAL INCOME	**$ 5,520,583**	**$ 5,030,615**	**$ 8,224,244**	**$ 6,287,639**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,743,451	2,550,707	237,660	2,744,572
Mortgage & loan indebtedness	408,997	264,023	-	821,458
Payroll	919,132	709,599	2,077,106	681,939
Pension & Welfare	261,741	235,856	784,861	254,359
Payroll Taxes & Other Costs	95,342	103,467	317,872	86,620
Gas & Electric, net	103,922	69,493	454,137	106,372
Heating	218,320	346,684	803,873	243,290
Water & Sewer	77,442	92,111	652,987	107,847
Building Supplies, Repairs & Maintenance	239,714	308,216	762,002	336,146
Recreation Facilities Expense	-	-	485,868	-
Security Services	-	2,500	152,170	-
Insurance	146,893	144,203	924,506	162,119
Management Fee	115,802	121,595	270,000	108,141
Professional Fees, net	16,387	43,879	161,963	129,009
Corporation Tax	11,474	9,691	29,830	14,235
Office & Administration	64,270	110,795	154,625	23,161
Bad Debts (Recovery)	-	-	-	
TOTAL EXPENSES	**$ 5,422,887**	**$ 5,112,819**	**$ 8,269,460**	**$ 5,819,268**
SURPLUS (DEFICIT)	**$ 97,696**	**$ (82,204)**	**$ (45,216)**	**$ 468,371**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,289	1,393	861	1,586
Maint. - PY	5,184,353	4,045,920	6,529,261	3,821,221
Monthly Maint. / Charges Per Unit - PY	2,323	1,360	844	1,553
% Increase from Prior Year	-1%	2%	2%	2%
Total Debt	7,983,394	8,854,046	-	7,385,128
Debt per Unit	42,921	35,702	-	36,025
Interest Only/Amortizing	Amortizing	Interest Only		Amortizing
Working Capital	2,945,966	2,280,980	2,787,718	1,808,981
Working Capital Per Unit	15,839	9,198	4,322	8,824
Transfer Fee %				3% of GSP

*GSP - Gross Selling Price

Neighborhood	Financial District	Financial District	Tribeca	Tribeca
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**234**	**382**	**83**	**157**
Zip Code	**10004**	**10005**	**10007**	**10007**
Maintenance / Common Charges	$ 4,861,637	$ 6,101,048	$ 1,562,570	$ 5,850,612
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	501,471	-	29,542
Common Charges - PILOT	6,072,148	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	51,413	212,251	45,477	90,434
TOTAL INCOME	**$ 10,985,198**	**$ 6,814,770**	**$ 1,608,047**	**$ 5,970,588**
Ground Rent	1,053,425	-	-	-
Real Estate Taxes / PILOT / BID	6,072,148	29,477	11,678	35,965
Mortgage & loan indebtedness	-	75,933	-	301,906
Payroll	1,246,264	1,894,784	575,842	1,467,288
Pension & Welfare	485,049	689,920	194,384	415,238
Payroll Taxes & Other Costs	149,742	164,495	90,386	350,761
Gas & Electric, net	494,186	737,793	167,016	938,399
Heating	343,048	569,348	66,745	270,786
Water & Sewer	116,933	166,215	48,390	131,518
Building Supplies, Repairs & Maintenance	592,967	810,351	164,643	1,091,555
Recreation Facilities Expense	-	463,272	-	-
Security Services	-	-	-	-
Insurance	293,672	692,006	78,131	927,552
Management Fee	112,500	305,908	82,156	106,948
Professional Fees, net	52,031	141,480	38,088	36,791
Corporation Tax	10,458	6,826	-	6,417
Office & Administration	78,153	141,178	22,894	88,609
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 11,100,576**	**$ 6,888,986**	**$ 1,540,353**	**$ 6,169,733**
SURPLUS (DEFICIT)	**$ (115,378)**	**$ (74,216)**	**$ 67,694**	**$ (199,145)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,731	1,331	1,569	3,105
Maint. - PY	4,417,164	6,317,911	1,519,005	5,213,031
Monthly Maint. / Charges Per Unit - PY	1,573	1,378	1,525	2,767
% Increase from Prior Year	10%	-3%	3%	12%
Total Debt	-	1,070,537	-	6,611,091
Debt per Unit	-	2,802	-	42,109
Interest Only/Amortizing		Amortizing		Interest only
Working Capital	2,399,342	2,901,346	751,818	254,272
Working Capital Per Unit	10,254	7,595	9,058	1,620
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Tribeca	East Village	East Village	Stuyvesant Park
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	257	33	103	54
Zip Code	10007	10009	10009	10010
Maintenance / Common Charges	$ 3,904,938	$ 513,651	$ 3,297,845	$ 3,635,395
Operating Assessments	-	-	239,142	-
Rental Income / Comml. Charges	247,993	69,888	37,888	156,743
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	184,450	-
Other Income	146,049	7,850	60,213	35,593
TOTAL INCOME	**$ 4,298,980**	**$ 591,389**	**$ 3,819,538**	**$ 3,827,731**
Ground Rent	-	-	-	530,787
Real Estate Taxes / PILOT / BID	25,846	-	1,373,438	1,839,240
Mortgage & loan indebtedness	111,969	19,575	263,900	48,161
Payroll	1,431,120	281,196	690,082	434,526
Pension & Welfare	477,382	-	234,928	156,603
Payroll Taxes & Other Costs	229,844	9,866	99,252	52,780
Gas & Electric, net	433,913	38,897	131,165	118,727
Heating	-	7,174	195,304	191,577
Water & Sewer	176,565	18,685	64,263	55,087
Building Supplies, Repairs & Maintenance	482,315	72,514	373,282	245,586
Recreation Facilities Expense	138,261	-	-	-
Security Services	-	-	-	-
Insurance	467,081	43,266	135,579	75,875
Management Fee	156,379	42,725	80,800	40,200
Professional Fees, net	91,105	10,480	48,631	34,909
Corporation Tax	4,898	1,150	3,075	10,622
Office & Administration	61,841	17,415	16,106	42,605
Bad Debts (Recovery)	42,648	-	-	-
TOTAL EXPENSES	**$ 4,331,167**	**$ 562,943**	**$ 3,709,805**	**$ 3,877,285**
SURPLUS (DEFICIT)	**$ (32,187)**	**$ 28,446**	**$ 109,733**	**$ (49,554)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,266	1,297	2,668	5,610
Maint. - PY	3,924,481	456,250	3,181,101	3,546,587
Monthly Maint. / Charges Per Unit - PY	1,273	1,152	2,574	5,473
% Increase from Prior Year	0%	13%	4%	3%
Total Debt	1,395,700	30,307	9,000,000	471,367
Debt per Unit	5,431	918	87,379	8,729
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	Amortizing
Working Capital	4,059,975	197,832	1,101,519	1,402,731
Working Capital Per Unit	15,798	5,995	10,694	25,977
Transfer Fee %		Other	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park	Stuyvesant Park
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Co-Op**	**Co-Op**
Number of Units	**124**	**140**	**172**	**262**
Zip Code	**10010**	**10010**	**10010**	**10010**
Maintenance / Common Charges	$ 1,621,319	$ 2,624,334	$ 3,750,739	$ 4,160,077
Operating Assessments	-	-	399,172	1,214,655
Rental Income / Comml. Charges	-	-	293,361	352,771
Common Charges - PILOT	-	-	-	-
Parking	-	14,560	118,350	176,682
Transfer Fees	-	-	187,875	243,350
Other Income	77,591	54,885	71,435	99,032
TOTAL INCOME	**$ 1,698,910**	**$ 2,693,779**	**$ 4,820,932**	**$ 6,246,567**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	19,519	-	2,286,941	3,140,637
Mortgage & loan indebtedness	-	-	431,250	625,811
Payroll	601,112	855,236	681,306	776,989
Pension & Welfare	104,552	300,245	211,804	255,945
Payroll Taxes & Other Costs	103,350	116,325	94,644	96,033
Gas & Electric, net	218,140	228,451	159,145	162,682
Heating	132,911	72,653	233,639	161,250
Water & Sewer	97,197	139,707	86,969	147,479
Building Supplies, Repairs & Maintenance	212,399	547,153	432,971	359,199
Recreation Facilities Expense	-	1,725	-	-
Security Services	-	25,879	-	-
Insurance	102,940	206,325	103,066	151,012
Management Fee	76,500	65,737	85,000	115,136
Professional Fees, net	17,230	33,032	44,190	78,922
Corporation Tax	-	1,500	6,520	17,841
Office & Administration	25,512	33,829	15,569	25,396
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,711,362**	**$ 2,627,797**	**$ 4,873,014**	**$ 6,114,332**
SURPLUS (DEFICIT)	**$ (12,452)**	**$ 65,982**	**$ (52,082)**	**$ 132,235**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,090	1,562	1,817	1,323
Maint. - PY	1,380,130	2,624,180	3,572,132	3,981,699
Monthly Maint. / Charges Per Unit - PY	928	1,562	1,731	1,266
% Increase from Prior Year	17%	0%	5%	4%
Total Debt	-	-	15,000,000	7,309,448
Debt per Unit	-	-	87,209	27,899
Interest Only/Amortizing			Interest Only	Amortizing
Working Capital	890,394	950,194	3,415,968	2,529,283
Working Capital Per Unit	7,181	6,787	19,860	9,654
Transfer Fee %			1.75% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	15	33	42	52
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	$ 1,037,736	$ 802,531	$ 1,598,731	$ 763,786
Operating Assessments	-	-	-	105,406
Rental Income / Comml. Charges	-	-	-	242,563
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	25,314	-
Other Income	1,979	21,677	173,211	55,211
TOTAL INCOME	**$ 1,039,715**	**$ 824,208**	**$ 1,797,256**	**$ 1,166,966**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	623,496
Mortgage & loan indebtedness	-	-	-	161,443
Payroll	305,740	279,023	574,342	84,726
Pension & Welfare	47,219	79,007	199,448	12,088
Payroll Taxes & Other Costs	105,842	40,968	80,792	14,434
Gas & Electric, net	117,485	42,293	97,541	3,849
Heating	17,511	43,298	106,505	71,251
Water & Sewer	13,420	18,830	25,585	29,448
Building Supplies, Repairs & Maintenance	229,611	176,314	384,618	57,526
Recreation Facilities Expense	-	-	166,449	-
Security Services	-	-	-	-
Insurance	58,289	35,265	61,595	44,973
Management Fee	45,000	37,713	58,000	30,089
Professional Fees, net	22,778	42,917	36,031	63,186
Corporation Tax	1,950	2,427	-	3,450
Office & Administration	20,332	6,919	33,644	8,192
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 985,177**	**$ 804,974**	**$ 1,824,550**	**$ 1,208,151**
SURPLUS (DEFICIT)	**$ 54,538**	**$ 19,234**	**$ (27,294)**	**$ (41,185)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,765	2,027	3,172	1,224
Maint. - PY	1,037,736	743,080	1,587,715	698,696
Monthly Maint. / Charges Per Unit - PY	5,765	1,876	3,150	1,120
% Increase from Prior Year	0%	8%	1%	9%
Total Debt	-	-	-	2,521,533
Debt per Unit	-	-	-	48,491
Interest Only/Amortizing				Amortizing
Working Capital	612,191	960,625	569,768	1,113,608
Working Capital Per Unit	40,813	29,110	13,566	21,416
Transfer Fee %			Other	

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	60	63	66	75
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	$ 385,787	$ 2,454,266	$ 4,632,935	$ 1,828,166
Operating Assessments	-	327,670	309,642	182,831
Rental Income / Comml. Charges	-	-	32,003	228,330
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	102,315	113,000
Other Income	39,403	42,812	43,847	64,286
TOTAL INCOME	**$ 425,190**	**$ 2,824,748**	**$ 5,120,742**	**$ 2,416,613**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	9,388	1,901,680	2,015,044	925,362
Mortgage & loan indebtedness	-	114,063	115,000	130,981
Payroll	91,252	229,151	1,596,608	458,437
Pension & Welfare	26,163	79,721	499,166	134,702
Payroll Taxes & Other Costs	17,413	22,591	216,551	65,423
Gas & Electric, net	10,055	32,479	31,663	39,107
Heating	61,634	162,651	190,653	120,767
Water & Sewer	25,121	69,914	40,554	38,967
Building Supplies, Repairs & Maintenance	56,462	94,476	252,362	170,695
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	40,828	78,635	85,348	55,536
Management Fee	28,000	46,056	80,642	63,032
Professional Fees, net	26,338	24,188	38,023	58,678
Corporation Tax	175	4,773	8,055	3,076
Office & Administration	6,193	8,409	35,971	27,591
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 399,022**	**$ 2,868,787**	**$ 5,205,640**	**$ 2,292,354**
SURPLUS (DEFICIT)	**$ 26,168**	**$ (44,039)**	**$ (84,898)**	**$ 124,259**
Other Financial Data				
Monthly Maint. / Charges Per Unit	536	3,246	5,850	2,031
Maint. - PY	377,622	2,454,266	4,457,745	1,787,938
Monthly Maint. / Charges Per Unit - PY	524	3,246	5,628	1,987
% Increase from Prior Year	2%	0%	4%	2%
Total Debt	-	3,750,000	4,000,000	3,807,284
Debt per Unit	-	59,524	60,606	50,764
Interest Only/Amortizing		Interest Only	Interest Only	Amortizing
Working Capital	113,174	1,222,056	2,352,565	1,566,852
Working Capital Per Unit	1,886	19,398	35,645	20,891
Transfer Fee %				2% of GSP

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	83	119	336	348
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	$ 1,654,775	$ 2,212,506	$ 3,169,437	$ 10,372,249
Operating Assessments	198,922	343,327	-	952,079
Rental Income / Comml. Charges	233,649	309,715	192,113	1,436,636
Common Charges - PILOT	-	-	-	-
Parking	-	50,618	-	-
Transfer Fees	23,494	136,785	29,959	1,006,900
Other Income	73,772	77,543	194,237	321,106
TOTAL INCOME	**$ 2,184,612**	**$ 3,130,494**	**$ 3,585,746**	**$ 14,088,970**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,133,987	1,811,276	30,474	5,768,425
Mortgage & loan indebtedness	97,170	236,527	110,331	1,561,029
Payroll	295,483	239,388	1,166,759	1,892,052
Pension & Welfare	110,716	79,361	404,447	705,438
Payroll Taxes & Other Costs	46,699	27,963	147,839	409,170
Gas & Electric, net	31,392	29,220	151,023	192,978
Heating	103,034	135,147	210,677	630,018
Water & Sewer	29,348	66,298	141,541	155,382
Building Supplies, Repairs & Maintenance	127,598	81,370	650,024	548,561
Recreation Facilities Expense	-	-	-	-
Security Services	-	150,893	-	-
Insurance	70,684	65,886	337,918	233,723
Management Fee	46,000	73,978	170,000	159,375
Professional Fees, net	28,666	64,189	59,434	229,328
Corporation Tax	3,450	3,725	1,500	20,755
Office & Administration	26,896	12,572	114,861	56,907
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,151,123**	**$ 3,077,793**	**$ 3,696,828**	**$ 12,563,141**
SURPLUS (DEFICIT)	**$ 33,489**	**$ 52,701**	**$ (111,082)**	**$ 1,525,829**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,661	1,549	786	2,484
Maint. - PY	1,655,270	2,088,074	3,059,923	10,168,894
Monthly Maint. / Charges Per Unit - PY	1,662	1,462	759	2,435
% Increase from Prior Year	0%	6%	4%	2%
Total Debt	3,162,366	8,000,000	1,590,812	34,775,898
Debt per Unit	38,101	67,227	4,735	99,931
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Amortizing
Working Capital	1,303,787	2,753,833	1,139,640	7,735,087
Working Capital Per Unit	15,708	23,141	3,392	22,227
Transfer Fee %	Other	1.5% of GSP	Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Chelsea	Soho	Soho	Soho
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**420**	**41**	**42**	**242**
Zip Code	**10011**	**10012**	**10012**	**10012**
Maintenance / Common Charges	$ 8,996,910	$ 1,452,047	$ 317,562	$ 6,185,801
Operating Assessments	-	194,014	-	614,974
Rental Income / Comml. Charges	1,463,760	-	-	1,233,602
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	343,500	539,700
Other Income	128,395	25,664	32,398	139,223
TOTAL INCOME	**$ 10,589,065**	**$ 1,671,725**	**$ 693,460**	**$ 8,713,300**
Ground Rent	1,600,000	-	-	-
Real Estate Taxes / PILOT / BID	4,200,273	1,066,860	-	3,613,449
Mortgage & loan indebtedness	468,822	46,020	605,956	2,147,289
Payroll	1,507,230	103,899	75,045	816,636
Pension & Welfare	511,198	-	-	293,004
Payroll Taxes & Other Costs	170,865	20,746	13,138	112,812
Gas & Electric, net	104,178	15,796	29,759	224,865
Heating	536,605	72,950	14,465	112,721
Water & Sewer	295,013	21,775	24,392	105,511
Building Supplies, Repairs & Maintenance	378,558	75,881	78,789	727,288
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	23,063	-
Insurance	261,003	61,781	99,658	233,621
Management Fee	193,453	37,470	60,150	116,670
Professional Fees, net	71,943	55,993	50,284	169,602
Corporation Tax	23,705	4,127	2,055	22,271
Office & Administration	56,608	11,278	7,462	52,950
Bad Debts (Recovery)	-	-	21,114	-
TOTAL EXPENSES	**$ 10,379,454**	**$ 1,594,576**	**$ 1,105,330**	**$ 8,748,689**
SURPLUS (DEFICIT)	**$ 209,611**	**$ 77,149**	**$ (411,870)**	**$ (35,389)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,785	2,951	630	2,130
Maint. - PY	8,907,777	1,412,047	313,353	5,942,723
Monthly Maint. / Charges Per Unit - PY	1,767	2,870	622	2,046
% Increase from Prior Year	1%	3%	1%	4%
Total Debt	16,000,000	1,560,000	239,813	42,248,953
Debt per Unit	38,095	38,049	5,710	174,582
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Working Capital	5,459,918	1,127,991	417,316	4,469,285
Working Capital Per Unit	13,000	27,512	9,936	18,468
Transfer Fee %			1% of GSP	3% of GSP

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Tribeca	Tribeca
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Co-Op**
Number of Units	**13**	**13**	**16**	**35**
Zip Code	**10013**	**10013**	**10013**	**10013**
Maintenance / Common Charges	$ 619,747	$ 830,760	$ 368,104	$ 1,128,779
Operating Assessments	-	69,239	133,862	359,609
Rental Income / Comml. Charges	-	25,728	9,297	232,923
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	45,000
Other Income	19,432	8,478	25,034	13,271
TOTAL INCOME	**$ 639,179**	**$ 934,205**	**$ 536,297**	**$ 1,779,582**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	904,838
Mortgage & loan indebtedness	-	-	71,234	82,125
Payroll	73,899	346,403	120,543	174,625
Pension & Welfare	-	106,872	25,791	36,930
Payroll Taxes & Other Costs	10,514	45,508	15,171	29,972
Gas & Electric, net	67,821	62,341	12,417	28,025
Heating	21,785	52,346	35,317	55,150
Water & Sewer	23,231	20,485	15,622	27,926
Building Supplies, Repairs & Maintenance	95,574	139,346	58,468	98,270
Recreation Facilities Expense	-	-	-	-
Security Services	259,034	-	17,417	-
Insurance	55,262	71,613	64,714	82,235
Management Fee	35,000	33,247	41,065	70,040
Professional Fees, net	13,556	23,970	15,588	64,715
Corporation Tax	500	2,014	-	4,079
Office & Administration	9,997	6,992	7,741	24,687
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 666,173**	**$ 911,137**	**$ 501,088**	**$ 1,683,617**
SURPLUS (DEFICIT)	**$ (26,994)**	**$ 23,068**	**$ 35,209**	**$ 95,965**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,973	5,325	1,917	2,688
Maint. - PY	563,407	767,044	334,640	1,128,779
Monthly Maint. / Charges Per Unit - PY	3,612	4,917	1,743	2,688
% Increase from Prior Year	10%	8%	10%	0%
Total Debt	-	-	235,130	2,700,000
Debt per Unit	-	-	14,696	77,143
Interest Only/Amortizing			Amortizing	Interest Only
Working Capital	(33,667)	31,774	280,460	656,716
Working Capital Per Unit	(2,590)	2,444	17,529	18,763
Transfer Fee %		Other		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Tribeca	Tribeca
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**40**	**42**	**43**	**45**
Zip Code	**10013**	**10013**	**10013**	**10013**
Maintenance / Common Charges	$ 1,122,737	$ 968,242	$ 1,476,357	$ 2,099,811
Operating Assessments	-	170,000	-	231,933
Rental Income / Comml. Charges	62,041	657,366	140,304	161,514
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	27,400	-	78,250	166,500
Other Income	151,821	81,932	47,830	5,852
TOTAL INCOME	**$ 1,363,999**	**$ 1,877,540**	**$ 1,742,741**	**$ 2,665,610**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	969,860	10,761	1,576,864
Mortgage & loan indebtedness	-	398,909	22,501	109,966
Payroll	607,655	83,348	573,948	131,314
Pension & Welfare	190,001	8,489	171,493	39,925
Payroll Taxes & Other Costs	85,430	22,660	73,834	19,474
Gas & Electric, net	203,112	22,019	186,392	42,268
Heating	58,381	126,513	65,121	71,434
Water & Sewer	22,780	19,598	33,512	25,114
Building Supplies, Repairs & Maintenance	152,259	79,771	254,620	109,230
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	151,083	51,665	120,696	57,927
Management Fee	53,109	50,676	40,522	35,648
Professional Fees, net	25,125	80,859	67,477	71,635
Corporation Tax	7,688	1,520	3,446	3,450
Office & Administration	6,509	7,098	35,518	57,354
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,563,132**	**$ 1,922,985**	**$ 1,659,841**	**$ 2,351,603**
SURPLUS (DEFICIT)	**$ (199,133)**	**$ (45,445)**	**$ 82,900**	**$ 314,007**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,339	1,921	2,861	3,889
Maint. - PY	1,124,551	1,007,589	1,386,902	2,058,638
Monthly Maint. / Charges Per Unit - PY	2,343	1,999	2,688	3,812
% Increase from Prior Year	0%	-4%	6%	2%
Total Debt	-	7,564,369	995,547	3,366,548
Debt per Unit	-	180,104	23,152	74,812
Interest Only/Amortizing		Amortizing	Amortizing	Amortizing
Working Capital	343,181	2,643,485	643,297	1,548,233
Working Capital Per Unit	8,580	62,940	14,960	34,405
Transfer Fee %	1% of GSP		1% of GSP	% of GSP

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Meatpacking District	Meatpacking District
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**52**	**61**	**7**	**18**
Zip Code	**10013**	**10013**	**10014**	**10014**
Maintenance / Common Charges	$ 1,745,512	$ 2,126,143	$ 255,483	$ 847,927
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	47,355	16,353	9,028	-
Common Charges - PILOT	-	-	-	-
Parking	33,075	27,614	-	-
Transfer Fees	-	9,997	-	9,044
Other Income	136,269	32,909	2,173	12,479
TOTAL INCOME	**$ 1,962,211**	**$ 2,213,016**	**$ 266,684**	**$ 869,450**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	24,656	-	-	-
Mortgage & loan indebtedness	38,290	226,885	-	-
Payroll	717,360	771,515	87,026	371,224
Pension & Welfare	181,433	204,157	13,252	42,156
Payroll Taxes & Other Costs	99,254	110,524	11,613	50,286
Gas & Electric, net	284,131	188,344	28,651	77,487
Heating	50,102	112,077	4,032	29,372
Water & Sewer	40,598	112,184	1,632	19,305
Building Supplies, Repairs & Maintenance	270,058	251,751	66,375	94,126
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	6,859	15,419
Insurance	169,623	102,252	24,055	32,330
Management Fee	64,758	54,970	23,228	39,845
Professional Fees, net	31,083	67,334	13,792	55,181
Corporation Tax	1,500	4,696	175	504
Office & Administration	24,523	30,088	11,328	6,833
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,997,369**	**$ 2,236,777**	**$ 292,018**	**$ 834,068**
SURPLUS (DEFICIT)	**$ (35,158)**	**$ (23,761)**	**$ (25,334)**	**$ 35,382**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,797	2,905	3,041	3,926
Maint. - PY	1,659,778	2,126,028	240,908	825,912
Monthly Maint. / Charges Per Unit - PY	2,660	2,904	2,868	3,824
% Increase from Prior Year	5%	0%	6%	3%
Total Debt	1,240,125	3,024,003	-	-
Debt per Unit	23,849	49,574	-	-
Interest Only/Amortizing	Amortizing	Amortizing		
Working Capital	98,000	2,507,618	126,916	285,087
Working Capital Per Unit	1,885	41,108	18,131	15,838
Transfer Fee %	2% of GSP	Other		Other

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Meatpacking District	Meatpacking District
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	37	54	121	121
Zip Code	10014	10014	10014	10014
Maintenance / Common Charges	$ 1,985,226	$ 1,425,007	$ 1,574,167	$ 1,680,055
Operating Assessments	226,696	-	-	-
Rental Income / Comml. Charges	155,067	-	42,650	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	15,381	99,706	136,997	34,167
TOTAL INCOME	**$ 2,382,370**	**$ 1,524,713**	**$ 1,753,814**	**$ 1,714,222**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,192,602	-	-	-
Mortgage & loan indebtedness	140,249	141,423	-	-
Payroll	415,644	520,954	708,459	662,457
Pension & Welfare	132,430	92,018	226,651	186,740
Payroll Taxes & Other Costs	49,546	94,885	94,067	121,145
Gas & Electric, net	63,848	127,740	175,732	282,489
Heating	18,025	54,141	150,380	-
Water & Sewer	18,321	60,218	61,693	60,162
Building Supplies, Repairs & Maintenance	163,606	196,432	144,948	464,514
Recreation Facilities Expense	-	-	-	-
Security Services	-	1,045	-	-
Insurance	38,092	149,335	63,394	72,916
Management Fee	60,849	75,000	73,600	61,050
Professional Fees, net	46,828	29,017	6,021	38,268
Corporation Tax	3,450	7,909	-	17,278
Office & Administration	17,225	25,669	19,033	21,147
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,360,715**	**$ 1,575,786**	**$ 1,723,978**	**$ 1,988,166**
SURPLUS (DEFICIT)	**$ 21,655**	**$ (51,073)**	**$ 29,836**	**$ (273,944)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,471	2,199	1,084	1,157
Maint. - PY	1,933,454	1,383,501	1,572,988	1,616,654
Monthly Maint. / Charges Per Unit - PY	4,355	2,135	1,083	1,113
% Increase from Prior Year	3%	3%	0%	4%
Total Debt	4,250,000	2,126,577	-	-
Debt per Unit	114,865	39,381	-	-
Interest Only/Amortizing	Interest Only	Amortizing		
Working Capital	1,272,923	2,515,968	1,540,511	1,470,939
Working Capital Per Unit	34,403	46,592	12,731	12,157
Transfer Fee %	2% of GSP			

*GSP - Gross Selling Price

Neighborhood	**Meatpacking District**	**Meatpacking District**	**Meatpacking District**	**Meatpacking District**
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condominium**	**Condominium**	**Condop**
Number of Units	**140**	**170**	**174**	**242**
Zip Code	**10014**	**10014**	**10014**	**10014**
Maintenance / Common Charges	$ 2,522,023	$ 2,292,647	$ 1,669,269	$ 5,436,068
Operating Assessments	318,879	-	130,365	371,770
Rental Income / Comml. Charges	327,835	24,165	-	9,548
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	142,580	-	48,000	397,270
Other Income	156,938	32,791	118,881	164,183
TOTAL INCOME	**$ 3,468,255**	**$ 2,349,603**	**$ 1,966,515**	**$ 6,378,839**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,849,755	-	938,792	2,831,016
Mortgage & loan indebtedness	164,968	4,288	115,587	471,634
Payroll	410,782	218,186	157,488	818,191
Pension & Welfare	75,405	59,479	13,790	322,971
Payroll Taxes & Other Costs	47,152	204,575	9,350	90,426
Gas & Electric, net	16,081	512,786	34,104	218,743
Heating	74,890	83,316	50,467	271,025
Water & Sewer	33,292	38,128	25,003	94,375
Building Supplies, Repairs & Maintenance	112,471	279,189	143,107	192,650
Recreation Facilities Expense	-	-	-	-
Security Services	-	5,283	231,534	-
Insurance	74,658	396,315	69,862	260,635
Management Fee	64,753	74,973	53,671	144,642
Professional Fees, net	77,263	39,126	24,309	76,994
Corporation Tax	6,618	3,193	3,451	15,142
Office & Administration	30,148	688,811	5,438	47,256
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,038,236**	**$ 2,607,648**	**$ 1,875,953**	**$ 5,855,700**
SURPLUS (DEFICIT)	**$ 430,019**	**$ (258,045)**	**$ 90,562**	**$ 523,139**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,501	1,124	799	1,872
Maint. - PY	2,448,070	1,492,127	1,669,252	5,354,441
Monthly Maint. / Charges Per Unit - PY	1,457	731	799	1,844
% Increase from Prior Year	3%	54%	0%	2%
Total Debt	4,300,000	-	3,773,913	11,095,254
Debt per Unit	30,714	-	21,689	45,848
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Working Capital	1,594,615	158,789	1,551,143	4,421,367
Working Capital Per Unit	11,390	934	8,915	18,270
Transfer Fee %	2% of GSP			2% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	260	43	46	105
Zip Code	10014	10016	10016	10016
Maintenance / Common Charges	$ 4,963,337	$ 1,091,088	$ 968,949	$ 1,174,645
Operating Assessments	565,472	-	-	-
Rental Income / Comml. Charges	62,449	75,971	16,751	-
Common Charges - PILOT	-	-	-	-
Parking	714,056	-	-	-
Transfer Fees	68,340	-	-	-
Other Income	204,471	15,334	44,134	31,951
TOTAL INCOME	**$ 6,578,125**	**$ 1,182,393**	**$ 1,029,834**	**$ 1,206,596**
Ground Rent	-	-	-	38,681
Real Estate Taxes / PILOT / BID	3,356,354	-	11,495	-
Mortgage & loan indebtedness	860,161	-	-	-
Payroll	770,412	457,111	407,196	502,618
Pension & Welfare	245,070	151,300	36,654	178,951
Payroll Taxes & Other Costs	80,656	38,128	66,931	69,438
Gas & Electric, net	73,239	17,530	91,968	28,202
Heating	238,720	122,829	44,580	94,971
Water & Sewer	123,238	41,276	80,517	40,956
Building Supplies, Repairs & Maintenance	381,654	155,569	187,032	121,549
Recreation Facilities Expense	-	-	-	-
Security Services	31,982	-	-	-
Insurance	143,802	41,297	65,368	78,709
Management Fee	84,000	72,000	43,500	55,733
Professional Fees, net	75,678	61,690	22,867	24,373
Corporation Tax	29,647	4,039	-	-
Office & Administration	29,465	13,193	36,116	18,043
Bad Debts (Recovery)	122,271	-	-	-
TOTAL EXPENSES	**$ 6,646,349**	**$ 1,175,962**	**$ 1,094,224**	**$ 1,252,224**
SURPLUS (DEFICIT)	**$ (68,224)**	**$ 6,431**	**$ (64,390)**	**$ (45,628)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,591	2,115	1,755	932
Maint. - PY	4,975,401	835,572	801,515	1,157,289
Monthly Maint. / Charges Per Unit - PY	1,595	1,619	1,452	918
% Increase from Prior Year	0%	31%	21%	1%
Total Debt	1,230,803	-	-	-
Debt per Unit	4,734	-	-	-
Interest Only/Amortizing	Amortizing			
Working Capital	2,232,068	248,869	1,183,890	664,753
Working Capital Per Unit	8,585	5,788	25,737	6,331
Transfer Fee %	$20 per share			

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condop
Number of Units	124	124	125	166
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	$ 2,862,398	$ 2,378,940	$ 1,725,051	$ 3,874,240
Operating Assessments	179,983	240,801	-	421,010
Rental Income / Comml. Charges	68,000	158,189	61,340	264,461
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	77,865	-	-
Other Income	77,561	85,615	34,767	104,303
TOTAL INCOME	**$ 3,187,942**	**$ 2,941,410**	**$ 1,821,158**	**$ 4,664,014**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,351,313	1,430,296	10,175	2,431,323
Mortgage & loan indebtedness	125,000	140,160	-	291,954
Payroll	578,201	548,932	809,699	633,382
Pension & Welfare	181,667	179,208	11,518	236,225
Payroll Taxes & Other Costs	82,599	66,145	188,124	93,609
Gas & Electric, net	28,191	36,680	106,586	240,856
Heating	144,623	80,742	70,591	180,944
Water & Sewer	36,986	43,358	84,675	134,892
Building Supplies, Repairs & Maintenance	290,437	156,535	192,329	272,739
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	83,870	71,036	78,507	96,828
Management Fee	82,750	58,091	70,000	99,128
Professional Fees, net	59,824	48,846	33,748	54,423
Corporation Tax	3,575	3,451	8,957	7,886
Office & Administration	37,699	18,638	22,105	26,374
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,086,735**	**$ 2,882,118**	**$ 1,687,014**	**$ 4,800,563**
SURPLUS (DEFICIT)	**$ 101,207**	**$ 59,292**	**$ 134,144**	**$ (136,549)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,924	1,599	1,150	1,945
Maint. - PY	2,859,019	2,298,415	1,671,353	3,713,692
Monthly Maint. / Charges Per Unit - PY	1,921	1,545	1,114	1,864
% Increase from Prior Year	0%	4%	3%	4%
Total Debt	4,000,000	3,600,000	-	7,500,000
Debt per Unit	32,258	29,032	-	45,181
Interest Only/Amortizing	Interest Only	Interest Only		Interest Only
Working Capital	1,440,672	1,603,390	1,311,747	2,713,954
Working Capital Per Unit	11,618	12,931	10,494	16,349
Transfer Fee %		Other	2 months common charges	

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	191	204	280	410
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	$ 2,657,707	$ 3,917,658	$ 4,390,316	$ 5,605,992
Operating Assessments	-	434,427	413,686	-
Rental Income / Comml. Charges	55,856	237,646	179,755	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	24,540	-	-
Other Income	232,951	127,874	275,177	252,828
TOTAL INCOME	**$ 2,946,514**	**$ 4,742,145**	**$ 5,258,934**	**$ 5,858,820**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	12,121	2,523,769	2,444,839	31,284
Mortgage & loan indebtedness	50,215	277,964	520,766	-
Payroll	1,148,185	665,258	704,249	1,780,492
Pension & Welfare	368,303	246,834	268,033	640,157
Payroll Taxes & Other Costs	183,724	90,820	85,543	232,702
Gas & Electric, net	290,370	72,133	139,799	462,137
Heating	48,500	162,244	287,579	599,347
Water & Sewer	102,760	117,693	118,275	381,575
Building Supplies, Repairs & Maintenance	575,274	180,880	184,780	607,793
Recreation Facilities Expense	-	-	-	531,280
Security Services	-	-	2,722	-
Insurance	112,009	116,922	89,535	269,053
Management Fee	106,270	115,524	102,000	148,569
Professional Fees, net	46,037	36,751	29,721	76,363
Corporation Tax	1,420	11,144	14,453	11,401
Office & Administration	41,987	36,336	19,047	86,034
Bad Debts (Recovery)	-	-	-	(28,813)
TOTAL EXPENSES	**$ 3,087,175**	**$ 4,654,272**	**$ 5,011,341**	**$ 5,829,374**
SURPLUS (DEFICIT)	**$ (140,661)**	**$ 87,873**	**$ 247,593**	**$ 29,446**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,160	1,600	1,307	1,139
Maint. - PY	2,747,796	3,848,010	4,186,425	5,450,834
Monthly Maint. / Charges Per Unit - PY	1,199	1,572	1,246	1,108
% Increase from Prior Year	-3%	2%	5%	3%
Total Debt	726,835	5,276,991	7,972,695	-
Debt per Unit	3,805	25,868	28,474	-
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	
Working Capital	279,484	2,650,374	3,646,243	1,406,081
Working Capital Per Unit	1,463	12,992	13,022	3,429
Transfer Fee %		$20 per share		

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condop	Condominium	Co-Op	Co-Op
Number of Units	587	1118	48	103
Zip Code	10016	10016	10017	10017
Maintenance / Common Charges	$ 13,191,716	$ 8,595,132	$ 1,121,351	$ 2,100,600
Operating Assessments	1,453,455	480,000	110,912	163,082
Rental Income / Comml. Charges	72,930	33,075	-	293,626
Common Charges - PILOT	-	-	-	-
Parking	63,403	1,239,682	-	-
Transfer Fees	-	-	-	-
Other Income	833,964	729,881	49,671	75,529
TOTAL INCOME	**$ 15,615,468**	**$ 11,077,770**	**$ 1,281,934**	**$ 2,632,837**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	8,478,360	-	672,376	1,166,505
Mortgage & loan indebtedness	1,633,496	-	81,250	244,693
Payroll	1,843,743	2,806,428	107,798	520,773
Pension & Welfare	612,785	1,050,037	26,574	178,721
Payroll Taxes & Other Costs	206,224	443,039	16,595	109,038
Gas & Electric, net	309,019	645,611	21,938	16,617
Heating	557,202	781,416	48,633	107,579
Water & Sewer	365,201	851,553	29,175	54,499
Building Supplies, Repairs & Maintenance	922,413	1,535,426	108,668	98,430
Recreation Facilities Expense	-	-	-	-
Security Services	-	72,778	-	-
Insurance	474,616	984,820	48,158	87,901
Management Fee	241,237	646,897	52,847	57,289
Professional Fees, net	239,790	356,482	42,138	57,747
Corporation Tax	47,083	235,051	3,450	4,735
Office & Administration	64,533	390,047	9,612	42,983
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 15,995,702**	**$ 10,799,585**	**$ 1,269,212**	**$ 2,747,510**
SURPLUS (DEFICIT)	**$ (380,234)**	**$ 278,185**	**$ 12,722**	**$ (114,673)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,873	641	1,947	1,700
Maint. - PY	12,783,138	8,261,455	1,076,355	2,054,626
Monthly Maint. / Charges Per Unit - PY	1,815	616	1,869	1,662
% Increase from Prior Year	3%	4%	4%	2%
Total Debt	49,000,000	-	2,499,999	4,863,519
Debt per Unit	83,475	-	52,083	47,219
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Working Capital	963	459,568	1,071,508	2,399,152
Working Capital Per Unit	2	411	22,323	23,293
Transfer Fee %				Other

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Clinton	Clinton	Clinton
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Condominium**
Number of Units	**161**	**27**	**37**	**55**
Zip Code	**10017**	**10018**	**10019**	**10019**
Maintenance / Common Charges	$ 5,840,260	$ 1,190,397	$ 2,575,131	$ 712,208
Operating Assessments	502,000	140,257	259,904	-
Rental Income / Comml. Charges	1,429,359	-	405,912	-
Common Charges - PILOT	-	-	-	-
Parking	506,280	-	-	-
Transfer Fees	177,890	27,375	-	-
Other Income	78,522	11,999	12,351	20,646
TOTAL INCOME	**$ 8,534,311**	**$ 1,370,028**	**$ 3,253,298**	**$ 732,854**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,938,224	833,119	1,481,528	-
Mortgage & loan indebtedness	1,987,083	87,512	270,902	68,780
Payroll	1,311,103	184,340	764,169	281,292
Pension & Welfare	410,914	-	267,161	-
Payroll Taxes & Other Costs	176,691	22,967	95,515	17,958
Gas & Electric, net	226,132	38,205	143,640	81,874
Heating	319,395	66,444	99,791	17,843
Water & Sewer	193,494	19,101	25,295	(348,225)
Building Supplies, Repairs & Maintenance	772,612	49,265	142,838	537,107
Recreation Facilities Expense	-	-	-	544
Security Services	-	-	-	425
Insurance	114,268	28,831	76,031	48,177
Management Fee	73,109	32,957	39,000	50,000
Professional Fees, net	61,006	17,447	47,182	31,683
Corporation Tax	7,253	7,255	3,450	1,327
Office & Administration	59,959	22,591	323,358	40,936
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 8,651,243**	**$ 1,410,034**	**$ 3,779,860**	**$ 829,721**
SURPLUS (DEFICIT)	**$ (116,932)**	**$ (40,006)**	**$ (526,562)**	**$ (96,867)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,023	3,674	5,800	1,079
Maint. - PY	5,482,855	1,150,142	2,575,131	675,165
Monthly Maint. / Charges Per Unit - PY	2,838	3,550	5,800	1,023
% Increase from Prior Year	7%	4%	0%	5%
Total Debt	30,552,168	2,891,491	8,400,000	-
Debt per Unit	189,765	107,092	227,027	-
Interest Only/Amortizing	Amortizing	Amortizing	Interest only	
Working Capital	(75,552)	2,115,990	2,420,449	249,310
Working Capital Per Unit	(469)	78,370	65,418	4,533
Transfer Fee %	2% of GSP		2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Clinton
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Condominium**	**Condominium**
Number of Units	**66**	**88**	**109**	**110**
Zip Code	**10019**	**10019**	**10019**	**10019**
Maintenance / Common Charges	$ 862,245	$ 2,998,571	$ 2,917,401	$ 1,290,306
Operating Assessments	-	273,843	-	-
Rental Income / Comml. Charges	550,586	303,448	57,703	28,575
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	19,184	49,162	145,490	44,414
TOTAL INCOME	**$ 1,432,015**	**$ 3,625,024**	**$ 3,120,594**	**$ 1,363,295**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,658,921	11,349	4,978
Mortgage & loan indebtedness	75,079	128,350	82,566	-
Payroll	631,876	650,404	887,677	531,270
Pension & Welfare	209,081	189,832	343,953	210,210
Payroll Taxes & Other Costs	70,827	90,865	112,993	84,828
Gas & Electric, net	37,733	22,867	530,385	118,357
Heating	122,863	167,338	142,681	79,502
Water & Sewer	48,820	41,187	74,417	53,299
Building Supplies, Repairs & Maintenance	112,947	121,578	668,798	201,861
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	66,185	65,378	128,359	66,297
Management Fee	53,813	51,257	81,150	61,274
Professional Fees, net	27,430	20,172	128,550	41,227
Corporation Tax	-	9,251	3,347	2,788
Office & Administration	23,298	10,439	41,441	27,754
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,479,952**	**$ 3,227,839**	**$ 3,237,666**	**$ 1,483,645**
SURPLUS (DEFICIT)	**$ (47,937)**	**$ 397,185**	**$ (117,072)**	**$ (120,350)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,089	2,840	2,230	978
Maint. - PY	840,512	2,933,419	2,854,684	1,265,593
Monthly Maint. / Charges Per Unit - PY	1,061	2,778	2,182	959
% Increase from Prior Year	3%	2%	2%	2%
Total Debt	266,631	5,000,000	1,406,323	-
Debt per Unit	4,040	56,818	12,902	-
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Working Capital	311,901	5,129,340	198,340	424,816
Working Capital Per Unit	4,726	58,288	1,820	3,862
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	260	333	340	10
Zip Code	10019	10019	10019	10021
Maintenance / Common Charges	$ 2,833,694	$ 11,981,071	$ 7,909,559	$ 1,099,660
Operating Assessments	-	1,454,924	-	-
Rental Income / Comml. Charges	-	2,420,048	-	52,452
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	593,820	-	-
Other Income	71,271	324,684	237,995	11,279
TOTAL INCOME	**$ 2,904,965**	**$ 16,774,547**	**$ 8,147,554**	**$ 1,163,391**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	8,341,434	11,525	-
Mortgage & loan indebtedness	-	1,508,667	-	-
Payroll	1,102,508	2,071,444	2,645,303	515,862
Pension & Welfare	366,587	697,539	727,533	70,119
Payroll Taxes & Other Costs	174,547	248,834	316,671	70,952
Gas & Electric, net	159,793	370,730	340,505	110,726
Heating	383,372	340,341	405,182	37,268
Water & Sewer	109,833	285,270	482,555	14,559
Building Supplies, Repairs & Maintenance	414,778	1,034,293	779,298	171,031
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	566,001	-
Insurance	149,346	484,644	376,642	77,159
Management Fee	98,343	154,872	237,500	23,758
Professional Fees, net	77,759	227,903	46,776	22,046
Corporation Tax	-	41,894	14,486	3,450
Office & Administration	30,880	81,461	74,381	30,959
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,067,746**	**$ 15,889,326**	**$ 7,024,358**	**$ 1,147,889**
SURPLUS (DEFICIT)	**$ (162,781)**	**$ 885,221**	**$ 1,123,196**	**$ 15,502**
Other Financial Data				
Monthly Maint. / Charges Per Unit	908	2,998	1,939	9,164
Maint. - PY	2,770,059	11,805,205	7,481,364	1,010,916
Monthly Maint. / Charges Per Unit - PY	888	2,954	1,834	8,424
% Increase from Prior Year	2%	1%	6%	9%
Total Debt	-	48,000,000	-	-
Debt per Unit	-	144,144	-	-
Interest Only/Amortizing		Interest Only		
Working Capital	1,805,707	13,206,243	6,725,866	756,852
Working Capital Per Unit	6,945	39,658	19,782	75,685
Transfer Fee %		2% of GSP		

*GSP - Gross Selling Price

Neighborhood	**Lenox Hill**	**Lenox Hill**	**Lenox Hill**	**Lenox Hill**
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**16**	**19**	**20**	**21**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 918,196	$ 440,418	$ 2,051,803	$ 676,456
Operating Assessments	-	33,407	102,000	55,200
Rental Income / Comml. Charges	38,258	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	25,200
Other Income	27,353	7,038	3,568	4,936
TOTAL INCOME	**$ 983,807**	**$ 480,863**	**$ 2,157,371**	**$ 761,792**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	198,078	864,930	360,608
Mortgage & loan indebtedness	-	34,500	54,174	47,267
Payroll	429,290	73,374	649,338	100,956
Pension & Welfare	134,746	22,930	209,114	27,110
Payroll Taxes & Other Costs	58,641	12,376	84,686	6,238
Gas & Electric, net	44,918	6,639	18,344	7,282
Heating	36,888	32,445	71,159	51,534
Water & Sewer	27,044	4,047	24,725	13,932
Building Supplies, Repairs & Maintenance	111,885	31,667	82,525	41,533
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	47,615	32,306	38,016	28,716
Management Fee	28,892	25,437	55,660	41,483
Professional Fees, net	27,061	14,791	36,912	26,755
Corporation Tax	-	-	3,076	1,130
Office & Administration	26,671	6,436	3,331	5,327
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 973,651**	**$ 495,026**	**$ 2,195,990**	**$ 759,871**
SURPLUS (DEFICIT)	**$ 10,156**	**$ (14,163)**	**$ (38,619)**	**$ 1,921**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,782	1,932	8,549	2,684
Maint. - PY	909,105	440,418	2,051,853	669,162
Monthly Maint. / Charges Per Unit - PY	4,735	1,932	8,549	2,655
% Increase from Prior Year	1%	0%	0%	1%
Total Debt	-	1,200,000	1,100,000	1,400,000
Debt per Unit	-	63,158	55,000	66,667
Interest Only/Amortizing		Interest Only	Interest Only	Interest Only
Working Capital	(10,556)	493,845	515,236	175,258
Working Capital Per Unit	(660)	25,992	25,762	8,346
Transfer Fee %		3% of GSP	2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condop	Condominium
Number of Units	26	31	31	33
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	$ 1,462,143	$ 9,653,095	$ 1,773,978	$ 1,257,138
Operating Assessments	-	895,908	128,843	-
Rental Income / Comml. Charges	-	-	51,570	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	375,000	30,000	-
Other Income	94,948	368,222	4,781	26,893
TOTAL INCOME	**$ 1,557,091**	**$ 11,292,225**	**$ 1,989,172**	**$ 1,284,031**
Ground Rent	21,710	-	-	-
Real Estate Taxes / PILOT / BID	-	5,085,088	777,272	-
Mortgage & loan indebtedness	-	334,583	74,141	-
Payroll	651,827	2,006,645	444,685	663,709
Pension & Welfare	256,746	668,077	125,485	202,546
Payroll Taxes & Other Costs	91,378	333,111	68,617	95,659
Gas & Electric, net	32,039	109,257	19,971	48,479
Heating	115,489	425,552	71,380	32,818
Water & Sewer	26,568	45,176	34,846	23,132
Building Supplies, Repairs & Maintenance	123,028	522,171	193,427	140,027
Recreation Facilities Expense	-	-	-	-
Security Services	-	167,410	-	1,500
Insurance	58,026	243,052	34,819	29,784
Management Fee	58,505	119,351	47,956	52,468
Professional Fees, net	58,238	55,701	27,961	26,033
Corporation Tax	13,249	22,268	3,651	-
Office & Administration	12,264	59,589	17,341	16,748
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,519,067**	**$ 10,197,031**	**$ 1,941,552**	**$ 1,332,903**
SURPLUS (DEFICIT)	**$ 38,024**	**$ 1,095,194**	**$ 47,620**	**$ (48,872)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,686	25,949	4,769	3,175
Maint. - PY	1,325,175	9,281,860	1,653,317	1,220,525
Monthly Maint. / Charges Per Unit - PY	4,247	24,951	4,444	3,082
% Increase from Prior Year	10%	4%	7%	3%
Total Debt	-	12,000,000	2,499,999	-
Debt per Unit	-	387,097	80,645	-
Interest Only/Amortizing		Interest Only	Interest Only	
Working Capital	1,705,543	7,507,427	781,574	133,819
Working Capital Per Unit	65,598	242,175	25,212	4,055
Transfer Fee %		3% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Condominium**
Number of Units	**48**	**49**	**53**	**54**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 3,403,232	$ 2,417,663	$ 1,630,754	$ 2,136,235
Operating Assessments	279,199	197,593	-	-
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	42,188	131,400	33,746	-
Other Income	25,634	4,630	16,955	40,712
TOTAL INCOME	**$ 3,750,253**	**$ 2,751,286**	**$ 1,681,455**	**$ 2,176,947**
Ground Rent	-	-	67,500	-
Real Estate Taxes / PILOT / BID	1,656,049	1,076,226	-	-
Mortgage & loan indebtedness	168,339	-	-	-
Payroll	799,499	645,561	730,474	958,278
Pension & Welfare	268,803	277,773	255,105	314,099
Payroll Taxes & Other Costs	108,651	89,192	104,906	115,547
Gas & Electric, net	50,455	32,860	155,333	41,750
Heating	175,594	124,782	87,797	175,702
Water & Sewer	42,999	27,260	49,076	57,648
Building Supplies, Repairs & Maintenance	282,728	98,079	281,858	168,331
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	71,902	44,816	64,604	57,071
Management Fee	58,527	62,167	58,979	86,236
Professional Fees, net	49,972	28,460	39,274	21,295
Corporation Tax	3,304	4,527	-	-
Office & Administration	18,896	14,838	20,989	20,281
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,755,718**	**$ 2,526,541**	**$ 1,915,895**	**$ 2,016,238**
SURPLUS (DEFICIT)	**$ (5,465)**	**$ 224,745**	**$ (234,440)**	**$ 160,709**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,908	4,112	2,564	3,297
Maint. - PY	3,171,308	2,417,663	1,589,930	2,072,753
Monthly Maint. / Charges Per Unit - PY	5,506	4,112	2,500	3,199
% Increase from Prior Year	7%	0%	3%	3%
Total Debt	6,413,519	-	-	-
Debt per Unit	133,615	-	-	-
Interest Only/Amortizing	Interest Only			
Working Capital	1,394,068	608,399	336,926	580,038
Working Capital Per Unit	29,043	12,416	6,357	10,741
Transfer Fee %	% of GSP	4% of GSP	Other	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condop	Condominium	Co-Op	Co-Op
Number of Units	54	62	81	86
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	$ 3,237,941	$ 1,960,106	$ 2,021,338	$ 2,250,956
Operating Assessments	274,156	50,000	224,607	156,080
Rental Income / Comml. Charges	39,234	-	157,355	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	67,300	-	-	87,540
Other Income	27,319	11,591	189,989	127,040
TOTAL INCOME	**$ 3,645,950**	**$ 2,021,697**	**$ 2,593,289**	**$ 2,621,616**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,593,858	9,605	1,121,192	969,249
Mortgage & loan indebtedness	77,841	7,200	-	160,176
Payroll	794,218	839,812	465,581	580,481
Pension & Welfare	273,226	287,213	156,382	182,275
Payroll Taxes & Other Costs	110,138	115,532	59,781	69,879
Gas & Electric, net	39,513	267,325	114,561	79,375
Heating	141,203	111,786	115,073	116,188
Water & Sewer	48,078	53,964	40,087	83,278
Building Supplies, Repairs & Maintenance	165,361	175,876	163,631	174,754
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	112,687	76,499	92,667	64,872
Management Fee	61,115	52,530	70,000	59,483
Professional Fees, net	43,208	33,378	26,320	28,139
Corporation Tax	3,492	-	3,278	3,450
Office & Administration	16,786	34,863	26,349	34,614
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,480,724**	**$ 2,065,583**	**$ 2,454,902**	**$ 2,606,213**
SURPLUS (DEFICIT)	**$ 165,226**	**$ (43,886)**	**$ 138,387**	**$ 15,403**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,997	2,635	2,080	2,181
Maint. - PY	3,113,480	1,903,798	1,989,026	2,186,223
Monthly Maint. / Charges Per Unit - PY	4,805	2,559	2,046	2,118
% Increase from Prior Year	4%	3%	2%	3%
Total Debt	2,000,000	110,394	-	3,076,521
Debt per Unit	37,037	1,781	-	35,774
Interest Only/Amortizing	Interest Only	Amortizing		Amortizing
Working Capital	1,121,176	486,197	7,244,971	1,154,956
Working Capital Per Unit	20,763	7,842	89,444	13,430
Transfer Fee %	2% of GSP			2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**93**	**102**	**125**	**134**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 4,243,530	$ 1,042,756	$ 2,915,497	$ 3,519,076
Operating Assessments	-	396,232	310,031	339,208
Rental Income / Comml. Charges	120,156	1,125,616	163,293	360,613
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	77,530	-	193,400
Other Income	71,652	51,131	300,996	55,698
TOTAL INCOME	**$ 4,435,338**	**$ 2,693,265**	**$ 3,689,817**	**$ 4,467,995**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	11,455	2,009,005	1,828,303	2,075,052
Mortgage & loan indebtedness	9,772	132,921	278,402	270,301
Payroll	1,233,328	693,158	536,819	631,822
Pension & Welfare	336,039	233,403	169,855	210,467
Payroll Taxes & Other Costs	166,119	102,651	81,193	98,136
Gas & Electric, net	383,907	47,295	48,313	125,637
Heating	174,099	215,396	239,788	143,322
Water & Sewer	93,914	50,483	76,887	74,038
Building Supplies, Repairs & Maintenance	882,867	277,103	194,713	231,695
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	2,722	-
Insurance	184,596	67,402	83,147	112,185
Management Fee	127,399	69,671	63,814	70,689
Professional Fees, net	33,101	117,526	121,051	72,153
Corporation Tax	2,583	10,321	3,966	8,157
Office & Administration	41,357	25,102	23,635	51,884
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,680,536**	**$ 4,051,437**	**$ 3,752,608**	**$ 4,175,538**
SURPLUS (DEFICIT)	**$ 754,802**	**$ (1,358,172)**	**$ (62,791)**	**$ 292,457**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,802	852	1,944	2,188
Maint. - PY	4,182,955	1,014,324	2,760,887	3,484,931
Monthly Maint. / Charges Per Unit - PY	3,748	829	1,841	2,167
% Increase from Prior Year	1%	3%	6%	1%
Total Debt	220,982	4,600,000	7,868,951	7,400,000
Debt per Unit	2,376	45,098	62,952	55,224
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Interest Only
Working Capital	4,053,955	5,309,128	2,038,972	3,274,407
Working Capital Per Unit	43,591	52,050	16,312	24,436
Transfer Fee %	Other	2% of GSP	0.05 per share	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condop**	**Condominium**
Number of Units	**175**	**192**	**204**	**216**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 7,373,561	$ 3,949,637	$ 4,856,846	$ 3,480,476
Operating Assessments	778,197	403,818	447,490	-
Rental Income / Comml. Charges	630,345	311,604	32,397	278,624
Common Charges - PILOT	-	-	-	-
Parking	-	-	15,300	245,055
Transfer Fees	191,200	353,926	55,779	-
Other Income	444,945	56,182	138,294	345,941
TOTAL INCOME	**$ 9,418,248**	**$ 5,075,167**	**$ 5,546,106**	**$ 4,350,096**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	4,502,441	2,304,425	2,403,320	11,464
Mortgage & loan indebtedness	1,270,750	356,035	453,544	-
Payroll	1,294,143	712,823	769,806	1,275,931
Pension & Welfare	412,655	258,726	248,306	644,794
Payroll Taxes & Other Costs	198,899	108,364	144,823	175,659
Gas & Electric, net	216,444	57,348	80,383	541,126
Heating	336,133	345,811	376,411	437,228
Water & Sewer	173,988	112,899	117,111	257,738
Building Supplies, Repairs & Maintenance	527,719	242,737	317,002	498,970
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	174,734	100,488	122,456	183,381
Management Fee	111,491	91,895	118,782	103,045
Professional Fees, net	83,022	57,300	72,667	115,302
Corporation Tax	100,491	7,450	5,408	1,950
Office & Administration	54,491	34,894	38,308	22,101
Bad Debts (Recovery)	-	-	12,500	-
TOTAL EXPENSES	**$ 9,457,401**	**$ 4,791,195**	**$ 5,280,827**	**$ 4,268,689**
SURPLUS (DEFICIT)	**$ (39,153)**	**$ 283,972**	**$ 265,279**	**$ 81,407**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,511	1,714	1,984	1,343
Maint. - PY	7,376,286	3,910,429	4,856,507	3,480,476
Monthly Maint. / Charges Per Unit - PY	3,513	1,697	1,984	1,343
% Increase from Prior Year	0%	1%	0%	0%
Total Debt	42,500,000	6,763,161	7,123,066	-
Debt per Unit	242,857	35,225	34,917	-
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	
Working Capital	2,954,511	2,610,310	2,196,015	1,906,995
Working Capital Per Unit	16,883	13,595	10,765	8,829
Transfer Fee %	1% of GSP	10% of NP	1% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Turtle Bay	Turtle Bay
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Co-Op**	**Co-Op**
Number of Units	**283**	**493**	**22**	**49**
Zip Code	**10021**	**10021**	**10022**	**10022**
Maintenance / Common Charges	$ 7,728,995	$ 10,725,332	$ 389,318	$ 1,866,615
Operating Assessments	-	-	61,368	99,922
Rental Income / Comml. Charges	-	207,347	-	-
Common Charges - PILOT	-	-	-	-
Parking	237,490	69,814	-	-
Transfer Fees	-	-	-	234,720
Other Income	362,527	316,561	27,657	14,469
TOTAL INCOME	**$ 8,329,012**	**$ 11,319,054**	**$ 478,343**	**$ 2,215,726**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	18,611	19,307	357,368	776,864
Mortgage & loan indebtedness	800	85,699	-	225,000
Payroll	2,473,773	3,978,383	86,412	510,377
Pension & Welfare	997,706	1,214,179	-	176,249
Payroll Taxes & Other Costs	366,725	512,855	12,374	69,480
Gas & Electric, net	636,305	734,245	11,009	16,452
Heating	662,388	1,199,868	76,652	85,112
Water & Sewer	298,293	451,911	11,134	20,536
Building Supplies, Repairs & Maintenance	707,959	1,916,976	47,429	119,226
Recreation Facilities Expense	-	62,426	-	-
Security Services	468,546	-	250	-
Insurance	409,635	783,879	29,311	36,192
Management Fee	186,388	372,000	27,500	65,564
Professional Fees, net	201,001	124,745	3,263	22,811
Corporation Tax	-	18,677	403	2,041
Office & Administration	142,291	140,609	(12,350)	13,578
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 7,570,421**	**$ 11,615,759**	**$ 650,755**	**$ 2,139,482**
SURPLUS (DEFICIT)	**$ 758,591**	**$ (296,705)**	**$ (172,412)**	**$ 76,244**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,276	1,813	1,475	3,175
Maint. - PY	7,388,846	10,318,463	335,163	1,863,935
Monthly Maint. / Charges Per Unit - PY	2,176	1,744	1,270	3,170
% Increase from Prior Year	5%	4%	16%	0%
Total Debt	-	1,475,816	-	7,500,000
Debt per Unit	-	2,994	-	153,061
Interest Only/Amortizing		Amortizing		Interest Only
Working Capital	2,482,464	1,937,178	1,656,603	550,282
Working Capital Per Unit	8,772	3,929	75,300	11,230
Transfer Fee %			2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Co-Op	Condominium
Number of Units	66	70	74	87
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	$ 4,636,425	$ 8,112,304	$ 3,267,214	$ 2,418,438
Operating Assessments	500,000	-	242,563	61,356
Rental Income / Comml. Charges	635,630	-	12,000	-
Common Charges - PILOT	-	7,200,000	-	-
Parking	-	142,677	-	-
Transfer Fees	-	-	77,350	-
Other Income	103,228	333,538	82,661	353,773
TOTAL INCOME	**$ 5,875,283**	**$ 15,788,519**	**$ 3,681,788**	**$ 2,833,567**
Ground Rent	189,659	-	-	-
Real Estate Taxes / PILOT / BID	2,304,050	7,200,000	1,426,100	14,162
Mortgage & loan indebtedness	340,667	-	336,579	29,806
Payroll	1,080,111	1,665,971	803,359	951,112
Pension & Welfare	375,289	535,919	293,947	266,869
Payroll Taxes & Other Costs	107,794	212,787	133,648	132,239
Gas & Electric, net	257,178	1,472,406	39,777	533,444
Heating	163,941	281,215	133,007	111,471
Water & Sewer	70,962	161,005	59,939	77,962
Building Supplies, Repairs & Maintenance	285,270	3,595,409	230,110	344,452
Recreation Facilities Expense	-	109,658	2,804	-
Security Services	2,722	-	-	-
Insurance	249,576	461,859	103,881	104,654
Management Fee	104,186	175,000	82,962	78,653
Professional Fees, net	218,536	56,988	18,270	23,457
Corporation Tax	11,724	-	2,700	-
Office & Administration	56,540	70,737	12,028	43,459
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 5,818,205**	**$ 15,998,954**	**$ 3,679,111**	**$ 2,711,740**
SURPLUS (DEFICIT)	**$ 57,078**	**$ (210,435)**	**$ 2,677**	**$ 121,827**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,854	9,658	3,679	2,317
Maint. - PY	4,636,425	7,729,458	3,172,063	2,418,438
Monthly Maint. / Charges Per Unit - PY	5,854	9,202	3,572	2,317
% Increase from Prior Year	0%	5%	3%	0%
Total Debt	11,823,054	-	5,708,739	893,022
Debt per Unit	179,137	-	77,145	10,265
Interest Only/Amortizing	Interest Only		Amortizing	Amortizing
Working Capital	7,595,775	1,272,339	4,209,277	205,538
Working Capital Per Unit	115,088	18,176	56,882	2,363
Transfer Fee %	2.5% GSP	2% of GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Turtle Bay	Turtle Bay	Turtle Bay	Turtle Bay
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	88	123	191	219
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	$ 3,700,534	$ 3,484,245	$ 1,969,371	$ 3,454,415
Operating Assessments	311,440	-	-	-
Rental Income / Comml. Charges	-	-	256,273	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	179,067	-	-	-
Other Income	52,568	161,549	91,057	16,667
TOTAL INCOME	**$ 4,243,609**	**$ 3,645,794**	**$ 2,316,701**	**$ 3,471,082**
Ground Rent	-	19,999	-	-
Real Estate Taxes / PILOT / BID	2,001,712	21,876	-	16,169
Mortgage & loan indebtedness	159,135	-	-	-
Payroll	799,619	939,386	665,779	1,307,166
Pension & Welfare	292,949	330,721	223,517	484,806
Payroll Taxes & Other Costs	133,580	156,711	124,214	161,393
Gas & Electric, net	66,260	427,516	47,788	255,496
Heating	-	107,665	247,863	364,772
Water & Sewer	66,737	75,622	100,342	150,261
Building Supplies, Repairs & Maintenance	441,629	514,827	408,157	401,538
Recreation Facilities Expense	-	-	-	-
Security Services	13,010	-	-	-
Insurance	90,055	243,650	150,029	153,972
Management Fee	81,167	68,636	115,000	118,000
Professional Fees, net	34,665	57,574	108,293	60,616
Corporation Tax	4,304	16,143	1,950	3,848
Office & Administration	21,843	26,991	22,159	29,764
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,206,665**	**$ 3,007,317**	**$ 2,215,091**	**$ 3,507,801**
SURPLUS (DEFICIT)	**$ 36,944**	**$ 638,477**	**$ 101,610**	**$ (36,719)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,504	2,361	859	1,314
Maint. - PY	3,687,727	3,240,223	1,992,966	3,454,415
Monthly Maint. / Charges Per Unit - PY	3,492	2,195	870	1,314
% Increase from Prior Year	0%	8%	-1%	0%
Total Debt	6,141,757	-	-	-
Debt per Unit	69,793	-	-	-
Interest Only/Amortizing	Interest Only			
Working Capital	3,287,660	1,300,449	1,567,599	896,563
Working Capital Per Unit	37,360	10,573	8,207	4,094
Transfer Fee %	2% of GSP			

*GSP - Gross Selling Price

Neighborhood	**Turtle Bay**	**Turtle Bay**	**Turtle Bay**	**Lincoln Square**
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Condominium**
Number of Units	**277**	**287**	**415**	**32**
Zip Code	**10022**	**10022**	**10022**	**10023**
Maintenance / Common Charges	$ 11,314,647	$ 8,363,231	$ 13,696,451	$ 1,888,918
Operating Assessments	1,236,168	887,682	789,729	-
Rental Income / Comml. Charges	191,667	385,729	196,729	44,539
Common Charges - PILOT	-	-	-	-
Parking	-	420,708	-	-
Transfer Fees	404,155	277,378	313,298	138,750
Other Income	266,767	343,798	208,548	61,719
TOTAL INCOME	**$ 13,413,404**	**$ 10,678,526**	**$ 15,204,755**	**$ 2,133,926**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	7,150,135	5,287,555	5,633,305	13,011
Mortgage & loan indebtedness	873,000	680,146	1,599,340	30,757
Payroll	1,989,080	1,559,022	3,046,220	813,761
Pension & Welfare	634,392	484,370	1,102,539	277,055
Payroll Taxes & Other Costs	278,070	179,051	407,724	121,050
Gas & Electric, net	584,649	150,175	579,659	183,025
Heating	482,284	349,116	463,834	123,460
Water & Sewer	182,061	152,904	320,128	87,698
Building Supplies, Repairs & Maintenance	538,591	819,293	564,222	162,538
Recreation Facilities Expense	-	-	-	-
Security Services	14,448	-	-	-
Insurance	376,666	148,482	245,304	48,367
Management Fee	141,306	99,214	339,637	70,000
Professional Fees, net	158,634	161,913	238,730	93,999
Corporation Tax	28,830	29,658	28,559	-
Office & Administration	81,987	70,757	124,865	14,052
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 13,514,133**	**$ 10,171,656**	**$ 14,694,066**	**$ 2,038,773**
SURPLUS (DEFICIT)	**$ (100,729)**	**$ 506,870**	**$ 510,689**	**$ 95,153**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,404	2,428	2,750	4,919
Maint. - PY	10,842,975	8,297,335	13,200,126	1,798,969
Monthly Maint. / Charges Per Unit - PY	3,262	2,409	2,651	4,685
% Increase from Prior Year	4%	1%	4%	5%
Total Debt	29,370,292	24,000,000	26,059,246	812,600
Debt per Unit	106,030	83,624	62,793	25,394
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Working Capital	8,395,941	7,378,242	4,255,356	373,900
Working Capital Per Unit	30,310	25,708	10,254	11,684
Transfer Fee %	% of GSP	Other	2% of GSP	1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Co-Op
Number of Units	38	40	48	65
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	$ 799,852	$ 1,181,380	$ 2,476,990	$ 1,941,104
Operating Assessments	-	-	190,284	135,979
Rental Income / Comml. Charges	-	32,257	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	192,000
Other Income	13,648	46,225	40,866	41,469
TOTAL INCOME	**$ 813,500**	**$ 1,259,862**	**$ 2,708,140**	**$ 2,310,552**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	16,125	1,194,552	961,620
Mortgage & loan indebtedness	-	75,760	343,074	198,722
Payroll	395,184	420,811	537,099	502,118
Pension & Welfare	-	121,769	211,081	136,978
Payroll Taxes & Other Costs	63,298	57,190	74,126	22,413
Gas & Electric, net	86,192	96,414	18,551	22,650
Heating	23,878	92,857	91,154	64,748
Water & Sewer	16,010	77,751	33,635	32,669
Building Supplies, Repairs & Maintenance	126,780	160,607	321,027	132,113
Recreation Facilities Expense	-	-	-	-
Security Services	7,037	-	-	2,000
Insurance	60,862	55,639	49,523	44,299
Management Fee	40,042	54,347	52,996	47,979
Professional Fees, net	30,431	35,087	41,400	19,799
Corporation Tax	472	1,500	3,450	3,328
Office & Administration	16,773	17,651	15,798	6,728
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 866,959**	**$ 1,283,508**	**$ 2,987,466**	**$ 2,198,164**
SURPLUS (DEFICIT)	**$ (53,459)**	**$ (23,646)**	**$ (279,326)**	**$ 112,388**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,754	2,461	4,300	2,489
Maint. - PY	726,901	1,070,349	2,396,684	1,888,585
Monthly Maint. / Charges Per Unit - PY	1,594	2,230	4,161	2,421
% Increase from Prior Year	10%	10%	3%	3%
Total Debt	-	728,387	6,029,123	6,745,256
Debt per Unit	-	18,210	125,607	103,773
Interest Only/Amortizing		Amortizing	Amortizing	Interest Only
Working Capital	135,619	441,362	1,002,361	5,447,429
Working Capital Per Unit	3,569	11,034	20,883	83,807
Transfer Fee %	Other		2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**68**	**75**	**81**	**108**
Zip Code	**10023**	**10023**	**10023**	**10023**
Maintenance / Common Charges	$ 2,702,736	$ 2,017,655	$ 10,776,805	$ 6,182,846
Operating Assessments	-	156,562	830,235	158,014
Rental Income / Comml. Charges	66,150	-	240,064	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	32,138	668,250	-
Other Income	20,121	44,923	423,704	164,734
TOTAL INCOME	**$ 2,789,007**	**$ 2,251,278**	**$ 12,939,058**	**$ 6,505,594**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	14,319	941,152	4,836,387	3,324,801
Mortgage & loan indebtedness	33,529	90,326	3,228,304	-
Payroll	1,039,443	441,196	2,145,145	881,022
Pension & Welfare	342,959	203,773	660,636	317,457
Payroll Taxes & Other Costs	151,355	65,706	303,125	156,197
Gas & Electric, net	257,380	35,992	369,130	188,585
Heating	51,522	105,636	360,156	-
Water & Sewer	77,954	48,133	99,843	71,283
Building Supplies, Repairs & Maintenance	367,942	234,797	739,661	275,070
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	111,512	46,355	391,467	624,628
Management Fee	54,648	49,000	166,000	106,000
Professional Fees, net	28,347	30,677	234,859	149,267
Corporation Tax	-	3,450	17,757	19,169
Office & Administration	241,148	27,757	72,651	47,786
Bad Debts (Recovery)	-	-	-	(26,400)
TOTAL EXPENSES	**$ 2,772,058**	**$ 2,323,950**	**$ 13,625,121**	**$ 6,134,865**
SURPLUS (DEFICIT)	**$ 16,949**	**$ (72,672)**	**$ (686,063)**	**$ 370,729**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,312	2,242	11,087	4,771
Maint. - PY	2,640,613	2,017,654	10,505,017	5,045,133
Monthly Maint. / Charges Per Unit - PY	3,236	2,242	10,808	3,893
% Increase from Prior Year	2%	0%	3%	23%
Total Debt	1,105,729	3,000,000	41,303,796	-
Debt per Unit	16,261	40,000	509,923	-
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	
Working Capital	921,636	554,793	11,822,345	3,003,629
Working Capital Per Unit	13,553	7,397	145,955	27,811
Transfer Fee %		2% of GSP	3% GSP	Other

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	125	138	162	173
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	$ 4,477,896	$ 13,359,539	$ 2,867,652	$ 2,854,440
Operating Assessments	438,438	1,174,885	-	-
Rental Income / Comml. Charges	-	497,838	-	14,518
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	180,459
Transfer Fees	205,940	1,786,006	-	-
Other Income	401,134	124,098	65,259	414,591
TOTAL INCOME	**$ 5,523,408**	**$ 16,942,366**	**$ 2,932,911**	**$ 3,464,008**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,566,795	7,104,474	-	-
Mortgage & loan indebtedness	250,502	1,326,600	-	-
Payroll	765,675	2,570,830	1,025,150	1,108,112
Pension & Welfare	235,465	748,319	348,053	411,607
Payroll Taxes & Other Costs	100,884	284,326	109,772	164,212
Gas & Electric, net	50,699	1,225,909	408,931	322,255
Heating	182,006	-	195,271	172,240
Water & Sewer	69,753	129,014	112,154	111,045
Building Supplies, Repairs & Maintenance	374,939	930,393	283,481	427,572
Recreation Facilities Expense	-	-	245,844	-
Security Services	-	-	-	-
Insurance	95,063	356,029	112,207	182,529
Management Fee	71,386	145,350	95,000	95,925
Professional Fees, net	80,683	120,536	99,173	76,242
Corporation Tax	11,591	42,374	3,450	2,617
Office & Administration	28,842	29,451	29,605	26,007
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,884,283**	**$ 15,013,605**	**$ 3,068,091**	**$ 3,100,363**
SURPLUS (DEFICIT)	**$ 639,125**	**$ 1,928,761**	**$ (135,180)**	**$ 363,645**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,985	8,067	1,475	1,375
Maint. - PY	4,372,035	13,359,966	2,743,460	2,811,117
Monthly Maint. / Charges Per Unit - PY	2,915	8,068	1,411	1,354
% Increase from Prior Year	2%	0%	5%	2%
Total Debt	8,260,890	33,000,000	-	557,947
Debt per Unit	66,087	239,130	-	3,225
Interest Only/Amortizing	Amortizing	Interest Only		Amortizing
Working Capital	2,909,913	9,998,925	1,223,051	1,240,924
Working Capital Per Unit	23,279	72,456	7,550	7,173
Transfer Fee %	2% of GSP	3.5% of GSP		

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condop**	**Condominium**	**Co-Op**	**Co-Op**
Number of Units	**270**	**410**	**420**	**476**
Zip Code	**10023**	**10023**	**10023**	**10023**
Maintenance / Common Charges	$ 6,114,999	$ 8,683,682	$ 7,496,765	$ 14,043,800
Operating Assessments	526,436	-	-	1,697,026
Rental Income / Comml. Charges	88,341	433,686	-	1,021,219
Common Charges - PILOT	-	-	-	-
Parking	-	-	291,548	-
Transfer Fees	-	-	426,750	202,028
Other Income	216,865	494,951	179,409	385,262
TOTAL INCOME	**$ 6,946,641**	**$ 9,612,319**	**$ 8,394,472**	**$ 17,349,335**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,126,534	-	5,002,606	9,934,004
Mortgage & loan indebtedness	1,130,388	-	102,750	1,094,543
Payroll	947,266	3,471,963	1,122,755	1,845,161
Pension & Welfare	355,341	1,240,066	262,747	569,359
Payroll Taxes & Other Costs	112,775	859,650	120,992	223,301
Gas & Electric, net	105,429	844,282	68,091	264,574
Heating	237,501	701,570	66,748	804,863
Water & Sewer	145,386	339,298	30,036	199,323
Building Supplies, Repairs & Maintenance	215,108	1,416,061	498,661	584,774
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	341,838	-
Insurance	135,702	447,383	195,439	411,165
Management Fee	108,753	168,000	-	154,209
Professional Fees, net	22,088	127,803	81,625	371,840
Corporation Tax	19,001	-	31,446	66,935
Office & Administration	55,384	109,092	139,018	112,977
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,716,656**	**$ 9,725,168**	**$ 8,064,752**	**$ 16,637,028**
SURPLUS (DEFICIT)	**$ 229,985**	**$ (112,849)**	**$ 329,720**	**$ 712,307**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,887	1,765	1,487	2,459
Maint. - PY	6,008,623	8,569,705	7,293,970	14,052,118
Monthly Maint. / Charges Per Unit - PY	1,855	1,742	1,447	2,460
% Increase from Prior Year	2%	1%	3%	0%
Total Debt	27,258,216	-	2,000,000	35,000,000
Debt per Unit	100,956	-	4,762	73,529
Interest Only/Amortizing	Amortizing		Interest Only	Interest Only
Working Capital	2,658,382	6,952,791	2,688,859	13,789,531
Working Capital Per Unit	9,846	16,958	6,402	28,970
Transfer Fee %	2% of GSP		$500/share	Other

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Upper West Side	Upper West Side
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Co-Op**	**Condominium**
Number of Units	**21**	**37**	**65**	**73**
Zip Code	**10024**	**10024**	**10024**	**10024**
Maintenance / Common Charges	$ 948,559	$ 1,192,506	$ 1,613,794	$ 1,424,151
Operating Assessments	-	108,758	153,000	-
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	6,130	83,086	-
Other Income	251,523	45,379	41,711	29,903
TOTAL INCOME	**$ 1,200,082**	**$ 1,352,773**	**$ 1,891,591**	**$ 1,454,054**
Ground Rent	34,800	-	-	-
Real Estate Taxes / PILOT / BID	-	605,894	818,324	15,401
Mortgage & loan indebtedness	192	116,757	113,556	-
Payroll	416,140	85,245	325,233	582,312
Pension & Welfare	32,110	26,716	79,565	237,022
Payroll Taxes & Other Costs	65,573	12,647	19,605	84,723
Gas & Electric, net	35,062	60,704	18,819	71,287
Heating	45,231	-	67,570	83,360
Water & Sewer	29,879	12,345	22,042	43,427
Building Supplies, Repairs & Maintenance	257,729	120,415	138,254	149,660
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	46,382	39,697	43,754	128,223
Management Fee	46,111	35,292	47,043	74,970
Professional Fees, net	67,156	56,676	45,116	40,002
Corporation Tax	3,180	3,450	2,622	2,695
Office & Administration	8,966	27,358	2,714	23,623
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,088,511**	**$ 1,203,196**	**$ 1,744,217**	**$ 1,536,705**
SURPLUS (DEFICIT)	**$ 111,571**	**$ 149,577**	**$ 147,374**	**$ (82,651)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,764	2,686	2,069	1,626
Maint. - PY	948,312	1,161,681	1,559,377	1,377,426
Monthly Maint. / Charges Per Unit - PY	3,763	2,616	1,999	1,572
% Increase from Prior Year	0%	3%	3%	3%
Total Debt	-	3,035,330	4,000,000	-
Debt per Unit	-	82,036	61,538	-
Interest Only/Amortizing		Amortizing	Interest Only	
Working Capital	590,607	564,506	1,237,560	1,237,720
Working Capital Per Unit	28,124	15,257	19,039	16,955
Transfer Fee %		$15 per share plus 0.7% of GSP	Other	

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Upper West Side	Upper West Side
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**89**	**91**	**92**	**92**
Zip Code	**10024**	**10024**	**10024**	**10024**
Maintenance / Common Charges	$ 2,545,463	$ 1,020,056	$ 4,572,046	$ 1,936,065
Operating Assessments	233,034	-	432,625	-
Rental Income / Comml. Charges	293,777	99,479	112,093	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	9,464
Transfer Fees	356,985	-	358,860	-
Other Income	104,164	22,839	103,368	16,730
TOTAL INCOME	**$ 3,533,423**	**$ 1,142,374**	**$ 5,578,992**	**$ 1,962,259**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,302,328	-	2,566,862	16,236
Mortgage & loan indebtedness	280,001	-	154,244	23,734
Payroll	674,414	364,830	1,228,602	701,566
Pension & Welfare	221,317	108,334	463,945	225,628
Payroll Taxes & Other Costs	87,166	73,225	159,326	88,800
Gas & Electric, net	28,437	42,242	46,118	89,922
Heating	131,797	70,782	132,749	225,362
Water & Sewer	65,223	89,382	49,191	83,103
Building Supplies, Repairs & Maintenance	216,363	195,515	135,621	310,230
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	59,766	61,301	98,002	100,924
Management Fee	59,676	60,219	81,635	49,471
Professional Fees, net	133,475	41,542	73,272	36,137
Corporation Tax	19,746	-	11,685	2,440
Office & Administration	35,069	22,512	21,146	37,497
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,314,778**	**$ 1,129,884**	**$ 5,222,398**	**$ 1,991,050**
SURPLUS (DEFICIT)	**$ 218,645**	**$ 12,490**	**$ 356,594**	**$ (28,791)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,383	934	4,141	1,754
Maint. - PY	2,471,838	993,793	4,514,991	1,801,425
Monthly Maint. / Charges Per Unit - PY	2,314	910	4,090	1,632
% Increase from Prior Year	3%	3%	1%	7%
Total Debt	7,851,578	-	4,400,000	434,825
Debt per Unit	88,220	-	47,826	4,726
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Working Capital	411,514	47,452	3,742,375	1,458,535
Working Capital Per Unit	4,624	521	40,678	15,854
Transfer Fee %			2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Upper West Side	Upper West Side	Mahattan Valley	Mahattan Valley
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**93**	**95**	**24**	**32**
Zip Code	**10024**	**10024**	**10025**	**10025**
Maintenance / Common Charges	$ 3,538,529	$ 4,033,855	$ 449,820	$ 725,579
Operating Assessments	281,310	394,883	41,474	89,032
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	57,290	12,250	20,025	141,750
Other Income	54,030	128,010	16,868	20,679
TOTAL INCOME	**$ 3,931,159**	**$ 4,568,998**	**$ 528,187**	**$ 977,040**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,671,262	2,316,256	248,239	263,601
Mortgage & loan indebtedness	228,000	164,250	91	164,746
Payroll	868,982	879,723	37,982	116,889
Pension & Welfare	258,966	314,881	-	9,934
Payroll Taxes & Other Costs	120,093	130,196	9,181	19,089
Gas & Electric, net	60,694	44,692	6,998	12,895
Heating	124,749	236,566	53,941	-
Water & Sewer	48,355	64,880	13,562	12,273
Building Supplies, Repairs & Maintenance	353,129	143,717	43,447	39,098
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	108,420	122,359	29,539	65,913
Management Fee	72,000	53,000	12,000	23,182
Professional Fees, net	36,584	98,800	14,124	11,927
Corporation Tax	3,475	7,093	-	3,450
Office & Administration	20,337	25,816	1,134	4,346
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,975,046**	**$ 4,602,229**	**$ 470,238**	**$ 747,343**
SURPLUS (DEFICIT)	**$ (43,887)**	**$ (33,231)**	**$ 57,949**	**$ 229,697**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,171	3,538	1,562	1,890
Maint. - PY	3,425,549	3,933,502	449,820	629,839
Monthly Maint. / Charges Per Unit - PY	3,069	3,450	1,562	1,640
% Increase from Prior Year	3%	3%	0%	15%
Total Debt	8,000,000	6,000,000	-	5,000,000
Debt per Unit	86,022	63,158	-	156,250
Interest Only/Amortizing	Interest Only	Interest Only		Interest Only
Working Capital	803,699	2,420,387	380,329	4,071,846
Working Capital Per Unit	8,642	25,478	15,847	127,245
Transfer Fee %	1% of GSP	Other	1.5% of GSP	3% of GSP

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Mahattan Valley
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**55**	**70**	**71**	**72**
Zip Code	**10025**	**10025**	**10025**	**10025**
Maintenance / Common Charges	$ 1,360,496	$ 885,688	$ 2,615,452	$ 2,360,257
Operating Assessments	-	64,271	258,068	195,755
Rental Income / Comml. Charges	-	-	33,288	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	48,871	-
Other Income	52,881	13,179	30,391	44,160
TOTAL INCOME	**$ 1,413,377**	**$ 963,138**	**$ 2,986,070**	**$ 2,600,172**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	20,986	289,040	1,527,770	1,168,839
Mortgage & loan indebtedness	46,667	95,382	113,150	-
Payroll	532,525	227,390	491,530	318,038
Pension & Welfare	83,978	55,254	156,077	94,228
Payroll Taxes & Other Costs	65,169	31,404	76,455	57,126
Gas & Electric, net	144,049	21,899	38,323	26,038
Heating	103,134	75,133	151,407	142,372
Water & Sewer	56,750	19,942	41,042	58,812
Building Supplies, Repairs & Maintenance	223,786	44,056	207,425	117,992
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	374,965
Insurance	68,732	44,340	70,236	68,761
Management Fee	40,875	48,996	60,580	61,880
Professional Fees, net	22,326	24,241	41,995	23,044
Corporation Tax	3,454	-	3,825	4,274
Office & Administration	29,957	11,660	21,887	22,120
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,442,388**	**$ 988,737**	**$ 3,001,702**	**$ 2,538,489**
SURPLUS (DEFICIT)	**$ (29,011)**	**$ (25,599)**	**$ (15,632)**	**$ 61,683**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,061	1,054	3,070	2,732
Maint. - PY	1,235,839	846,969	2,564,839	2,271,125
Monthly Maint. / Charges Per Unit - PY	1,872	1,008	3,010	2,629
% Increase from Prior Year	10%	5%	2%	4%
Total Debt	759,048	1,750,000	3,600,000	-
Debt per Unit	13,801	25,000	50,704	-
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	
Working Capital	652,848	448,466	1,593,596	1,289,985
Working Capital Per Unit	11,870	6,407	22,445	17,916
Transfer Fee %		2% of GSP		5% of NSP

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Mahattan Valley
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Co-Op**	**Condop**
Number of Units	**88**	**89**	**98**	**133**
Zip Code	**10025**	**10025**	**10025**	**10025**
Maintenance / Common Charges	$ 2,037,039	$ 2,084,277	$ 3,081,419	$ 2,890,415
Operating Assessments	-	50,898	-	188,354
Rental Income / Comml. Charges	85,974	93,563	-	53,586
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	12,402	236,977	101,520	61,595
TOTAL INCOME	**$ 2,135,415**	**$ 2,465,715**	**$ 3,182,939**	**$ 3,193,950**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	11,455	861,218	982,273	1,095,115
Mortgage & loan indebtedness	41,277	239,747	334,547	473,655
Payroll	838,077	494,605	714,915	596,934
Pension & Welfare	247,155	182,566	235,648	176,995
Payroll Taxes & Other Costs	45,381	64,358	90,042	66,866
Gas & Electric, net	82,429	206,756	34,284	33,419
Heating	116,352	-	137,271	150,235
Water & Sewer	100,424	40,894	63,595	76,003
Building Supplies, Repairs & Maintenance	346,715	170,072	378,010	215,760
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	77,119	37,756	78,261	103,072
Management Fee	66,570	53,599	64,000	61,835
Professional Fees, net	57,552	16,868	56,857	56,585
Corporation Tax	312	3,194	3,450	4,026
Office & Administration	20,072	9,863	27,554	46,700
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,050,890**	**$ 2,381,496**	**$ 3,200,707**	**$ 3,157,200**
SURPLUS (DEFICIT)	**$ 84,525**	**$ 84,219**	**$ (17,768)**	**$ 36,750**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,929	1,952	2,620	1,811
Maint. - PY	1,929,321	2,064,722	2,995,659	2,829,488
Monthly Maint. / Charges Per Unit - PY	1,827	1,933	2,547	1,773
% Increase from Prior Year	6%	1%	3%	2%
Total Debt	1,045,580	7,278,254	4,292,364	2,661,744
Debt per Unit	11,882	81,778	43,800	20,013
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Interest Only/Amor
Working Capital	873,271	1,321,515	1,415,945	277,594
Working Capital Per Unit	9,924	14,848	14,448	2,087
Transfer Fee %		% of Net Profit		

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Mahattan Valley
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**261**	**296**	**414**	**414**
Zip Code	**10025**	**10025**	**10025**	**10025**
Maintenance / Common Charges	$ 2,318,248	$ 2,377,123	$ 2,951,249	$ 3,573,782
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	55,697	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	252,567	262,818
Transfer Fees	-	-	-	-
Other Income	60,924	79,252	187,009	405,335
TOTAL INCOME	**$ 2,379,172**	**$ 2,512,072**	**$ 3,390,825**	**$ 4,241,935**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	326,374	-	-	-
Payroll	893,503	489,868	1,173,862	1,044,202
Pension & Welfare	298,662	182,182	369,094	304,888
Payroll Taxes & Other Costs	154,556	84,991	150,849	124,484
Gas & Electric, net	80,249	292,584	160,841	96,346
Heating	247,227	365,755	363,380	276,683
Water & Sewer	122,403	275,263	224,831	193,864
Building Supplies, Repairs & Maintenance	305,606	328,232	731,514	432,409
Recreation Facilities Expense	-	-	-	-
Security Services	-	273,268	210,863	227,319
Insurance	122,107	260,660	193,430	207,216
Management Fee	136,393	122,003	182,877	210,828
Professional Fees, net	92,237	85,720	58,169	79,912
Corporation Tax	2,332	35,516	10,497	2,544
Office & Administration	39,915	34,712	42,607	69,746
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,821,564**	**$ 2,830,754**	**$ 3,872,814**	**$ 3,270,441**
SURPLUS (DEFICIT)	**$ (442,392)**	**$ (318,682)**	**$ (481,989)**	**$ 971,494**
Other Financial Data				
Monthly Maint. / Charges Per Unit	740	669	594	719
Maint. - PY	2,268,313	2,341,995	2,951,249	3,485,246
Monthly Maint. / Charges Per Unit - PY	724	659	594	702
% Increase from Prior Year	2%	1%	0%	3%
Total Debt	717,937	-	-	-
Debt per Unit	2,751	-	-	-
Interest Only/Amortizing	Amortizing			
Working Capital	1,116,238	112,535	3,048,077	6,146,826
Working Capital Per Unit	4,277	380	7,363	14,847
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Central Harlem	Central Harlem	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Co-Op
Number of Units	69	129	7	13
Zip Code	10026	10026	10028	10028
Maintenance / Common Charges	$ 1,080,695	$ 1,995,548	$ 468,788	$ 2,125,273
Operating Assessments	-	-	-	149,142
Rental Income / Comml. Charges	15,483	272,593	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	114,825	-	270,000
Other Income	94,483	90,084	5,423	79,793
TOTAL INCOME	**$ 1,190,661**	**$ 2,473,050**	**$ 474,211**	**$ 2,624,208**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	815,209
Mortgage & loan indebtedness	25,506	115,276	-	173,968
Payroll	448,523	524,017	234,517	672,282
Pension & Welfare	135,011	224,051	16,334	165,348
Payroll Taxes & Other Costs	63,091	65,160	36,104	88,414
Gas & Electric, net	28,476	149,440	40,403	(19,051)
Heating	72,707	52,114	27,886	138,582
Water & Sewer	73,414	99,694	5,908	14,057
Building Supplies, Repairs & Maintenance	179,941	243,960	42,512	138,214
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	50,816	145,706	26,022	47,948
Management Fee	50,085	57,000	27,500	68,923
Professional Fees, net	49,731	37,695	19,988	40,440
Corporation Tax	20,484	10,083	175	3,626
Office & Administration	19,835	14,700	3,145	13,817
Bad Debts (Recovery)	-	256,518	-	-
TOTAL EXPENSES	**$ 1,217,620**	**$ 1,995,414**	**$ 480,494**	**$ 2,361,777**
SURPLUS (DEFICIT)	**$ (26,959)**	**$ 477,636**	**$ (6,283)**	**$ 262,431**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,305	1,289	5,581	13,624
Maint. - PY	968,977	1,990,351	468,788	2,066,682
Monthly Maint. / Charges Per Unit - PY	1,170	1,286	5,581	13,248
% Increase from Prior Year	12%	0%	0%	3%
Total Debt	373,139	1,444,499	-	5,000,000
Debt per Unit	5,408	11,198	-	384,615
Interest Only/Amortizing	Amortizing	Amortizing		Interest Only
Working Capital	1,168,835	846,506	276,060	5,758,483
Working Capital Per Unit	16,940	6,562	39,437	442,960
Transfer Fee %		3% of GSP	1% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Condop**
Number of Units	**18**	**20**	**27**	**32**
Zip Code	**10028**	**10028**	**10028**	**10028**
Maintenance / Common Charges	$ 1,739,148	$ 948,417	$ 2,012,904	$ 1,548,315
Operating Assessments	119,523	71,770	112,978	102,171
Rental Income / Comml. Charges	-	-	-	163,247
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	125,000	141,400
Other Income	3,601	1,353	43,216	19,678
TOTAL INCOME	**$ 1,862,272**	**$ 1,021,540**	**$ 2,294,098**	**$ 1,974,811**
Ground Rent	-		-	-
Real Estate Taxes / PILOT / BID	680,491	449,998	716,152	577,941
Mortgage & loan indebtedness	183,047	35,489	150,562	102,415
Payroll	431,767	225,356	665,068	481,055
Pension & Welfare	164,834	-	180,701	156,263
Payroll Taxes & Other Costs	55,144	43,875	37,175	129,271
Gas & Electric, net	14,545	16,253	23,969	31,516
Heating	62,084	54,730	68,880	80,698
Water & Sewer	18,724	19,683	22,887	20,364
Building Supplies, Repairs & Maintenance	94,923	107,446	183,284	145,016
Recreation Facilities Expense	-	-	-	-
Security Services	3,266	-	-	-
Insurance	27,387	25,107	29,399	48,143
Management Fee	33,775	41,963	53,078	49,994
Professional Fees, net	40,458	20,121	28,608	46,892
Corporation Tax	3,338	4,281	3,392	3,215
Office & Administration	11,471	27,581	3,803	11,421
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,825,254**	**$ 1,071,883**	**$ 2,166,958**	**$ 1,884,204**
SURPLUS (DEFICIT)	**$ 37,018**	**$ (50,343)**	**$ 127,140**	**$ 90,607**
Other Financial Data				
Monthly Maint. / Charges Per Unit	8,052	3,952	6,213	4,032
Maint. - PY	1,617,809	892,601	2,012,423	1,532,985
Monthly Maint. / Charges Per Unit - PY	7,490	3,719	6,211	3,992
% Increase from Prior Year	8%	6%	0%	1%
Total Debt	5,033,825	280,086	5,379,037	2,217,036
Debt per Unit	279,657	14,004	199,224	69,282
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	Amortizing
Working Capital	987,846	(96,853)	637,528	1,051,546
Working Capital Per Unit	54,880	(4,843)	23,612	32,861
Transfer Fee %			2% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Co-Op
Number of Units	35	36	41	41
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	$ 1,717,392	$ 1,777,258	$ 2,367,223	$ 2,699,527
Operating Assessments	141,360	120,411	-	210,059
Rental Income / Comml. Charges	-	-	-	95,519
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	177,100	79,200	-	10,250
Other Income	34,571	55,761	110,840	11,323
TOTAL INCOME	**$ 2,070,423**	**$ 2,032,630**	**$ 2,478,063**	**$ 3,026,678**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	773,899	715,351	-	1,205,647
Mortgage & loan indebtedness	43,125	142,279	-	163,501
Payroll	429,283	511,963	957,424	742,169
Pension & Welfare	151,238	170,934	350,846	226,573
Payroll Taxes & Other Costs	53,200	50,713	37,918	87,182
Gas & Electric, net	15,373	21,370	261,694	37,018
Heating	73,521	65,709	94,345	105,991
Water & Sewer	16,491	25,280	79,427	47,372
Building Supplies, Repairs & Maintenance	97,612	76,843	342,517	94,876
Recreation Facilities Expense	-	-	14,799	-
Security Services	-	-	27,097	-
Insurance	43,558	43,944	112,379	73,479
Management Fee	58,724	58,249	55,535	61,182
Professional Fees, net	45,559	18,761	34,880	24,131
Corporation Tax	2,972	1,900	21,964	3,076
Office & Administration	24,803	6,464	60,647	81,862
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,829,358**	**$ 1,909,760**	**$ 2,451,472**	**$ 2,954,059**
SURPLUS (DEFICIT)	**$ 241,065**	**$ 122,870**	**$ 26,591**	**$ 72,619**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,089	4,114	4,811	5,487
Maint. - PY	1,621,603	1,777,660	2,370,973	2,633,685
Monthly Maint. / Charges Per Unit - PY	3,861	4,115	4,819	5,353
% Increase from Prior Year	6%	0%	0%	2%
Total Debt	1,500,000	3,050,000	-	5,450,000
Debt per Unit	42,857	84,722	-	132,927
Interest Only/Amortizing	Interest Only	Interest Only		Interest Only
Working Capital	1,781,724	1,453,252	778,299	1,176,170
Working Capital Per Unit	50,906	40,368	18,983	28,687
Transfer Fee %	2% of GSP	2% of GSP		1% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condop**	**Condominium**	**Co-Op**
Number of Units	**42**	**54**	**58**	**59**
Zip Code	**10028**	**10028**	**10028**	**10028**
Maintenance / Common Charges	$ 5,839,816	$ 2,393,931	$ 1,643,092	$ 3,530,945
Operating Assessments	482,123	220,000	-	464,168
Rental Income / Comml. Charges	-	134,710	10,197	998,769
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	198,000	128,500	-	-
Other Income	138,574	34,962	27,369	244,683
TOTAL INCOME	**$ 6,658,513**	**$ 2,912,103**	**$ 1,680,658**	**$ 5,238,565**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,684,103	1,132,001	22,536	2,654,579
Mortgage & loan indebtedness	268,275	220,675	-	115,460
Payroll	1,585,905	532,873	622,221	1,041,016
Pension & Welfare	453,072	184,051	141,648	364,489
Payroll Taxes & Other Costs	231,562	63,483	99,663	149,464
Gas & Electric, net	66,620	113,026	197,557	10,611
Heating	211,909	55,311	67,749	128,903
Water & Sewer	48,775	35,410	60,095	68,949
Building Supplies, Repairs & Maintenance	376,633	200,874	204,087	228,083
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	128,174	75,892	59,818	68,358
Management Fee	91,200	58,188	52,500	67,000
Professional Fees, net	24,604	61,338	31,184	48,209
Corporation Tax	8,050	9,565	2,899	12,339
Office & Administration	25,276	33,940	10,368	15,822
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,204,158**	**$ 2,776,627**	**$ 1,572,325**	**$ 4,973,282**
SURPLUS (DEFICIT)	**$ 454,355**	**$ 135,476**	**$ 108,333**	**$ 265,283**
Other Financial Data				
Monthly Maint. / Charges Per Unit	11,587	3,694	2,361	4,987
Maint. - PY	5,669,564	2,332,268	1,493,720	3,269,416
Monthly Maint. / Charges Per Unit - PY	11,249	3,599	2,146	4,618
% Increase from Prior Year	3%	3%	10%	8%
Total Debt	8,400,000	3,643,480	-	3,725,000
Debt per Unit	200,000	67,472	-	63,136
Interest Only/Amortizing	Interest Only	Amortizing		Interest Only
Working Capital	2,505,787	801,899	390,583	4,534,651
Working Capital Per Unit	59,662	14,850	6,734	76,858
Transfer Fee %		2% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Condominium
Number of Units	62	70	70	70
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	$ 4,388,450	$ 4,610,408	$ 420,672	$ 915,688
Operating Assessments	404,542	385,002	48,720	-
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	28,700	422,513	10,425	-
Other Income	53,036	112,171	23,152	9,275
TOTAL INCOME	**$ 4,874,728**	**$ 5,530,094**	**$ 502,969**	**$ 924,963**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,382,857	2,358,269	248,515	-
Mortgage & loan indebtedness	168,750	184,528	50,057	-
Payroll	957,088	1,157,144	-	400,134
Pension & Welfare	341,232	367,674	-	24,104
Payroll Taxes & Other Costs	125,732	154,327	-	80,936
Gas & Electric, net	46,030	38,701	46,353	98,622
Heating	175,251	148,935	-	35,963
Water & Sewer	93,742	47,704	20,427	6,548
Building Supplies, Repairs & Maintenance	271,126	342,356	45,759	121,140
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	20,890
Insurance	86,102	97,188	31,329	92,750
Management Fee	-	108,500	15,840	45,000
Professional Fees, net	54,398	20,747	23,718	21,281
Corporation Tax	9,504	12,906	403	357
Office & Administration	29,218	47,976	5,621	8,891
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,741,030**	**$ 5,086,955**	**$ 488,022**	**$ 956,616**
SURPLUS (DEFICIT)	**$ 133,698**	**$ 443,139**	**$ 14,947**	**$ (31,653)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,898	5,489	501	1,090
Maint. - PY	4,545,438	4,470,343	407,616	858,091
Monthly Maint. / Charges Per Unit - PY	6,109	5,322	485	1,022
% Increase from Prior Year	-3%	3%	3%	7%
Total Debt	5,000,000	6,500,000	1,261,477	-
Debt per Unit	80,645	92,857	18,021	-
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	
Working Capital	2,783,171	2,961,682	804,506	75,581
Working Capital Per Unit	44,890	42,310	11,493	1,080
Transfer Fee %	2% of GSP	2% of GSP	2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**72**	**75**	**75**	**82**
Zip Code	**10028**	**10028**	**10028**	**10028**
Maintenance / Common Charges	$ 6,054,636	$ 4,567,283	$ 668,685	$ 2,215,230
Operating Assessments	438,721	-	77,999	124,417
Rental Income / Comml. Charges	-	413,389	54,906	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	442,000	180,625	-	84,784
Other Income	37,463	148,266	26,973	87,527
TOTAL INCOME	**$ 6,972,820**	**$ 5,309,563**	**$ 828,563**	**$ 2,511,958**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,621,383	2,663,651	402,022	888,104
Mortgage & loan indebtedness	542,446	109,375	49,456	130,847
Payroll	1,464,369	1,103,844	80,141	529,900
Pension & Welfare	460,724	338,731	22,757	175,086
Payroll Taxes & Other Costs	209,011	136,554	9,482	64,918
Gas & Electric, net	56,977	(33,911)	8,594	22,353
Heating	159,099	139,917	29,601	93,519
Water & Sewer	84,194	62,323	25,710	43,527
Building Supplies, Repairs & Maintenance	450,472	291,098	93,210	164,767
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	108,844	101,208	41,307	60,513
Management Fee	92,000	65,268	53,772	60,372
Professional Fees, net	28,191	54,113	14,593	41,020
Corporation Tax	12,802	11,300	915	3,450
Office & Administration	43,955	24,120	8,683	48,017
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,334,467**	**$ 5,067,591**	**$ 840,243**	**$ 2,326,393**
SURPLUS (DEFICIT)	**$ 638,353**	**$ 241,972**	**$ (11,680)**	**$ 185,565**
Other Financial Data				
Monthly Maint. / Charges Per Unit	7,008	5,075	743	2,251
Maint. - PY	6,054,636	4,567,283	656,549	2,151,993
Monthly Maint. / Charges Per Unit - PY	7,008	5,075	729	2,187
% Increase from Prior Year	0%	0%	2%	3%
Total Debt	9,500,000	3,500,000	1,150,000	4,389,278
Debt per Unit	131,944	46,667	15,333	53,528
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	Amortizing
Working Capital	3,782,391	3,717,114	184,990	1,498,196
Working Capital Per Unit	52,533	49,562	2,467	18,271
Transfer Fee %	2% of GSP	% of GSP		1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**84**	**94**	**110**	**146**
Zip Code	**10028**	**10028**	**10028**	**10028**
Maintenance / Common Charges	$ 4,043,397	$ 5,335,277	$ 3,794,205	$ 4,121,989
Operating Assessments	283,440	709,692	-	442,261
Rental Income / Comml. Charges	-	1,649,885	143,275	1,390,117
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	129,100	-	-	-
Other Income	52,844	263,826	1,008,670	226,843
TOTAL INCOME	**$ 4,508,781**	**$ 7,958,680**	**$ 4,946,150**	**$ 6,181,210**
Ground Rent	-	-	221,400	-
Real Estate Taxes / PILOT / BID	2,086,491	4,161,799	25,062	2,886,925
Mortgage & loan indebtedness	81,844	330,000	52,589	409,509
Payroll	1,079,952	1,394,835	1,550,221	1,058,680
Pension & Welfare	357,133	445,732	483,999	329,279
Payroll Taxes & Other Costs	153,568	191,701	250,523	138,975
Gas & Electric, net	40,382	322,593	403,733	298,743
Heating	157,115	206,363	65,261	239,404
Water & Sewer	50,526	72,591	166,961	122,415
Building Supplies, Repairs & Maintenance	179,811	373,772	855,810	374,737
Recreation Facilities Expense	-	-	333,889	-
Security Services	14,559	-	6,816	-
Insurance	73,813	123,086	198,851	90,057
Management Fee	90,281	75,558	99,925	104,332
Professional Fees, net	43,761	55,208	14,708	37,769
Corporation Tax	7,622	16,846	8,273	13,988
Office & Administration	23,512	61,310	16,209	23,881
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,440,370**	**$ 7,831,394**	**$ 4,754,230**	**$ 6,128,694**
SURPLUS (DEFICIT)	**$ 68,411**	**$ 127,286**	**$ 191,920**	**$ 52,516**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,011	4,730	2,874	2,353
Maint. - PY	3,983,642	5,183,021	3,742,489	4,010,400
Monthly Maint. / Charges Per Unit - PY	3,952	4,595	2,835	2,289
% Increase from Prior Year	2%	3%	1%	3%
Total Debt	-	11,000,000	912,503	7,670,929
Debt per Unit	-	117,021	8,295	52,541
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Amortizing
Working Capital	650,890	1,738,323	1,104,252	973,185
Working Capital Per Unit	7,749	18,493	10,039	6,666
Transfer Fee %	2% of GSP	2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Yorkville	East Harlem	East Harlem	East Harlem
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condop**	**Co-Op**	**Condominium**
Number of Units	**166**	**95**	**129**	**160**
Zip Code	**10028**	**10035**	**10035**	**10035**
Maintenance / Common Charges	$ 4,122,729	$ 1,285,501	$ 1,318,586	$ 1,791,562
Operating Assessments	376,410	-	-	-
Rental Income / Comml. Charges	543,502	47,409	43,200	447,604
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	50,370
Transfer Fees	-	16,475	76,515	-
Other Income	181,040	67,213	131,623	31,434
TOTAL INCOME	**$ 5,223,681**	**$ 1,416,598**	**$ 1,569,924**	**$ 2,320,970**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,577,883	13,062	2,887	-
Mortgage & loan indebtedness	311,940	324,229	485,660	43,232
Payroll	720,107	131,271	118,335	572,099
Pension & Welfare	266,202	17,727	27,238	42,446
Payroll Taxes & Other Costs	122,283	15,238	13,180	82,576
Gas & Electric, net	94,095	53,016	193,791	390,493
Heating	221,881	115,234	-	146,344
Water & Sewer	151,530	54,557	91,453	150,121
Building Supplies, Repairs & Maintenance	318,234	129,374	138,557	1,243,905
Recreation Facilities Expense	-	-	-	-
Security Services	-	253,311	240,109	-
Insurance	98,565	77,233	85,655	204,573
Management Fee	87,355	45,000	58,000	106,212
Professional Fees, net	60,853	21,847	24,189	59,196
Corporation Tax	10,381	5,553	3,075	5,533
Office & Administration	22,182	32,415	-	27,679
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 5,063,491**	**$ 1,289,067**	**$ 1,482,129**	**$ 3,074,409**
SURPLUS (DEFICIT)	**$ 160,190**	**$ 127,531**	**$ 87,795**	**$ (753,439)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,070	1,128	852	933
Maint. - PY	4,071,831	1,248,000	1,289,652	1,755,343
Monthly Maint. / Charges Per Unit - PY	2,044	1,095	833	914
% Increase from Prior Year	1%	3%	2%	2%
Total Debt	8,169,179	7,767,557	6,219,491	555,719
Debt per Unit	49,212	81,764	48,213	3,473
Interest Only/Amortizing	Amortizing	Amortizing	Amortizing	Amortizing
Working Capital	3,309,730	970,566	1,122,334	1,442,008
Working Capital Per Unit	19,938	10,216	8,700	9,013
Transfer Fee %		1% of GSP	% of GSP	

*GSP - Gross Selling Price

Neighborhood	Clinton	Central Harlem	Financial District	Central Harlem
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	310	19	22	180
Zip Code	10036	10037	10038	10039
Maintenance / Common Charges	$ 3,188,181	$ 268,810	$ 579,979	$ 1,541,602
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	121,159	63,400	-
Common Charges - PILOT	-	-	-	-
Parking	-	19,113	-	-
Transfer Fees	-	-	32,600	-
Other Income	480,117	8,208	48,167	182,822
TOTAL INCOME	**$ 3,668,298**	**$ 417,290**	**$ 724,146**	**$ 1,724,424**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	15,974	-	27,097	-
Mortgage & loan indebtedness	211,116	-	66,835	-
Payroll	1,023,574	48,777	142,264	434,420
Pension & Welfare	344,078	-	45,913	104,414
Payroll Taxes & Other Costs	128,833	8,532	34,643	63,087
Gas & Electric, net	483,052	28,483	68,800	124,361
Heating	-	-	68,125	135,333
Water & Sewer	160,273	24,971	24,003	132,775
Building Supplies, Repairs & Maintenance	522,352	111,462	188,493	203,417
Recreation Facilities Expense	211,065	-	-	-
Security Services	37,839	-	-	3,601
Insurance	231,684	34,299	28,680	105,597
Management Fee	179,390	31,459	27,000	70,924
Professional Fees, net	59,796	57,121	12,418	67,255
Corporation Tax	-	403	3,900	3,450
Office & Administration	83,894	14,450	13,647	23,654
Bad Debts (Recovery)	-	6,673	-	-
TOTAL EXPENSES	**$ 3,692,920**	**$ 366,630**	**$ 751,818**	**$ 1,472,288**
SURPLUS (DEFICIT)	**$ (24,622)**	**$ 50,660**	**$ (27,672)**	**$ 252,136**
Other Financial Data				
Monthly Maint. / Charges Per Unit	857	1,179	2,197	714
Maint. - PY	3,006,873	241,192	578,971	1,480,230
Monthly Maint. / Charges Per Unit - PY	808	1,058	2,193	685
% Increase from Prior Year	6%	11%	0%	4%
Total Debt	1,149,984	-	855,134	-
Debt per Unit	3,710	-	38,870	-
Interest Only/Amortizing	Amortizing		Amortizing	
Working Capital	1,034,528	542,327	133,059	1,115,800
Working Capital Per Unit	3,337	28,544	6,048	6,199
Transfer Fee %		1.5% GSP	2% of GSP	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**25**	**60**	**113**	**165**
Zip Code	**10065**	**10065**	**10065**	**10065**
Maintenance / Common Charges	$ 2,729,945	$ 2,254,803	$ 2,920,086	$ 3,636,986
Operating Assessments	193,135	152,932	-	288,114
Rental Income / Comml. Charges	31,871	-	-	437,707
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	123,000	128,900	-	63,531
Other Income	134,135	7,989	39,431	29,524
TOTAL INCOME	**$ 3,212,086**	**$ 2,544,624**	**$ 2,959,517**	**$ 4,455,862**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,351,550	908,113	23,685	1,743,508
Mortgage & loan indebtedness	96,529	160,531	33,403	1,265,592
Payroll	836,418	558,715	1,047,470	583,195
Pension & Welfare	251,937	184,170	332,633	184,221
Payroll Taxes & Other Costs	90,525	78,273	160,346	86,166
Gas & Electric, net	39,095	126,941	218,432	20,288
Heating	87,185	95,629	314,436	159,064
Water & Sewer	27,696	38,455	107,694	108,225
Building Supplies, Repairs & Maintenance	138,030	215,766	817,686	183,775
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	47,247	51,054	101,461	91,975
Management Fee	47,093	81,000	106,000	107,020
Professional Fees, net	95,103	41,911	102,171	27,667
Corporation Tax	3,450	3,451	-	3,911
Office & Administration	10,851	36,357	99,726	31,162
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,122,709**	**$ 2,580,366**	**$ 3,465,143**	**$ 4,595,769**
SURPLUS (DEFICIT)	**$ 89,377**	**$ (35,742)**	**$ (505,626)**	**$ (139,907)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	9,100	3,132	2,153	1,837
Maint. - PY	2,639,327	2,254,245	2,792,390	3,475,114
Monthly Maint. / Charges Per Unit - PY	8,798	3,131	2,059	1,755
% Increase from Prior Year	3%	0%	5%	5%
Total Debt	2,699,999	5,500,000	953,646	36,329,348
Debt per Unit	108,000	91,667	8,439	220,178
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Working Capital	868,551	1,457,343	5,176,680	2,000,678
Working Capital Per Unit	34,742	24,289	45,811	12,125
Transfer Fee %	3% of GSP	2% of GSP		$6.5 per share

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Condop	Co-Op
Number of Units	205	301	492	30
Zip Code	10065	10065	10065	10075
Maintenance / Common Charges	$ 3,175,260	$ 3,522,894	$ 9,706,757	$ 2,250,487
Operating Assessments	-	621,586	547,870	140,126
Rental Income / Comml. Charges	110,316	747,267	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	84,100	-
Transfer Fees	-	-	-	-
Other Income	153,090	385,761	354,239	27,779
TOTAL INCOME	**$ 3,438,666**	**$ 5,277,508**	**$ 10,692,966**	**$ 2,418,392**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	9,568	-	5,111,389	902,999
Mortgage & loan indebtedness	-	832,111	968,923	202,528
Payroll	1,325,243	1,693,414	1,746,815	532,464
Pension & Welfare	470,442	587,443	636,642	214,040
Payroll Taxes & Other Costs	166,507	422,779	189,612	71,799
Gas & Electric, net	184,708	409,110	117,983	22,089
Heating	431,985	366,936	462,784	71,912
Water & Sewer	250,420	344,818	259,489	67,103
Building Supplies, Repairs & Maintenance	284,514	808,349	675,465	208,233
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	165,226	437,580	201,522	42,148
Management Fee	114,169	177,727	253,066	69,558
Professional Fees, net	63,975	430,713	181,056	16,878
Corporation Tax	-	42,256	52,905	2,008
Office & Administration	25,765	103,730	89,151	8,356
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,492,522**	**$ 6,656,966**	**$ 10,946,802**	**$ 2,432,115**
SURPLUS (DEFICIT)	**$ (53,856)**	**$ (1,379,458)**	**$ (253,836)**	**$ (13,723)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,291	975	1,644	6,251
Maint. - PY	3,145,778	3,364,741	9,706,757	2,156,290
Monthly Maint. / Charges Per Unit - PY	1,279	932	1,644	5,990
% Increase from Prior Year	1%	5%	0%	4%
Total Debt	-	3,830,445	34,500,000	6,323,881
Debt per Unit	-	12,726	70,122	210,796
Interest Only/Amortizing		Amortizing	Interest Only	Interest Only
Working Capital	976,090	2,808,632	6,916,327	(323,334)
Working Capital Per Unit	4,761	9,331	14,058	(10,778)
Transfer Fee %				3% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Co-Op	Co-Op
Number of Units	82	40	44	55
Zip Code	10075	10128	10128	10128
Maintenance / Common Charges	$ 2,588,959	$ 3,626,902	$ 5,855,476	$ 3,648,760
Operating Assessments	212,067	209,628	602,188	-
Rental Income / Comml. Charges	-	1,145,463	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	67,499	126,825	-	188,750
Other Income	92,194	44,263	120,978	72,320
TOTAL INCOME	**$ 2,960,719**	**$ 5,153,081**	**$ 6,578,642**	**$ 3,909,830**
Ground Rent	-	2,217,878	-	-
Real Estate Taxes / PILOT / BID	1,268,479	1,218,513	3,586,531	1,744,537
Mortgage & loan indebtedness	179,937	135,594	102,899	145,000
Payroll	593,619	769,037	1,252,688	870,331
Pension & Welfare	200,409	182,205	405,305	286,461
Payroll Taxes & Other Costs	89,696	98,400	184,399	116,735
Gas & Electric, net	23,184	71,100	64,073	44,571
Heating	96,358	80,869	204,796	129,470
Water & Sewer	44,693	70,337	52,333	42,379
Building Supplies, Repairs & Maintenance	224,426	198,706	500,184	168,115
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	67,309	58,245	100,585	58,727
Management Fee	48,513	65,000	78,000	78,750
Professional Fees, net	38,813	217,561	69,380	25,528
Corporation Tax	3,450	6,118	22,238	5,002
Office & Administration	12,129	27,574	16,504	39,105
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,891,015**	**$ 5,417,137**	**$ 6,639,915**	**$ 3,754,711**
SURPLUS (DEFICIT)	**$ 69,704**	**$ (264,056)**	**$ (61,273)**	**$ 155,119**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,631	7,556	11,090	5,528
Maint. - PY	2,492,286	1,911,670	5,603,327	3,544,206
Monthly Maint. / Charges Per Unit - PY	2,533	3,983	10,612	5,370
% Increase from Prior Year	4%	90%	4%	3%
Total Debt	3,585,095	1,600,576	3,500,000	4,000,000
Debt per Unit	43,721	40,014	79,545	72,727
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Interest Only
Working Capital	2,194,281	1,683,634	3,970,830	1,797,552
Working Capital Per Unit	26,760	42,091	90,246	32,683
Transfer Fee %	Other	2.50% of GSP	3% of GSP	2.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condominium
Number of Units	61	64	77	90
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	$ 1,584,694	$ 2,608,246	$ 3,478,865	$ 4,433,638
Operating Assessments	-	227,356	1,808,052	-
Rental Income / Comml. Charges	27,601	-	618,058	91,069
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	103,250	-	74,200
Other Income	51,419	21,941	117,137	98,306
TOTAL INCOME	**$ 1,663,714**	**$ 2,960,793**	**$ 6,022,112**	**$ 4,697,213**
Ground Rent	-	-	-	76,997
Real Estate Taxes / PILOT / BID	-	1,342,959	2,994,413	-
Mortgage & loan indebtedness	-	75,625	201,250	-
Payroll	698,173	639,566	1,113,670	1,376,982
Pension & Welfare	222,423	189,933	340,316	405,240
Payroll Taxes & Other Costs	96,142	92,025	135,141	203,028
Gas & Electric, net	8,740	22,792	76,856	486,114
Heating	110,657	169,627	215,445	231,142
Water & Sewer	74,912	42,018	50,481	114,855
Building Supplies, Repairs & Maintenance	218,177	178,656	301,199	772,070
Recreation Facilities Expense	-	-	-	40,357
Security Services	-	-	-	-
Insurance	52,857	57,342	122,740	107,939
Management Fee	68,952	65,650	104,071	120,376
Professional Fees, net	30,375	26,893	117,529	17,027
Corporation Tax	2,458	3,506	12,895	-
Office & Administration	33,359	32,632	44,011	51,260
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,617,225**	**$ 2,939,224**	**$ 5,830,017**	**$ 4,003,387**
SURPLUS (DEFICIT)	**$ 46,489**	**$ 21,569**	**$ 192,095**	**$ 693,826**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,165	3,396	3,765	4,105
Maint. - PY	1,538,537	2,532,289	3,478,865	4,439,172
Monthly Maint. / Charges Per Unit - PY	2,102	3,297	3,765	4,110
% Increase from Prior Year	3%	3%	0%	0%
Total Debt	-	2,750,000	7,000,000	-
Debt per Unit	-	42,969	90,909	-
Interest Only/Amortizing		Interest Only	Interest Only	
Working Capital	1,402,731	1,020,780	5,195,974	3,753,109
Working Capital Per Unit	22,996	15,950	67,480	41,701
Transfer Fee %				1% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Condominium**
Number of Units	**91**	**93**	**104**	**140**
Zip Code	**10128**	**10128**	**10128**	**10128**
Maintenance / Common Charges	$ 6,161,027	$ 3,125,322	$ 1,387,073	$ 1,856,970
Operating Assessments	591,744	127,336	156,470	-
Rental Income / Comml. Charges	-	-	-	23,295
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	233,800	217,813	-	-
Other Income	66,213	86,152	147,804	41,128
TOTAL INCOME	**$ 7,052,784**	**$ 3,556,623**	**$ 1,691,347**	**$ 1,921,393**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	3,449,398	1,289,304	2,400	12,693
Mortgage & loan indebtedness	342,084	223,786	-	28,160
Payroll	1,269,180	649,689	592,034	707,319
Pension & Welfare	428,077	177,750	161,302	244,979
Payroll Taxes & Other Costs	187,526	93,518	74,241	84,717
Gas & Electric, net	79,966	35,198	99,295	160,019
Heating	235,675	141,052	134,622	73,208
Water & Sewer	78,517	36,438	43,943	129,869
Building Supplies, Repairs & Maintenance	388,196	211,144	174,649	250,246
Recreation Facilities Expense	-	-	-	-
Security Services	-	8,050	-	-
Insurance	111,546	64,402	268,837	72,375
Management Fee	94,500	81,100	62,688	59,743
Professional Fees, net	105,202	63,296	33,317	61,006
Corporation Tax	18,977	2,433	4,908	6,268
Office & Administration	64,920	28,246	42,328	33,712
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,853,764**	**$ 3,105,406**	**$ 1,694,564**	**$ 1,924,314**
SURPLUS (DEFICIT)	**$ 199,020**	**$ 451,217**	**$ (3,217)**	**$ (2,921)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,642	2,800	1,111	1,105
Maint. - PY	5,888,248	3,086,738	1,271,166	1,857,537
Monthly Maint. / Charges Per Unit - PY	5,392	2,766	1,019	1,106
% Increase from Prior Year	5%	1%	9%	0%
Total Debt	12,000,000	4,925,400	-	76,622
Debt per Unit	131,868	52,961	-	547
Interest Only/Amortizing	Interest Only	Interest Only		Amortizing
Working Capital	6,971,891	1,609,433	(673,186)	947,759
Working Capital Per Unit	76,614	17,306	(6,473)	6,770
Transfer Fee %	2% of GSP	2.5% of GSP	1% of GSP	

*GSP - Gross Selling Price

Neighborhood	Yorkville	Battery Park City	Battery Park City	Battery Park City
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**290**	**121**	**162**	**174**
Zip Code	**10128**	**10280**	**10280**	**10280**
Maintenance / Common Charges	$ 4,342,957	$ 1,801,265	$ 3,159,993	$ 3,172,120
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	140,136	858,719	108,657
Common Charges - PILOT	-	1,727,795	2,908,053	3,559,239
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	148,151	94,228	224,144	118,383
TOTAL INCOME	**$ 4,491,108**	**$ 3,763,424**	**$ 7,150,909**	**$ 6,958,399**
Ground Rent	-	595,923	2,090,125	1,204,839
Real Estate Taxes / PILOT / BID	17,670	1,727,795	2,908,053	3,559,239
Mortgage & loan indebtedness	-	-	-	-
Payroll	1,509,964	532,920	615,759	683,783
Pension & Welfare	507,030	192,338	223,828	232,546
Payroll Taxes & Other Costs	182,625	68,384	73,566	95,570
Gas & Electric, net	327,606	79,543	122,648	124,306
Heating	446,300	94,650	169,286	171,115
Water & Sewer	194,053	70,362	118,582	95,644
Building Supplies, Repairs & Maintenance	601,937	121,312	167,294	278,329
Recreation Facilities Expense	204,753	-	-	-
Security Services	-	-	-	-
Insurance	221,116	126,660	176,040	216,298
Management Fee	180,102	62,100	83,636	99,504
Professional Fees, net	112,348	49,785	48,631	81,407
Corporation Tax	-	-	12,633	-
Office & Administration	61,734	53,995	18,269	43,395
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,567,238**	**$ 3,775,767**	**$ 6,828,350**	**$ 6,885,975**
SURPLUS (DEFICIT)	**$ (76,130)**	**$ (12,343)**	**$ 322,559**	**$ 72,424**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,248	1,241	1,626	1,519
Maint. - PY	4,149,047	1,706,856	2,789,182	3,090,747
Monthly Maint. / Charges Per Unit - PY	1,192	1,176	1,435	1,480
% Increase from Prior Year	5%	6%	13%	3%
Total Debt	-	-	-	
Debt per Unit	-	-	-	-
Interest Only/Amortizing				
Working Capital	1,164,116	1,635,602	5,449,998	2,447,263
Working Capital Per Unit	4,014	13,517	33,642	14,065
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Battery Park City	Battery Park City	Battery Park City
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**183**	**247**	**248**	**295**
Zip Code	**10280**	**10280**	**10280**	**10280**
Maintenance / Common Charges	$ 3,225,642	$ 6,040,451	$ 3,614,935	$ 5,845,796
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	1,057,552	-	29,129	96,220
Common Charges - PILOT	3,703,464	6,232,521	4,343,776	5,001,162
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	67,204	510,925	229,679	102,024
TOTAL INCOME	**$ 8,053,862**	**$ 12,783,897**	**$ 8,217,519**	**$ 11,045,202**
Ground Rent	2,119,500	1,605,762	1,127,401	3,009,831
Real Estate Taxes / PILOT / BID	3,703,464	6,232,521	4,343,776	5,001,162
Mortgage & loan indebtedness	40,734	1,395	-	-
Payroll	574,406	1,284,404	878,305	953,886
Pension & Welfare	196,210	377,572	317,774	322,195
Payroll Taxes & Other Costs	73,502	166,650	133,289	92,095
Gas & Electric, net	187,441	1,084,111	168,349	182,627
Heating	187,758	-	252,511	269,878
Water & Sewer	144,685	137,787	152,860	171,539
Building Supplies, Repairs & Maintenance	365,497	984,993	368,488	270,516
Recreation Facilities Expense	-	319,150	-	-
Security Services	-	-	-	-
Insurance	313,781	345,390	316,454	335,757
Management Fee	79,275	165,641	84,872	53,946
Professional Fees, net	43,243	34,832	60,937	20,413
Corporation Tax	-	5,959	-	31,787
Office & Administration	27,266	90,225	23,070	11,315
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 8,056,762**	**$ 12,836,392**	**$ 8,228,086**	**$ 10,726,947**
SURPLUS (DEFICIT)	**$ (2,900)**	**$ (52,495)**	**$ (10,567)**	**$ 318,255**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,469	2,038	1,215	1,651
Maint. - PY	3,087,757	5,984,568	3,445,067	4,554,850
Monthly Maint. / Charges Per Unit - PY	1,406	2,019	1,158	1,287
% Increase from Prior Year	4%	1%	5%	28%
Total Debt	-	-	-	-
Debt per Unit	-	-	-	-
Interest Only/Amortizing				
Working Capital	3,808,112	6,241,876	2,437,961	2,950,661
Working Capital Per Unit	20,809	25,271	9,830	10,002
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Battery Park City	Northwest Queens	Brooklyn Heights	Brooklyn Heights
Borough	Manhattan	Queens	Brooklyn	Brooklyn
Type	Condominium	Condominium	Condominium	Condominium
Number of Units	549	184	14	32
Zip Code	10280	11101	11201	11201
Maintenance / Common Charges	$ 7,238,805	$ 2,217,702	$ 401,162	$ 1,022,131
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	39,611	67,776	-	-
Common Charges - PILOT	10,142,656	-	-	-
Parking	-	-	-	-
Transfer Fees	-	29,477	-	-
Other Income	325,904	67,070	5,880	13,171
TOTAL INCOME	**$ 17,746,976**	**$ 2,382,025**	**$ 407,042**	**$ 1,035,302**
Ground Rent	2,420,825	-	-	68,485
Real Estate Taxes / PILOT / BID	10,142,656	-	-	-
Mortgage & loan indebtedness	-	42,993	-	-
Payroll	1,632,043	689,785	58,875	477,475
Pension & Welfare	681,929	231,929	-	46,294
Payroll Taxes & Other Costs	214,259	90,410	7,392	61,877
Gas & Electric, net	243,661	301,671	51,861	80,311
Heating	567,040	140,977	16,987	14,517
Water & Sewer	372,512	136,923	11,337	23,391
Building Supplies, Repairs & Maintenance	358,819	427,163	144,445	186,451
Recreation Facilities Expense	193,786	48,925	-	3,075
Security Services	-	-	14,728	2,597
Insurance	693,519	164,887	40,595	53,246
Management Fee	202,896	91,802	23,094	52,144
Professional Fees, net	87,469	41,104	77,108	55,922
Corporation Tax	4,531	7,935	-	2,146
Office & Administration	24,465	17,015	10,354	19,962
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 17,840,410**	**$ 2,433,519**	**$ 456,776**	**$ 1,147,893**
SURPLUS (DEFICIT)	**$ (93,434)**	**$ (51,494)**	**$ (49,734)**	**$ (112,591)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,099	1,004	2,388	2,662
Maint. - PY	6,816,113	2,142,304	349,686	1,051,856
Monthly Maint. / Charges Per Unit - PY	1,035	970	2,081	2,739
% Increase from Prior Year	6%	4%	15%	-3%
Total Debt	-	651,497	-	-
Debt per Unit	-	3,541	-	-
Interest Only/Amortizing		Amortizing		
Working Capital	2,864,867	2,452,383	331,351	1,808,953
Working Capital Per Unit	5,218	13,328	23,668	56,530
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Brooklyn**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**82**	**108**	**434**	**480**
Zip Code	**11201**	**11201**	**11201**	**11201**
Maintenance / Common Charges	$ 1,592,870	$ 3,823,012	$ 7,854,422	$ 6,246,373
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	-	883,326	145,096
Common Charges - PILOT	-	-	5,635,295	-
Parking	-	-	157,415	251,560
Transfer Fees	-	-	-	-
Other Income	92,367	4,893	160,187	287,562
TOTAL INCOME	**$ 1,685,237**	**$ 3,827,905**	**$ 14,690,645**	**$ 6,930,591**
Ground Rent	-	704,942	1,788,943	-
Real Estate Taxes / PILOT / BID	-	-	5,635,295	-
Mortgage & loan indebtedness	52,804	-	52,271	270,462
Payroll	525,990	955,614	2,008,389	1,513,909
Pension & Welfare	113,689	304,014	746,993	85,908
Payroll Taxes & Other Costs	113,967	125,051	289,724	728,834
Gas & Electric, net	133,128	234,582	713,132	955,329
Heating	54,521	10,127	363,323	198,603
Water & Sewer	44,227	152,656	340,908	199,635
Building Supplies, Repairs & Maintenance	408,503	807,626	1,360,145	502,923
Recreation Facilities Expense	61,493	-	-	515,640
Security Services	-	-	-	7,766
Insurance	81,919	374,476	714,795	860,498
Management Fee	56,275	125,164	282,852	232,909
Professional Fees, net	17,527	724,538	113,831	87,865
Corporation Tax	3,495	2,702	9,506	21,796
Office & Administration	18,912	37,799	81,228	46,045
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,686,450**	**$ 4,559,291**	**$ 14,501,335**	**$ 6,228,122**
SURPLUS (DEFICIT)	**$ (1,213)**	**$ (731,386)**	**$ 189,310**	**$ 702,469**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,619	2,950	1,508	1,084
Maint. - PY	1,516,950	3,826,774	7,775,768	-
Monthly Maint. / Charges Per Unit - PY	1,542	2,953	1,493	-
% Increase from Prior Year	5%	0%	1%	
Total Debt	807,247	-	301,347	-
Debt per Unit	9,844	-	694	-
Interest Only/Amortizing	Amortizing		Amortizing	Amortizing
Working Capital	381,855	5,183,062	3,326,470	1,795,590
Working Capital Per Unit	4,657	47,991	7,665	3,741
Transfer Fee %				Other

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Williamsburg	South Slope	South Slope
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Brooklyn**
Type	**Co-Op**	**Condominium**	**Condominium**	**Co-Op**
Number of Units	**552**	**50**	**73**	**93**
Zip Code	**11201**	**11211**	**11215**	**11215**
Maintenance / Common Charges	$ 7,918,902	$ 495,727	$ 781,941	$ 1,873,925
Operating Assessments	361,151	-	60,418	135,159
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	231,659	-	5,200	-
Transfer Fees	-	-	5,176	84,940
Other Income	63,270	9,583	11,328	76,838
TOTAL INCOME	**$ 8,574,982**	**$ 505,310**	**$ 864,063**	**$ 2,170,862**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,397,166	-	-	890,634
Mortgage & loan indebtedness	946,769	-	-	108,500
Payroll	1,266,341	116,845	-	430,157
Pension & Welfare	351,056	25,892	-	127,750
Payroll Taxes & Other Costs	311,356	12,499	-	16,918
Gas & Electric, net	236,352	61,953	53,160	119,526
Heating	405,498	33,019	18,005	69,658
Water & Sewer	306,344	22,086	44,559	42,517
Building Supplies, Repairs & Maintenance	517,062	162,428	544,879	158,920
Recreation Facilities Expense	-	-	-	-
Security Services	1,110,887	-	343	-
Insurance	218,691	62,021	47,158	68,240
Management Fee	137,700	46,336	45,778	56,859
Professional Fees, net	151,335	1,294	28,624	60,146
Corporation Tax	19,659	778	1,625	3,451
Office & Administration	98,533	24,286	21,534	5,136
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 8,474,749**	**$ 569,437**	**$ 805,665**	**$ 2,158,412**
SURPLUS (DEFICIT)	**$ 100,233**	**$ (64,127)**	**$ 58,398**	**$ 12,450**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,195	826	893	1,679
Maint. - PY	7,622,310	472,122	722,173	1,823,269
Monthly Maint. / Charges Per Unit - PY	1,151	787	824	1,634
% Increase from Prior Year	4%	5%	8%	3%
Total Debt	23,000,000	-	-	3,100,000
Debt per Unit	41,667	-	-	33,333
Interest Only/Amortizing	Interest Only			Interest Only
Working Capital	6,415,003	124,180	158,264	517,891
Working Capital Per Unit	11,621	2,484	2,168	5,569
Transfer Fee %			Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	South Slope	Boerum Hill	Boerum Hill	Boerum Hill
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Brooklyn**
Type	**Condominium**	**Condominium**	**Condominium**	**Co-Op**
Number of Units	**160**	**30**	**38**	**41**
Zip Code	**11215**	**11217**	**11217**	**11217**
Maintenance / Common Charges	$ 1,651,070	$ 580,890	$ 632,847	$ 1,074,022
Operating Assessments	-	-	-	77,892
Rental Income / Comml. Charges	21,222	108,805	-	26,400
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	40,275
Other Income	28,667	16,672	13,712	15,976
TOTAL INCOME	**$ 1,700,959**	**$ 706,367**	**$ 646,559**	**$ 1,234,565**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	439,179
Mortgage & loan indebtedness	19,709	-	-	79,502
Payroll	-	285,253	94,681	230,972
Pension & Welfare	-	39,487	6,111	41,209
Payroll Taxes & Other Costs	-	35,180	12,251	30,826
Gas & Electric, net	191,945	123,652	52,362	17,189
Heating	54,568	-	-	46,925
Water & Sewer	127,254	17,315	18,474	26,427
Building Supplies, Repairs & Maintenance	1,048,375	186,745	139,831	129,768
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	229,965	-
Insurance	100,470	46,273	34,854	32,194
Management Fee	88,862	40,551	45,000	41,266
Professional Fees, net	48,077	33,740	30,980	24,262
Corporation Tax	4,041	1,150	500	3,450
Office & Administration	17,658	7,909	8,309	9,690
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,700,959**	**$ 817,255**	**$ 673,318**	**$ 1,152,859**
SURPLUS (DEFICIT)	**$ -**	**$ (110,888)**	**$ (26,759)**	**$ 81,706**
Other Financial Data				
Monthly Maint. / Charges Per Unit	860	1,614	1,388	2,183
Maint. - PY	1,528,630	553,054	627,405	1,012,723
Monthly Maint. / Charges Per Unit - PY	796	1,536	1,376	2,058
% Increase from Prior Year	8%	5%	1%	6%
Total Debt	-	-	-	2,550,000
Debt per Unit	-	-	-	62,195
Interest Only/Amortizing				Interest only
Working Capital	1,012,271	539,398	225,463	230,318
Working Capital Per Unit	6,327	17,980	5,933	5,618
Transfer Fee %				1.5% of GSP

*GSP - Gross Selling Price

Neighborhood	Boerum Hill	Greenpoint	Flatbush	Flatbush
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Brooklyn**
Type	**Condominium**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**73**	**14**	**101**	**71**
Zip Code	**11217**	**11222**	**11225**	**11226**
Maintenance / Common Charges	$ 1,217,567	$ 275,719	$ 983,860	$ 546,996
Operating Assessments	210,000	45,132	65,300	-
Rental Income / Comml. Charges	-	3,733	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	35,626
Transfer Fees	-	-	104,888	-
Other Income	111,127	19,135	62,181	15,225
TOTAL INCOME	**$ 1,538,694**	**$ 343,719**	**$ 1,216,229**	**$ 597,847**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,141	-	331,272	-
Mortgage & loan indebtedness	2,214	-	197,095	-
Payroll	624,361	66,881	140,030	195,184
Pension & Welfare	1,306	12,620	37,334	1,140
Payroll Taxes & Other Costs	76,197	13,025	33,993	22,767
Gas & Electric, net	170,976	21,700	169,239	52,671
Heating	31,512	10,340	-	15,444
Water & Sewer	29,224	21,617	65,950	28,075
Building Supplies, Repairs & Maintenance	185,901	108,262	68,872	98,548
Recreation Facilities Expense	-	-	-	-
Security Services	19,145	18,587	5,569	9,970
Insurance	127,591	24,838	93,126	46,973
Management Fee	56,666	22,346	40,320	39,000
Professional Fees, net	38,909	11,677	35,955	21,890
Corporation Tax	8,576	2,588	3,893	500
Office & Administration	13,590	9,275	13,328	11,314
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,387,309**	**$ 343,756**	**$ 1,235,976**	**$ 543,476**
SURPLUS (DEFICIT)	**$ 151,385**	**$ (37)**	**$ (19,747)**	**$ 54,371**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,390	1,641	812	642
Maint. - PY	1,217,554	264,690	941,251	496,247
Monthly Maint. / Charges Per Unit - PY	1,390	1,576	777	582
% Increase from Prior Year	0%	4%	5%	10%
Total Debt	1,271,012	-	4,088,558	-
Debt per Unit	17,411	-	40,481	-
Interest Only/Amortizing	Amortizing		Amortizing	
Working Capital	339,149	(35,000)	1,613,840	270,068
Working Capital Per Unit	4,646	(2,500)	15,979	3,804
Transfer Fee %	Other		1.50% of GSP	

*GSP - Gross Selling Price

Neighborhood	Red Hook	Prospect Heights	East Flatbush	North Queens
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Queens**
Type	**Condominium**	**Co-Op**	**Condominium**	**Condominium**
Number of Units	**70**	**125**	**216**	**1037**
Zip Code	**11231**	**11238**	**11249**	**11360**
Maintenance / Common Charges	$ 688,195	$ 1,660,230	$ 3,377,737	$ 9,973,615
Operating Assessments	-	199,530	-	-
Rental Income / Comml. Charges	-	95,000	67,498	18,000
Common Charges - PILOT	-	-	-	-
Parking	7,260	-	70,386	196,051
Transfer Fees	-	34,685	-	-
Other Income	42,438	63,562	560,194	1,174,499
TOTAL INCOME	**$ 737,893**	**$ 2,053,007**	**$ 4,075,815**	**$ 11,362,165**
Ground Rent		-	-	-
Real Estate Taxes / PILOT / BID	-	718,919	-	-
Mortgage & loan indebtedness	-	173,178	3,059	-
Payroll	220,388	463,707	1,088,360	2,855,114
Pension & Welfare	54,310	165,329	85,613	1,035,418
Payroll Taxes & Other Costs	34,278	38,820	99,734	390,772
Gas & Electric, net	35,033	62,228	1,152,825	771,333
Heating	51,393	107,207	5,960	1,158,037
Water & Sewer	44,749	68,742	106,501	694,832
Building Supplies, Repairs & Maintenance	109,454	119,736	760,247	1,784,816
Recreation Facilities Expense	-	-	-	840,031
Security Services	-	-	289,603	1,239,084
Insurance	71,926	69,302	417,834	739,131
Management Fee	46,289	58,298	121,540	550,306
Professional Fees, net	21,400	70,670	46,224	244,861
Corporation Tax	-	3,450	9,832	5,252
Office & Administration	57,963	31,988	36,070	220,363
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 747,183**	**$ 2,151,574**	**$ 4,223,402**	**$ 12,529,350**
SURPLUS (DEFICIT)	**$ (9,290)**	**$ (98,567)**	**$ (147,587)**	**$ (1,167,185)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	819	1,107	1,303	801
Maint. - PY	639,728	1,656,561	3,306,276	9,973,615
Monthly Maint. / Charges Per Unit - PY	762	1,104	1,276	801
% Increase from Prior Year	8%	0%	2%	0%
Total Debt	-	3,188,985	-	-
Debt per Unit	-	25,512	-	-
Interest Only/Amortizing		Amortizing		
Working Capital	708,299	100,323	3,240,354	3,974,597
Working Capital Per Unit	10,119	803	15,002	3,833
Transfer Fee %		$35 per share		

*GSP - Gross Selling Price

Neighborhood	West Central Queens
Borough	Queens
Type	Co-Op
Number of Units	1104
Zip Code	11374
Maintenance / Common Charges	$ 10,295,744
Operating Assessments	857,979
Rental Income / Comml. Charges	589,628
Common Charges - PILOT	-
Parking	895,200
Transfer Fees	235,930
Other Income	705,747
TOTAL INCOME	**$ 13,580,228**
Ground Rent	-
Real Estate Taxes / PILOT / BID	4,627,677
Mortgage & loan indebtedness	1,230,028
Payroll	2,504,140
Pension & Welfare	651,429
Payroll Taxes & Other Costs	204,689
Gas & Electric, net	1,123,193
Heating	-
Water & Sewer	938,790
Building Supplies, Repairs & Maintenance	1,112,414
Recreation Facilities Expense	-
Security Services	-
Insurance	609,105
Management Fee	85,212
Professional Fees, net	325,325
Corporation Tax	23,575
Office & Administration	232,326
Bad Debts (Recovery)	-
TOTAL EXPENSES	**$ 13,667,903**
SURPLUS (DEFICIT)	**$ (87,675)**
Other Financial Data	
Monthly Maint. / Charges Per Unit	777
Maint. - PY	10,281,972
Monthly Maint. / Charges Per Unit - PY	776
% Increase from Prior Year	0%
Total Debt	29,898,042
Debt per Unit	27,082
Interest Only/Amortizing	Amortizing
Working Capital	12,111,946
Working Capital Per Unit	10,971
Transfer Fee %	2% of GSP

*GSP - Gross Selling Price