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**	**Co-Op**	**Condominium**
Number of Units	**198**	**645**	**248**	**15**
Zip Code	**10001**	**10003**	**10003**	**10003**
Maintenance / Common Charges	$ 10,471,270	$ 6,665,639	$ 4,146,417	$ 452,205
Operating Assessments	-	-	434,551	-
Rental Income / Comml. Charges	195,330	1,177,097	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	222,228	-
Transfer Fees	-	-	60,422	26,500
Other Income	138,464	381,508	166,997	8,978
TOTAL INCOME	**$ 10,805,064**	**$ 8,224,244**	**$ 5,030,615**	**$ 487,683**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	32,067	237,660	2,550,707	-
Mortgage & loan indebtedness	-	-	264,023	-
Payroll	3,877,684	2,077,106	709,599	135,016
Pension & Welfare	1,366,937	784,861	235,856	33,590
Payroll Taxes & Other Costs	453,087	317,872	103,467	21,882
Gas & Electric, net	1,033,905	454,137	69,493	15,917
Heating	1,063,233	803,873	346,684	66,763
Water & Sewer	185,385	652,987	92,111	8,026
Building Supplies, Repairs & Maintenance	1,330,934	762,002	308,216	71,803
Recreation Facilities Expense	470,444	485,868	-	-
Security Services	-	152,170	2,500	-
Insurance	501,778	924,506	144,203	35,497
Management Fee	228,857	270,000	121,595	39,750
Professional Fees, net	60,948	161,963	43,879	50,247
Corporation Tax	39,095	29,830	9,691	-
Office & Administration	114,833	154,625	110,795	7,480
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 10,759,187**	**$ 8,269,460**	**$ 5,112,819**	**$ 485,971**
SURPLUS (DEFICIT)	**$ 45,877**	**$ (45,216)**	**$ (82,204)**	**$ 1,712**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,407	861	1,393	2,512
Maint. - PY	10,472,493	6,529,261	4,045,920	401,636
Monthly Maint. / Charges Per Unit - PY	4,408	844	1,360	2,231
% Increase from Prior Year	0%	2%	2%	13%
Total Debt	-	-	8,854,046	-
Debt per Unit	-	-	35,702	-
Interest Only/Amortizing			Interest Only	
Working Capital	158,789	2,787,718	2,280,980	574,983
Working Capital Per Unit	802	4,322	9,198	38,332
Transfer Fee %				Other

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condop	Co-Op	Co-Op	Co-Op
Number of Units	144	90	81	186
Zip Code	10003	10003	10003	10003
Maintenance / Common Charges	$ 3,378,928	$ 3,940,496	$ 1,091,111	$ 5,109,145
Operating Assessments	-	-	175,727	-
Rental Income / Comml. Charges	250,656	-	927,619	-
Common Charges - PILOT	-	-	-	-
Parking	13,697	-	-	-
Transfer Fees	38,220	58,519	-	-
Other Income	246,565	186,077	205,534	411,438
TOTAL INCOME	**$ 3,928,066**	**$ 4,185,092**	**$ 2,399,991**	**$ 5,520,583**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,629,232	1,784,553	994,554	2,743,451
Mortgage & loan indebtedness	343,168	222,092	112,500	408,997
Payroll	711,884	1,049,475	477,826	919,132
Pension & Welfare	208,419	364,185	158,683	261,741
Payroll Taxes & Other Costs	83,839	87,903	66,776	95,342
Gas & Electric, net	58,074	8,173	23,724	103,922
Heating	153,617	153,500	97,180	218,320
Water & Sewer	71,140	44,069	41,406	77,442
Building Supplies, Repairs & Maintenance	352,955	255,739	108,523	239,714
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	144,690	62,399	57,041	146,893
Management Fee	98,804	64,890	42,604	115,802
Professional Fees, net	67,768	39,141	15,372	16,387
Corporation Tax	3,075	4,037	3,450	11,474
Office & Administration	35,611	27,781	6,832	64,270
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,962,276**	**$ 4,167,937**	**$ 2,206,471**	**$ 5,422,887**
SURPLUS (DEFICIT)	**$ (34,210)**	**$ 17,155**	**$ 193,520**	**$ 97,696**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,955	3,649	1,123	2,289
Maint. - PY	3,308,039	3,784,727	996,111	5,184,353
Monthly Maint. / Charges Per Unit - PY	1,914	3,504	1,025	2,323
% Increase from Prior Year	2%	4%	10%	-1%
Total Debt	6,577,032	4,898,236	3,000,000	7,983,394
Debt per Unit	45,674	54,425	37,037	42,921
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Amortizing
Working Capital	1,160,738	3,035,220	2,337,723	2,945,966
Working Capital Per Unit	8,061	33,725	28,861	15,839
Transfer Fee %	$6 per share	$20 per share		

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	East Village
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Condop	Condominium
Number of Units	51	43	14	12
Zip Code	10003	10003	10003	10003
Maintenance / Common Charges	$ 1,782,482	$ 693,162	$ 637,500	$ 480,468
Operating Assessments	-	56,000	69,309	-
Rental Income / Comml. Charges	91,163	26,283	52,750	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	119,751	31,673	9,500	28,958
TOTAL INCOME	**$ 1,993,396**	**$ 807,118**	**$ 769,059**	**$ 509,426**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	16,333	312,227	413,420	-
Mortgage & loan indebtedness	-	55,759	38,302	68,780
Payroll	678,720	117,672	32,428	-
Pension & Welfare	103,428	12,379	-	2,922
Payroll Taxes & Other Costs	107,925	9,655	-	3,080
Gas & Electric, net	224,202	22,983	12,862	46,398
Heating	68,340	-	46,625	22,712
Water & Sewer	29,034	16,451	12,609	(99,739)
Building Supplies, Repairs & Maintenance	437,943	35,971	83,762	148,811
Recreation Facilities Expense	-	-	-	-
Security Services	4,824	18,898	-	245,203
Insurance	139,551	35,896	40,396	56,931
Management Fee	66,843	32,350	39,217	30,183
Professional Fees, net	78,860	12,309	32,510	11,125
Corporation Tax	10,360	650	-	356
Office & Administration	14,641	3,680	6,301	12,565
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,981,004**	**$ 686,880**	**$ 758,432**	**$ 549,327**
SURPLUS (DEFICIT)	**$ 12,392**	**$ 120,238**	**$ 10,627**	**$ (39,901)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,913	1,343	3,795	3,337
Maint. - PY	1,702,465	641,664	636,906	443,664
Monthly Maint. / Charges Per Unit - PY	2,782	1,244	3,791	3,081
% Increase from Prior Year	5%	8%	0%	8%
Total Debt	-	1,907,434	1,250,000	-
Debt per Unit	-	44,359	89,286	-
Interest Only/Amortizing		Amortizing	Interest Only	
Working Capital	977,337	1,776,455	410,379	(1,829)
Working Capital Per Unit	19,163	41,313	29,313	(152)
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	East Village	East Village	East Village	Financial District
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**5**	**70**	**8**	**205**
Zip Code	**10003**	**10003**	**10003**	**10004**
Maintenance / Common Charges	$ 152,497	$ 3,208,780	$ 832,958	$ 3,901,600
Operating Assessments	225,000	188,221	-	929,269
Rental Income / Comml. Charges	-	-	32,063	1,129,330
Common Charges - PILOT	-	-	-	-
Parking	-	133,320	-	-
Transfer Fees	-	117,320	-	191,025
Other Income	8,436	116,358	16,866	136,415
TOTAL INCOME	**$ 385,933**	**$ 3,763,999**	**$ 881,887**	**$ 6,287,639**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,526,377	-	2,744,572
Mortgage & loan indebtedness	-	231,364	-	821,458
Payroll	19,829	592,454	345,702	681,939
Pension & Welfare	-	172,801	55,024	254,359
Payroll Taxes & Other Costs	9,111	80,174	47,379	86,620
Gas & Electric, net	-	51,044	70,154	106,372
Heating	29,842	212,952	39,943	243,290
Water & Sewer	5,766	116,653	8,308	107,847
Building Supplies, Repairs & Maintenance	290,274	343,606	201,115	336,146
Recreation Facilities Expense	-	-	-	-
Security Services	-	7,516	-	-
Insurance	21,600	86,161	46,042	162,119
Management Fee	16,800	81,000	35,561	108,141
Professional Fees, net	18,090	129,046	11,634	129,009
Corporation Tax	-	3,457	1,313	14,235
Office & Administration	2,803	32,434	19,133	23,161
Bad Debts (Recovery)	-	-	-	
TOTAL EXPENSES	**$ 414,115**	**$ 3,667,039**	**$ 881,308**	**$ 5,819,268**
SURPLUS (DEFICIT)	**$ (28,182)**	**$ 96,960**	**$ 579**	**$ 468,371**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,542	3,820	8,677	1,586
Maint. - PY	142,197	3,099,613	764,753	3,821,221
Monthly Maint. / Charges Per Unit - PY	2,370	3,690	7,966	1,553
% Increase from Prior Year	7%	4%	9%	2%
Total Debt	-	4,268,358	-	7,385,128
Debt per Unit	-	60,977	-	36,025
Interest Only/Amortizing		Interest Only		Amortizing
Working Capital	(13,492)	1,104,477	667,124	1,808,981
Working Capital Per Unit	(2,698)	15,778	83,391	8,824
Transfer Fee %		2% of GSP	2 months common charges	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	33	336	15	52
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	$ 802,531	$ 3,169,437	$ 1,037,736	$ 763,786
Operating Assessments	-	-	-	105,406
Rental Income / Comml. Charges	-	192,113	-	242,563
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	29,959	-	-
Other Income	21,677	194,237	1,979	55,211
TOTAL INCOME	**$ 824,208**	**$ 3,585,746**	**$ 1,039,715**	**$ 1,166,966**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	30,474	-	623,496
Mortgage & loan indebtedness	-	110,331	-	161,443
Payroll	279,023	1,166,759	305,740	84,726
Pension & Welfare	79,007	404,447	47,219	12,088
Payroll Taxes & Other Costs	40,968	147,839	105,842	14,434
Gas & Electric, net	42,293	151,023	117,485	3,849
Heating	43,298	210,677	17,511	71,251
Water & Sewer	18,830	141,541	13,420	29,448
Building Supplies, Repairs & Maintenance	176,314	650,024	229,611	57,526
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	35,265	337,918	58,289	44,973
Management Fee	37,713	170,000	45,000	30,089
Professional Fees, net	42,917	59,434	22,778	63,186
Corporation Tax	2,427	1,500	1,950	3,450
Office & Administration	6,919	114,861	20,332	8,192
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 804,974**	**$ 3,696,828**	**$ 985,177**	**$ 1,208,151**
SURPLUS (DEFICIT)	**$ 19,234**	**$ (111,082)**	**$ 54,538**	**$ (41,185)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,027	786	5,765	1,224
Maint. - PY	743,080	3,059,923	1,037,736	698,696
Monthly Maint. / Charges Per Unit - PY	1,876	759	5,765	1,120
% Increase from Prior Year	8%	4%	0%	9%
Total Debt	-	1,590,812	-	2,521,533
Debt per Unit	-	4,735	-	48,491
Interest Only/Amortizing		Amortizing		Amortizing
Working Capital	960,625	1,139,640	612,191	1,113,608
Working Capital Per Unit	29,110	3,392	40,813	21,416
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	**Chelsea**	**Chelsea**	**Chelsea**	**Chelsea**
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**348**	**420**	**83**	**75**
Zip Code	**10011**	**10011**	**10011**	**10011**
Maintenance / Common Charges	$ 10,372,249	$ 8,996,910	$ 1,654,775	$ 1,828,166
Operating Assessments	952,079	-	198,922	182,831
Rental Income / Comml. Charges	1,436,636	1,463,760	233,649	228,330
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	1,006,900	-	23,494	113,000
Other Income	321,106	128,395	73,772	64,286
TOTAL INCOME	**$ 14,088,970**	**$ 10,589,065**	**$ 2,184,612**	**$ 2,416,613**
Ground Rent	-	1,600,000	-	-
Real Estate Taxes / PILOT / BID	5,768,425	4,200,273	1,133,987	925,362
Mortgage & loan indebtedness	1,561,029	468,822	97,170	130,981
Payroll	1,892,052	1,507,230	295,483	458,437
Pension & Welfare	705,438	511,198	110,716	134,702
Payroll Taxes & Other Costs	409,170	170,865	46,699	65,423
Gas & Electric, net	192,978	104,178	31,392	39,107
Heating	630,018	536,605	103,034	120,767
Water & Sewer	155,382	295,013	29,348	38,967
Building Supplies, Repairs & Maintenance	548,561	378,558	127,598	170,695
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	233,723	261,003	70,684	55,536
Management Fee	159,375	193,453	46,000	63,032
Professional Fees, net	229,328	71,943	28,666	58,678
Corporation Tax	20,755	23,705	3,450	3,076
Office & Administration	56,907	56,608	26,896	27,591
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 12,563,141**	**$ 10,379,454**	**$ 2,151,123**	**$ 2,292,354**
SURPLUS (DEFICIT)	**$ 1,525,829**	**$ 209,611**	**$ 33,489**	**$ 124,259**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,484	1,785	1,661	2,031
Maint. - PY	10,168,894	8,907,777	1,655,270	1,787,938
Monthly Maint. / Charges Per Unit - PY	2,435	1,767	1,662	1,987
% Increase from Prior Year	2%	1%	0%	2%
Total Debt	34,775,898	16,000,000	3,162,366	3,807,284
Debt per Unit	99,931	38,095	38,101	50,764
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Amortizing
Working Capital	7,735,087	5,459,918	1,303,787	1,566,852
Working Capital Per Unit	22,227	13,000	15,708	20,891
Transfer Fee %	2% of GSP		Other	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Chelsea	Chelsea	Chelsea	Chelsea
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Co-Op	Condominium	Condominium
Number of Units	66	63	60	42
Zip Code	10011	10011	10011	10011
Maintenance / Common Charges	$ 4,632,935	$ 2,454,266	$ 385,787	$ 1,598,731
Operating Assessments	309,642	327,670	-	-
Rental Income / Comml. Charges	32,003	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	102,315	-	-	25,314
Other Income	43,847	42,812	39,403	173,211
TOTAL INCOME	**$ 5,120,742**	**$ 2,824,748**	**$ 425,190**	**$ 1,797,256**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,015,044	1,901,680	9,388	-
Mortgage & loan indebtedness	115,000	114,063	-	-
Payroll	1,596,608	229,151	91,252	574,342
Pension & Welfare	499,166	79,721	26,163	199,448
Payroll Taxes & Other Costs	216,551	22,591	17,413	80,792
Gas & Electric, net	31,663	32,479	10,055	97,541
Heating	190,653	162,651	61,634	106,505
Water & Sewer	40,554	69,914	25,121	25,585
Building Supplies, Repairs & Maintenance	252,362	94,476	56,462	384,618
Recreation Facilities Expense	-	-	-	166,449
Security Services	-	-	-	-
Insurance	85,348	78,635	40,828	61,595
Management Fee	80,642	46,056	28,000	58,000
Professional Fees, net	38,023	24,188	26,338	36,031
Corporation Tax	8,055	4,773	175	-
Office & Administration	35,971	8,409	6,193	33,644
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 5,205,640**	**$ 2,868,787**	**$ 399,022**	**$ 1,824,550**
SURPLUS (DEFICIT)	**$ (84,898)**	**$ (44,039)**	**$ 26,168**	**$ (27,294)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,850	3,246	536	3,172
Maint. - PY	4,457,745	2,454,266	377,622	1,587,715
Monthly Maint. / Charges Per Unit - PY	5,628	3,246	524	3,150
% Increase from Prior Year	4%	0%	2%	1%
Total Debt	4,000,000	3,750,000	-	-
Debt per Unit	60,606	59,524	-	-
Interest Only/Amortizing	Interest Only	Interest Only		
Working Capital	2,352,565	1,222,056	113,174	569,768
Working Capital Per Unit	35,645	19,398	1,886	13,566
Transfer Fee %				Other

*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	**119**	**41**	**42**	**242**
Zip Code	**10011**	**10012**	**10012**	**10012**
Maintenance / Common Charges	$ 2,212,506	$ 1,452,047	$ 317,562	$ 6,185,801
Operating Assessments	343,327	194,014	-	614,974
Rental Income / Comml. Charges	309,715	-	-	1,233,602
Common Charges - PILOT	-	-	-	-
Parking	50,618	-	-	-
Transfer Fees	136,785	-	343,500	539,700
Other Income	77,543	25,664	32,398	139,223
TOTAL INCOME	**$ 3,130,494**	**$ 1,671,725**	**$ 693,460**	**$ 8,713,300**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,811,276	1,066,860	-	3,613,449
Mortgage & loan indebtedness	236,527	46,020	605,956	2,147,289
Payroll	239,388	103,899	75,045	816,636
Pension & Welfare	79,361	-	-	293,004
Payroll Taxes & Other Costs	27,963	20,746	13,138	112,812
Gas & Electric, net	29,220	15,796	29,759	224,865
Heating	135,147	72,950	14,465	112,721
Water & Sewer	66,298	21,775	24,392	105,511
Building Supplies, Repairs & Maintenance	81,370	75,881	78,789	727,288
Recreation Facilities Expense	-	-	-	-
Security Services	150,893	-	23,063	-
Insurance	65,886	61,781	99,658	233,621
Management Fee	73,978	37,470	60,150	116,670
Professional Fees, net	64,189	55,993	50,284	169,602
Corporation Tax	3,725	4,127	2,055	22,271
Office & Administration	12,572	11,278	7,462	52,950
Bad Debts (Recovery)	-	-	21,114	-
TOTAL EXPENSES	**$ 3,077,793**	**$ 1,594,576**	**$ 1,105,330**	**$ 8,748,689**
SURPLUS (DEFICIT)	**$ 52,701**	**$ 77,149**	**$ (411,870)**	**$ (35,389)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,549	2,951	630	2,130
Maint. - PY	2,088,074	1,412,047	313,353	5,942,723
Monthly Maint. / Charges Per Unit - PY	1,462	2,870	622	2,046
% Increase from Prior Year	6%	3%	1%	4%
Total Debt	8,000,000	1,560,000	239,813	42,248,953
Debt per Unit	67,227	38,049	5,710	174,582
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Working Capital	2,753,833	1,127,991	417,316	4,469,285
Working Capital Per Unit	23,141	27,512	9,936	18,468
Transfer Fee %	1.5% of GSP		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**	**61**	**16**	**45**
Zip Code	**10013**	**10013**	**10013**	**10013**
Maintenance / Common Charges	$ 830,760	$ 2,126,143	$ 368,104	$ 2,099,811
Operating Assessments	69,239	-	133,862	231,933
Rental Income / Comml. Charges	25,728	16,353	9,297	161,514
Common Charges - PILOT	-	-	-	-
Parking	-	27,614	-	-
Transfer Fees	-	9,997	-	166,500
Other Income	8,478	32,909	25,034	5,852
TOTAL INCOME	**$ 934,205**	**$ 2,213,016**	**$ 536,297**	**$ 2,665,610**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	1,576,864
Mortgage & loan indebtedness	-	226,885	71,234	109,966
Payroll	346,403	771,515	120,543	131,314
Pension & Welfare	106,872	204,157	25,791	39,925
Payroll Taxes & Other Costs	45,508	110,524	15,171	19,474
Gas & Electric, net	62,341	188,344	12,417	42,268
Heating	52,346	112,077	35,317	71,434
Water & Sewer	20,485	112,184	15,622	25,114
Building Supplies, Repairs & Maintenance	139,346	251,751	58,468	109,230
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	17,417	-
Insurance	71,613	102,252	64,714	57,927
Management Fee	33,247	54,970	41,065	35,648
Professional Fees, net	23,970	67,334	15,588	71,635
Corporation Tax	2,014	4,696	-	3,450
Office & Administration	6,992	30,088	7,741	57,354
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 911,137**	**$ 2,236,777**	**$ 501,088**	**$ 2,351,603**
SURPLUS (DEFICIT)	**$ 23,068**	**$ (23,761)**	**$ 35,209**	**$ 314,007**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,325	2,905	1,917	3,889
Maint. - PY	767,044	2,126,028	334,640	2,058,638
Monthly Maint. / Charges Per Unit - PY	4,917	2,904	1,743	3,812
% Increase from Prior Year	8%	0%	10%	2%
Total Debt	-	3,024,003	235,130	3,366,548
Debt per Unit	-	49,574	14,696	74,812
Interest Only/Amortizing		Amortizing	Amortizing	Amortizing
Working Capital	31,774	2,507,618	280,460	1,548,233
Working Capital Per Unit	2,444	41,108	17,529	34,405
Transfer Fee %	Other	Other		% 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	**43**	**42**	**40**	**35**
Zip Code	**10013**	**10013**	**10013**	**10013**
Maintenance / Common Charges	$ 1,476,357	$ 968,242	$ 1,122,737	$ 1,128,779
Operating Assessments	-	170,000	-	359,609
Rental Income / Comml. Charges	140,304	657,366	62,041	232,923
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	78,250	-	27,400	45,000
Other Income	47,830	81,932	151,821	13,271
TOTAL INCOME	**$ 1,742,741**	**$ 1,877,540**	**$ 1,363,999**	**$ 1,779,582**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	10,761	969,860	-	904,838
Mortgage & loan indebtedness	22,501	398,909	-	82,125
Payroll	573,948	83,348	607,655	174,625
Pension & Welfare	171,493	8,489	190,001	36,930
Payroll Taxes & Other Costs	73,834	22,660	85,430	29,972
Gas & Electric, net	186,392	22,019	203,112	28,025
Heating	65,121	126,513	58,381	55,150
Water & Sewer	33,512	19,598	22,780	27,926
Building Supplies, Repairs & Maintenance	254,620	79,771	152,259	98,270
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	120,696	51,665	151,083	82,235
Management Fee	40,522	50,676	53,109	70,040
Professional Fees, net	67,477	80,859	25,125	64,715
Corporation Tax	3,446	1,520	7,688	4,079
Office & Administration	35,518	7,098	6,509	24,687
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,659,841**	**$ 1,922,985**	**$ 1,563,132**	**$ 1,683,617**
SURPLUS (DEFICIT)	**$ 82,900**	**$ (45,445)**	**$ (199,133)**	**$ 95,965**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,861	1,921	2,339	2,688
Maint. - PY	1,386,902	1,007,589	1,124,551	1,128,779
Monthly Maint. / Charges Per Unit - PY	2,688	1,999	2,343	2,688
% Increase from Prior Year	6%	-4%	0%	0%
Total Debt	995,547	7,564,369	-	2,700,000
Debt per Unit	23,152	180,104	-	77,143
Interest Only/Amortizing	Amortizing	Amortizing		Interest Only
Working Capital	643,297	2,643,485	343,181	656,716
Working Capital Per Unit	14,960	62,940	8,580	18,763
Transfer Fee %	1% of GSP		1% of GSP	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Tribeca	Tribeca	Meatpacking District	Meatpacking District
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Co-Op**	**Condop**
Number of Units	**13**	**52**	**260**	**242**
Zip Code	**10013**	**10013**	**10014**	**10014**
Maintenance / Common Charges	$ 619,747	$ 1,745,512	$ 4,963,337	$ 5,436,068
Operating Assessments	-	-	565,472	371,770
Rental Income / Comml. Charges	-	47,355	62,449	9,548
Common Charges - PILOT	-	-	-	-
Parking	-	33,075	714,056	-
Transfer Fees	-	-	68,340	397,270
Other Income	19,432	136,269	204,471	164,183
TOTAL INCOME	**$ 639,179**	**$ 1,962,211**	**$ 6,578,125**	**$ 6,378,839**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	24,656	3,356,354	2,831,016
Mortgage & loan indebtedness	-	38,290	860,161	471,634
Payroll	73,899	717,360	770,412	818,191
Pension & Welfare	-	181,433	245,070	322,971
Payroll Taxes & Other Costs	10,514	99,254	80,656	90,426
Gas & Electric, net	67,821	284,131	73,239	218,743
Heating	21,785	50,102	238,720	271,025
Water & Sewer	23,231	40,598	123,238	94,375
Building Supplies, Repairs & Maintenance	95,574	270,058	381,654	192,650
Recreation Facilities Expense	-	-	-	-
Security Services	259,034	-	31,982	-
Insurance	55,262	169,623	143,802	260,635
Management Fee	35,000	64,758	84,000	144,642
Professional Fees, net	13,556	31,083	75,678	76,994
Corporation Tax	500	1,500	29,647	15,142
Office & Administration	9,997	24,523	29,465	47,256
Bad Debts (Recovery)	-	-	122,271	-
TOTAL EXPENSES	**$ 666,173**	**$ 1,997,369**	**$ 6,646,349**	**$ 5,855,700**
SURPLUS (DEFICIT)	**$ (26,994)**	**$ (35,158)**	**$ (68,224)**	**$ 523,139**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,973	2,797	1,591	1,872
Maint. - PY	563,407	1,659,778	4,975,401	5,354,441
Monthly Maint. / Charges Per Unit - PY	3,612	2,660	1,595	1,844
% Increase from Prior Year	10%	5%	0%	2%
Total Debt	-	1,240,125	1,230,803	11,095,254
Debt per Unit	-	23,849	4,734	45,848
Interest Only/Amortizing		Amortizing	Amortizing	Amortizing
Working Capital	(33,667)	98,000	2,232,068	4,421,367
Working Capital Per Unit	(2,590)	1,885	8,585	18,270
Transfer Fee %		2% of GSP	$20 per share	2% of GSP

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Meatpacking District	Meatpacking District	Meatpacking District
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**121**	**170**	**7**	**18**
Zip Code	**10014**	**10014**	**10014**	**10014**
Maintenance / Common Charges	$ 1,680,055	$ 2,292,647	$ 255,483	$ 847,927
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	24,165	9,028	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	9,044
Other Income	34,167	32,791	2,173	12,479
TOTAL INCOME	**$ 1,714,222**	**$ 2,349,603**	**$ 266,684**	**$ 869,450**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	-	-
Mortgage & loan indebtedness	-	4,288	-	-
Payroll	662,457	218,186	87,026	371,224
Pension & Welfare	186,740	59,479	13,252	42,156
Payroll Taxes & Other Costs	121,145	204,575	11,613	50,286
Gas & Electric, net	282,489	512,786	28,651	77,487
Heating	-	83,316	4,032	29,372
Water & Sewer	60,162	38,128	1,632	19,305
Building Supplies, Repairs & Maintenance	464,514	279,189	66,375	94,126
Recreation Facilities Expense	-	-	-	-
Security Services	-	5,283	6,859	15,419
Insurance	72,916	396,315	24,055	32,330
Management Fee	61,050	74,973	23,228	39,845
Professional Fees, net	38,268	39,126	13,792	55,181
Corporation Tax	17,278	3,193	175	504
Office & Administration	21,147	688,811	11,328	6,833
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,988,166**	**$ 2,607,648**	**$ 292,018**	**$ 834,068**
SURPLUS (DEFICIT)	**$ (273,944)**	**$ (258,045)**	**$ (25,334)**	**$ 35,382**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,157	1,124	3,041	3,926
Maint. - PY	1,616,654	1,492,127	240,908	825,912
Monthly Maint. / Charges Per Unit - PY	1,113	731	2,868	3,824
% Increase from Prior Year	4%	54%	6%	3%
Total Debt	-	-	-	-
Debt per Unit	-	-	-	-
Interest Only/Amortizing				
Working Capital	1,470,939	158,789	126,916	285,087
Working Capital Per Unit	12,157	934	18,131	15,838
Transfer Fee %				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**	**121**	**174**	**54**
Zip Code	**10014**	**10014**	**10014**	**10014**
Maintenance / Common Charges	$ 1,985,226	$ 1,574,167	$ 1,669,269	$ 1,425,007
Operating Assessments	226,696	-	130,365	-
Rental Income / Comml. Charges	155,067	42,650	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	48,000	-
Other Income	15,381	136,997	118,881	99,706
TOTAL INCOME	**$ 2,382,370**	**$ 1,753,814**	**$ 1,966,515**	**$ 1,524,713**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,192,602	-	938,792	-
Mortgage & loan indebtedness	140,249	-	115,587	141,423
Payroll	415,644	708,459	157,488	520,954
Pension & Welfare	132,430	226,651	13,790	92,018
Payroll Taxes & Other Costs	49,546	94,067	9,350	94,885
Gas & Electric, net	63,848	175,732	34,104	127,740
Heating	18,025	150,380	50,467	54,141
Water & Sewer	18,321	61,693	25,003	60,218
Building Supplies, Repairs & Maintenance	163,606	144,948	143,107	196,432
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	231,534	1,045
Insurance	38,092	63,394	69,862	149,335
Management Fee	60,849	73,600	53,671	75,000
Professional Fees, net	46,828	6,021	24,309	29,017
Corporation Tax	3,450	-	3,451	7,909
Office & Administration	17,225	19,033	5,438	25,669
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,360,715**	**$ 1,723,978**	**$ 1,875,953**	**$ 1,575,786**
SURPLUS (DEFICIT)	**$ 21,655**	**$ 29,836**	**$ 90,562**	**$ (51,073)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,471	1,084	799	2,199
Maint. - PY	1,933,454	1,572,988	1,669,252	1,383,501
Monthly Maint. / Charges Per Unit - PY	4,355	1,083	799	2,135
% Increase from Prior Year	3%	0%	0%	3%
Total Debt	4,250,000	-	3,773,913	2,126,577
Debt per Unit	114,865	-	21,689	39,381
Interest Only/Amortizing	Interest Only		Interest Only	Amortizing
Working Capital	1,272,923	1,540,511	1,551,143	2,515,968
Working Capital Per Unit	34,403	12,731	8,915	46,592
Transfer Fee %	2% of GSP			

*GSP - Gross Selling Price

Neighborhood	Meatpacking District	Murray Hill	Murray Hill	Murray Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condop**	**Condominium**	**Condominium**
Number of Units	**140**	**166**	**1118**	**46**
Zip Code	**10014**	**10016**	**10016**	**10016**
Maintenance / Common Charges	$ 2,522,023	$ 3,874,240	$ 8,595,132	$ 968,949
Operating Assessments	318,879	421,010	480,000	-
Rental Income / Comml. Charges	327,835	264,461	33,075	16,751
Common Charges - PILOT	-	-	-	-
Parking	-	-	1,239,682	-
Transfer Fees	142,580	-	-	-
Other Income	156,938	104,303	729,881	44,134
TOTAL INCOME	**$ 3,468,255**	**$ 4,664,014**	**$ 11,077,770**	**$ 1,029,834**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,849,755	2,431,323	-	11,495
Mortgage & loan indebtedness	164,968	291,954	-	-
Payroll	410,782	633,382	2,806,428	407,196
Pension & Welfare	75,405	236,225	1,050,037	36,654
Payroll Taxes & Other Costs	47,152	93,609	443,039	66,931
Gas & Electric, net	16,081	240,856	645,611	91,968
Heating	74,890	180,944	781,416	44,580
Water & Sewer	33,292	134,892	851,553	80,517
Building Supplies, Repairs & Maintenance	112,471	272,739	1,535,426	187,032
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	72,778	-
Insurance	74,658	96,828	984,820	65,368
Management Fee	64,753	99,128	646,897	43,500
Professional Fees, net	77,263	54,423	356,482	22,867
Corporation Tax	6,618	7,886	235,051	-
Office & Administration	30,148	26,374	390,047	36,116
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,038,236**	**$ 4,800,563**	**$ 10,799,585**	**$ 1,094,224**
SURPLUS (DEFICIT)	**$ 430,019**	**$ (136,549)**	**$ 278,185**	**$ (64,390)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,501	1,945	641	1,755
Maint. - PY	2,448,070	3,713,692	8,261,455	801,515
Monthly Maint. / Charges Per Unit - PY	1,457	1,864	616	1,452
% Increase from Prior Year	3%	4%	4%	21%
Total Debt	4,300,000	7,500,000	-	-
Debt per Unit	30,714	45,181	-	-
Interest Only/Amortizing	Interest Only	Interest Only		
Working Capital	1,594,615	2,713,954	459,568	1,183,890
Working Capital Per Unit	11,390	16,349	411	25,737
Transfer Fee %	2% of GSP			

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**43**	**105**	**124**	**125**
Zip Code	**10016**	**10016**	**10016**	**10016**
Maintenance / Common Charges	$ 1,091,088	$ 1,174,645	$ 2,862,398	$ 1,725,051
Operating Assessments	-	-	179,983	-
Rental Income / Comml. Charges	75,971	-	68,000	61,340
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	15,334	31,951	77,561	34,767
TOTAL INCOME	**$ 1,182,393**	**$ 1,206,596**	**$ 3,187,942**	**$ 1,821,158**
Ground Rent	-	38,681	-	-
Real Estate Taxes / PILOT / BID	-	-	1,351,313	10,175
Mortgage & loan indebtedness	-	-	125,000	-
Payroll	457,111	502,618	578,201	809,699
Pension & Welfare	151,300	178,951	181,667	11,518
Payroll Taxes & Other Costs	38,128	69,438	82,599	188,124
Gas & Electric, net	17,530	28,202	28,191	106,586
Heating	122,829	94,971	144,623	70,591
Water & Sewer	41,276	40,956	36,986	84,675
Building Supplies, Repairs & Maintenance	155,569	121,549	290,437	192,329
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	41,297	78,709	83,870	78,507
Management Fee	72,000	55,733	82,750	70,000
Professional Fees, net	61,690	24,373	59,824	33,748
Corporation Tax	4,039	-	3,575	8,957
Office & Administration	13,193	18,043	37,699	22,105
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,175,962**	**$ 1,252,224**	**$ 3,086,735**	**$ 1,687,014**
SURPLUS (DEFICIT)	**$ 6,431**	**$ (45,628)**	**$ 101,207**	**$ 134,144**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,115	932	1,924	1,150
Maint. - PY	835,572	1,157,289	2,859,019	1,671,353
Monthly Maint. / Charges Per Unit - PY	1,619	918	1,921	1,114
% Increase from Prior Year	31%	1%	0%	3%
Total Debt	-	-	4,000,000	-
Debt per Unit	-	-	32,258	-
Interest Only/Amortizing			Interest Only	
Working Capital	248,869	664,753	1,440,672	1,311,747
Working Capital Per Unit	5,788	6,331	11,618	10,494
Transfer Fee %				2 months common charges

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condop	Co-Op	Condominium	Co-Op
Number of Units	587	124	410	280
Zip Code	10016	10016	10016	10016
Maintenance / Common Charges	$ 13,191,716	$ 2,378,940	$ 5,605,992	$ 4,390,316
Operating Assessments	1,453,455	240,801	-	413,686
Rental Income / Comml. Charges	72,930	158,189	-	179,755
Common Charges - PILOT	-	-	-	-
Parking	63,403	-	-	-
Transfer Fees	-	77,865	-	-
Other Income	833,964	85,615	252,828	275,177
TOTAL INCOME	$ 15,615,468	$ 2,941,410	$ 5,858,820	$ 5,258,934
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	8,478,360	1,430,296	31,284	2,444,839
Mortgage & loan indebtedness	1,633,496	140,160	-	520,766
Payroll	1,843,743	548,932	1,780,492	704,249
Pension & Welfare	612,785	179,208	640,157	268,033
Payroll Taxes & Other Costs	206,224	66,145	232,702	85,543
Gas & Electric, net	309,019	36,680	462,137	139,799
Heating	557,202	80,742	599,347	287,579
Water & Sewer	365,201	43,358	381,575	118,275
Building Supplies, Repairs & Maintenance	922,413	156,535	607,793	184,780
Recreation Facilities Expense	-	-	531,280	-
Security Services	-	-	-	2,722
Insurance	474,616	71,036	269,053	89,535
Management Fee	241,237	58,091	148,569	102,000
Professional Fees, net	239,790	48,846	76,363	29,721
Corporation Tax	47,083	3,451	11,401	14,453
Office & Administration	64,533	18,638	86,034	19,047
Bad Debts (Recovery)	-	-	(28,813)	-
TOTAL EXPENSES	$ 15,995,702	$ 2,882,118	$ 5,829,374	$ 5,011,341
SURPLUS (DEFICIT)	$ (380,234)	$ 59,292	$ 29,446	$ 247,593
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,873	1,599	1,139	1,307
Maint. - PY	12,783,138	2,298,415	5,450,834	4,186,425
Monthly Maint. / Charges Per Unit - PY	1,815	1,545	1,108	1,246
% Increase from Prior Year	3%	4%	3%	5%
Total Debt	49,000,000	3,600,000	-	7,972,695
Debt per Unit	83,475	29,032	-	28,474
Interest Only/Amortizing	Interest Only	Interest Only		Amortizing
Working Capital	963	1,603,390	1,406,081	3,646,243
Working Capital Per Unit	2	12,931	3,429	13,022
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	Murray Hill	Murray Hill	Murray Hill	Murray Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condominium**	**Co-Op**	**Co-Op**
Number of Units	**204**	**191**	**48**	**103**
Zip Code	**10016**	**10016**	**10017**	**10017**
Maintenance / Common Charges	$ 3,917,658	$ 2,657,707	$ 1,121,351	$ 2,100,600
Operating Assessments	434,427	-	110,912	163,082
Rental Income / Comml. Charges	237,646	55,856	-	293,626
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	24,540	-	-	-
Other Income	127,874	232,951	49,671	75,529
TOTAL INCOME	**$ 4,742,145**	**$ 2,946,514**	**$ 1,281,934**	**$ 2,632,837**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,523,769	12,121	672,376	1,166,505
Mortgage & loan indebtedness	277,964	50,215	81,250	244,693
Payroll	665,258	1,148,185	107,798	520,773
Pension & Welfare	246,834	368,303	26,574	178,721
Payroll Taxes & Other Costs	90,820	183,724	16,595	109,038
Gas & Electric, net	72,133	290,370	21,938	16,617
Heating	162,244	48,500	48,633	107,579
Water & Sewer	117,693	102,760	29,175	54,499
Building Supplies, Repairs & Maintenance	180,880	575,274	108,668	98,430
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	116,922	112,009	48,158	87,901
Management Fee	115,524	106,270	52,847	57,289
Professional Fees, net	36,751	46,037	42,138	57,747
Corporation Tax	11,144	1,420	3,450	4,735
Office & Administration	36,336	41,987	9,612	42,983
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,654,272**	**$ 3,087,175**	**$ 1,269,212**	**$ 2,747,510**
SURPLUS (DEFICIT)	**$ 87,873**	**$ (140,661)**	**$ 12,722**	**$ (114,673)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,600	1,160	1,947	1,700
Maint. - PY	3,848,010	2,747,796	1,076,355	2,054,626
Monthly Maint. / Charges Per Unit - PY	1,572	1,199	1,869	1,662
% Increase from Prior Year	2%	-3%	4%	2%
Total Debt	5,276,991	726,835	2,499,999	4,863,519
Debt per Unit	25,868	3,805	52,083	47,219
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Amortizing
Working Capital	2,650,374	279,484	1,071,508	2,399,152
Working Capital Per Unit	12,992	1,463	22,323	23,293
Transfer Fee %	$20 per share			Other

*GSP - Gross Selling Price

Neighborhood	**Murray Hill**	**Clinton**	**Clinton**	**Clinton**
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**161**	**27**	**88**	**333**
Zip Code	**10017**	**10018**	**10019**	**10019**
Maintenance / Common Charges	$ 5,840,260	$ 1,190,397	$ 2,998,571	$ 11,981,071
Operating Assessments	502,000	140,257	273,843	1,454,924
Rental Income / Comml. Charges	1,429,359	-	303,448	2,420,048
Common Charges - PILOT	-	-	-	-
Parking	506,280	-	-	-
Transfer Fees	177,890	27,375	-	593,820
Other Income	78,522	11,999	49,162	324,684
TOTAL INCOME	**$ 8,534,311**	**$ 1,370,028**	**$ 3,625,024**	**$ 16,774,547**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,938,224	833,119	1,658,921	8,341,434
Mortgage & loan indebtedness	1,987,083	87,512	128,350	1,508,667
Payroll	1,311,103	184,340	650,404	2,071,444
Pension & Welfare	410,914	-	189,832	697,539
Payroll Taxes & Other Costs	176,691	22,967	90,865	248,834
Gas & Electric, net	226,132	38,205	22,867	370,730
Heating	319,395	66,444	167,338	340,341
Water & Sewer	193,494	19,101	41,187	285,270
Building Supplies, Repairs & Maintenance	772,612	49,265	121,578	1,034,293
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	114,268	28,831	65,378	484,644
Management Fee	73,109	32,957	51,257	154,872
Professional Fees, net	61,006	17,447	20,172	227,903
Corporation Tax	7,253	7,255	9,251	41,894
Office & Administration	59,959	22,591	10,439	81,461
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 8,651,243**	**$ 1,410,034**	**$ 3,227,839**	**$ 15,889,326**
SURPLUS (DEFICIT)	**$ (116,932)**	**$ (40,006)**	**$ 397,185**	**$ 885,221**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,023	3,674	2,840	2,998
Maint. - PY	5,482,855	1,150,142	2,933,419	11,805,205
Monthly Maint. / Charges Per Unit - PY	2,838	3,550	2,778	2,954
% Increase from Prior Year	7%	4%	2%	1%
Total Debt	30,552,168	2,891,491	5,000,000	48,000,000
Debt per Unit	189,765	107,092	56,818	144,144
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Interest Only
Working Capital	(75,552)	2,115,990	5,129,340	13,206,243
Working Capital Per Unit	(469)	78,370	58,288	39,658
Transfer Fee %	2% of GSP			2% of GSP

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Clinton
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**260**	**110**	**109**	**66**
Zip Code	**10019**	**10019**	**10019**	**10019**
Maintenance / Common Charges	$ 2,833,694	$ 1,290,306	$ 2,917,401	$ 862,245
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	28,575	57,703	550,586
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	71,271	44,414	145,490	19,184
TOTAL INCOME	**$ 2,904,965**	**$ 1,363,295**	**$ 3,120,594**	**$ 1,432,015**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	4,978	11,349	-
Mortgage & loan indebtedness	-	-	82,566	75,079
Payroll	1,102,508	531,270	887,677	631,876
Pension & Welfare	366,587	210,210	343,953	209,081
Payroll Taxes & Other Costs	174,547	84,828	112,993	70,827
Gas & Electric, net	159,793	118,357	530,385	37,733
Heating	383,372	79,502	142,681	122,863
Water & Sewer	109,833	53,299	74,417	48,820
Building Supplies, Repairs & Maintenance	414,778	201,861	668,798	112,947
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	149,346	66,297	128,359	66,185
Management Fee	98,343	61,274	81,150	53,813
Professional Fees, net	77,759	41,227	128,550	27,430
Corporation Tax	-	2,788	3,347	-
Office & Administration	30,880	27,754	41,441	23,298
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,067,746**	**$ 1,483,645**	**$ 3,237,666**	**$ 1,479,952**
SURPLUS (DEFICIT)	**$ (162,781)**	**$ (120,350)**	**$ (117,072)**	**$ (47,937)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	908	978	2,230	1,089
Maint. - PY	2,770,059	1,265,593	2,854,684	840,512
Monthly Maint. / Charges Per Unit - PY	888	959	2,182	1,061
% Increase from Prior Year	2%	2%	2%	3%
Total Debt	-	-	1,406,323	266,631
Debt per Unit	-	-	12,902	4,040
Interest Only/Amortizing			Amortizing	Amortizing
Working Capital	1,805,707	424,816	198,340	311,901
Working Capital Per Unit	6,945	3,862	1,820	4,726
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Clinton	Clinton	Clinton	Lenox Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**55**	**37**	**340**	**192**
Zip Code	**10019**	**10019**	**10019**	**10021**
Maintenance / Common Charges	$ 712,208	$ 2,575,131	$ 7,909,559	$ 3,949,637
Operating Assessments	-	259,904	-	403,818
Rental Income / Comml. Charges	-	405,912	-	311,604
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	353,926
Other Income	20,646	12,351	237,995	56,182
TOTAL INCOME	**$ 732,854**	**$ 3,253,298**	**$ 8,147,554**	**$ 5,075,167**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	1,481,528	11,525	2,304,425
Mortgage & loan indebtedness	68,780	270,902	-	356,035
Payroll	281,292	764,169	2,645,303	712,823
Pension & Welfare	-	267,161	727,533	258,726
Payroll Taxes & Other Costs	17,958	95,515	316,671	108,364
Gas & Electric, net	81,874	143,640	340,505	57,348
Heating	17,843	99,791	405,182	345,811
Water & Sewer	(348,225)	25,295	482,555	112,899
Building Supplies, Repairs & Maintenance	537,107	142,838	779,298	242,737
Recreation Facilities Expense	544	-	-	-
Security Services	425	-	566,001	-
Insurance	48,177	76,031	376,642	100,488
Management Fee	50,000	39,000	237,500	91,895
Professional Fees, net	31,683	47,182	46,776	57,300
Corporation Tax	1,327	3,450	14,486	7,450
Office & Administration	40,936	323,358	74,381	34,894
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 829,721**	**$ 3,779,860**	**$ 7,024,358**	**$ 4,791,195**
SURPLUS (DEFICIT)	**$ (96,867)**	**$ (526,562)**	**$ 1,123,196**	**$ 283,972**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,079	5,800	1,939	1,714
Maint. - PY	675,165	2,575,131	7,481,364	3,910,429
Monthly Maint. / Charges Per Unit - PY	1,023	5,800	1,834	1,697
% Increase from Prior Year	5%	0%	6%	1%
Total Debt	-	8,400,000	-	6,763,161
Debt per Unit	-	227,027	-	35,225
Interest Only/Amortizing		Interest only		Amortizing
Working Capital	249,310	2,420,449	6,725,866	2,610,310
Working Capital Per Unit	4,533	65,418	19,782	13,595
Transfer Fee %		2% of GSP		10% of NP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condop**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**204**	**216**	**86**	**493**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 4,856,846	$ 3,480,476	$ 2,250,956	$ 10,725,332
Operating Assessments	447,490	-	156,080	-
Rental Income / Comml. Charges	32,397	278,624	-	207,347
Common Charges - PILOT	-	-	-	-
Parking	15,300	245,055	-	69,814
Transfer Fees	55,779	-	87,540	-
Other Income	138,294	345,941	127,040	316,561
TOTAL INCOME	**$ 5,546,106**	**$ 4,350,096**	**$ 2,621,616**	**$ 11,319,054**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,403,320	11,464	969,249	19,307
Mortgage & loan indebtedness	453,544	-	160,176	85,699
Payroll	769,806	1,275,931	580,481	3,978,383
Pension & Welfare	248,306	644,794	182,275	1,214,179
Payroll Taxes & Other Costs	144,823	175,659	69,879	512,855
Gas & Electric, net	80,383	541,126	79,375	734,245
Heating	376,411	437,228	116,188	1,199,868
Water & Sewer	117,111	257,738	83,278	451,911
Building Supplies, Repairs & Maintenance	317,002	498,970	174,754	1,916,976
Recreation Facilities Expense	-	-	-	62,426
Security Services	-	-	-	-
Insurance	122,456	183,381	64,872	783,879
Management Fee	118,782	103,045	59,483	372,000
Professional Fees, net	72,667	115,302	28,139	124,745
Corporation Tax	5,408	1,950	3,450	18,677
Office & Administration	38,308	22,101	34,614	140,609
Bad Debts (Recovery)	12,500	-	-	-
TOTAL EXPENSES	**$ 5,280,827**	**$ 4,268,689**	**$ 2,606,213**	**$ 11,615,759**
SURPLUS (DEFICIT)	**$ 265,279**	**$ 81,407**	**$ 15,403**	**$ (296,705)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,984	1,343	2,181	1,813
Maint. - PY	4,856,507	3,480,476	2,186,223	10,318,463
Monthly Maint. / Charges Per Unit - PY	1,984	1,343	2,118	1,744
% Increase from Prior Year	0%	0%	3%	4%
Total Debt	7,123,066	-	3,076,521	1,475,816
Debt per Unit	34,917	-	35,774	2,994
Interest Only/Amortizing	Amortizing		Amortizing	Amortizing
Working Capital	2,196,015	1,906,995	1,154,956	1,937,178
Working Capital Per Unit	10,765	8,829	13,430	3,929
Transfer Fee %	1% 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	Co-Op
Number of Units	175	48	283	21
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	$ 7,373,561	$ 3,403,232	$ 7,728,995	$ 676,456
Operating Assessments	778,197	279,199	-	55,200
Rental Income / Comml. Charges	630,345	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	237,490	-
Transfer Fees	191,200	42,188	-	25,200
Other Income	444,945	25,634	362,527	4,936
TOTAL INCOME	**$ 9,418,248**	**$ 3,750,253**	**$ 8,329,012**	**$ 761,792**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	4,502,441	1,656,049	18,611	360,608
Mortgage & loan indebtedness	1,270,750	168,339	800	47,267
Payroll	1,294,143	799,499	2,473,773	100,956
Pension & Welfare	412,655	268,803	997,706	27,110
Payroll Taxes & Other Costs	198,899	108,651	366,725	6,238
Gas & Electric, net	216,444	50,455	636,305	7,282
Heating	336,133	175,594	662,388	51,534
Water & Sewer	173,988	42,999	298,293	13,932
Building Supplies, Repairs & Maintenance	527,719	282,728	707,959	41,533
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	468,546	-
Insurance	174,734	71,902	409,635	28,716
Management Fee	111,491	58,527	186,388	41,483
Professional Fees, net	83,022	49,972	201,001	26,755
Corporation Tax	100,491	3,304	-	1,130
Office & Administration	54,491	18,896	142,291	5,327
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 9,457,401**	**$ 3,755,718**	**$ 7,570,421**	**$ 759,871**
SURPLUS (DEFICIT)	**$ (39,153)**	**$ (5,465)**	**$ 758,591**	**$ 1,921**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,511	5,908	2,276	2,684
Maint. - PY	7,376,286	3,171,308	7,388,846	669,162
Monthly Maint. / Charges Per Unit - PY	3,513	5,506	2,176	2,655
% Increase from Prior Year	0%	7%	5%	1%
Total Debt	42,500,000	6,413,519	-	1,400,000
Debt per Unit	242,857	133,615	-	66,667
Interest Only/Amortizing	Interest Only	Interest Only		Interest Only
Working Capital	2,954,511	1,394,068	2,482,464	175,258
Working Capital Per Unit	16,883	29,043	8,772	8,346
Transfer Fee %	1% of GSP	% 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**	**Condominium**	**Co-Op**
Number of Units	**10**	**102**	**16**	**19**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 1,099,660	$ 1,042,756	$ 918,196	$ 440,418
Operating Assessments	-	396,232	-	33,407
Rental Income / Comml. Charges	52,452	1,125,616	38,258	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	77,530	-	-
Other Income	11,279	51,131	27,353	7,038
TOTAL INCOME	**$ 1,163,391**	**$ 2,693,265**	**$ 983,807**	**$ 480,863**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	2,009,005	-	198,078
Mortgage & loan indebtedness	-	132,921	-	34,500
Payroll	515,862	693,158	429,290	73,374
Pension & Welfare	70,119	233,403	134,746	22,930
Payroll Taxes & Other Costs	70,952	102,651	58,641	12,376
Gas & Electric, net	110,726	47,295	44,918	6,639
Heating	37,268	215,396	36,888	32,445
Water & Sewer	14,559	50,483	27,044	4,047
Building Supplies, Repairs & Maintenance	171,031	277,103	111,885	31,667
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	77,159	67,402	47,615	32,306
Management Fee	23,758	69,671	28,892	25,437
Professional Fees, net	22,046	117,526	27,061	14,791
Corporation Tax	3,450	10,321	-	-
Office & Administration	30,959	25,102	26,671	6,436
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,147,889**	**$ 4,051,437**	**$ 973,651**	**$ 495,026**
SURPLUS (DEFICIT)	**$ 15,502**	**$ (1,358,172)**	**$ 10,156**	**$ (14,163)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	9,164	852	4,782	1,932
Maint. - PY	1,010,916	1,014,324	909,105	440,418
Monthly Maint. / Charges Per Unit - PY	8,424	829	4,735	1,932
% Increase from Prior Year	9%	3%	1%	0%
Total Debt	-	4,600,000	-	1,200,000
Debt per Unit	-	45,098	-	63,158
Interest Only/Amortizing		Interest Only		Interest Only
Working Capital	756,852	5,309,128	(10,556)	493,845
Working Capital Per Unit	75,685	52,050	(660)	25,992
Transfer Fee %		2% of GSP		3% of GSP

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condominium**	**Co-Op**	**Condop**
Number of Units	**20**	**26**	**31**	**31**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 2,051,803	$ 1,462,143	$ 9,653,095	$ 1,773,978
Operating Assessments	102,000	-	895,908	128,843
Rental Income / Comml. Charges	-	-	-	51,570
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	375,000	30,000
Other Income	3,568	94,948	368,222	4,781
TOTAL INCOME	**$ 2,157,371**	**$ 1,557,091**	**$ 11,292,225**	**$ 1,989,172**
Ground Rent	-	21,710	-	-
Real Estate Taxes / PILOT / BID	864,930	-	5,085,088	777,272
Mortgage & loan indebtedness	54,174	-	334,583	74,141
Payroll	649,338	651,827	2,006,645	444,685
Pension & Welfare	209,114	256,746	668,077	125,485
Payroll Taxes & Other Costs	84,686	91,378	333,111	68,617
Gas & Electric, net	18,344	32,039	109,257	19,971
Heating	71,159	115,489	425,552	71,380
Water & Sewer	24,725	26,568	45,176	34,846
Building Supplies, Repairs & Maintenance	82,525	123,028	522,171	193,427
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	167,410	-
Insurance	38,016	58,026	243,052	34,819
Management Fee	55,660	58,505	119,351	47,956
Professional Fees, net	36,912	58,238	55,701	27,961
Corporation Tax	3,076	13,249	22,268	3,651
Office & Administration	3,331	12,264	59,589	17,341
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,195,990**	**$ 1,519,067**	**$ 10,197,031**	**$ 1,941,552**
SURPLUS (DEFICIT)	**$ (38,619)**	**$ 38,024**	**$ 1,095,194**	**$ 47,620**
Other Financial Data				
Monthly Maint. / Charges Per Unit	8,549	4,686	25,949	4,769
Maint. - PY	2,051,853	1,325,175	9,281,860	1,653,317
Monthly Maint. / Charges Per Unit - PY	8,549	4,247	24,951	4,444
% Increase from Prior Year	0%	10%	4%	7%
Total Debt	1,100,000	-	12,000,000	2,499,999
Debt per Unit	55,000	-	387,097	80,645
Interest Only/Amortizing	Interest Only		Interest Only	Interest Only
Working Capital	515,236	1,705,543	7,507,427	781,574
Working Capital Per Unit	25,762	65,598	242,175	25,212
Transfer Fee %	2% of GSP		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**	**Condominium**	**Condominium**	**Condominium**
Number of Units	**125**	**33**	**53**	**54**
Zip Code	**10021**	**10021**	**10021**	**10021**
Maintenance / Common Charges	$ 2,915,497	$ 1,257,138	$ 1,630,754	$ 2,136,235
Operating Assessments	310,031	-	-	-
Rental Income / Comml. Charges	163,293	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	33,746	-
Other Income	300,996	26,893	16,955	40,712
TOTAL INCOME	**$ 3,689,817**	**$ 1,284,031**	**$ 1,681,455**	**$ 2,176,947**
Ground Rent	-	-	67,500	-
Real Estate Taxes / PILOT / BID	1,828,303	-	-	-
Mortgage & loan indebtedness	278,402	-	-	-
Payroll	536,819	663,709	730,474	958,278
Pension & Welfare	169,855	202,546	255,105	314,099
Payroll Taxes & Other Costs	81,193	95,659	104,906	115,547
Gas & Electric, net	48,313	48,479	155,333	41,750
Heating	239,788	32,818	87,797	175,702
Water & Sewer	76,887	23,132	49,076	57,648
Building Supplies, Repairs & Maintenance	194,713	140,027	281,858	168,331
Recreation Facilities Expense	-	-	-	-
Security Services	2,722	1,500	-	-
Insurance	83,147	29,784	64,604	57,071
Management Fee	63,814	52,468	58,979	86,236
Professional Fees, net	121,051	26,033	39,274	21,295
Corporation Tax	3,966	-	-	-
Office & Administration	23,635	16,748	20,989	20,281
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,752,608**	**$ 1,332,903**	**$ 1,915,895**	**$ 2,016,238**
SURPLUS (DEFICIT)	**$ (62,791)**	**$ (48,872)**	**$ (234,440)**	**$ 160,709**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,944	3,175	2,564	3,297
Maint. - PY	2,760,887	1,220,525	1,589,930	2,072,753
Monthly Maint. / Charges Per Unit - PY	1,841	3,082	2,500	3,199
% Increase from Prior Year	6%	3%	3%	3%
Total Debt	7,868,951	-	-	-
Debt per Unit	62,952	-	-	-
Interest Only/Amortizing	Interest Only			
Working Capital	2,038,972	133,819	336,926	580,038
Working Capital Per Unit	16,312	4,055	6,357	10,741
Transfer Fee %	0.05 per share		Other	

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Lenox Hill
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condop	Condominium	Co-Op	Condominium
Number of Units	54	62	81	93
Zip Code	10021	10021	10021	10021
Maintenance / Common Charges	$ 3,237,941	$ 1,960,106	$ 2,021,338	$ 4,243,530
Operating Assessments	274,156	50,000	224,607	-
Rental Income / Comml. Charges	39,234	-	157,355	120,156
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	67,300	-	-	-
Other Income	27,319	11,591	189,989	71,652
TOTAL INCOME	**$ 3,645,950**	**$ 2,021,697**	**$ 2,593,289**	**$ 4,435,338**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,593,858	9,605	1,121,192	11,455
Mortgage & loan indebtedness	77,841	7,200	-	9,772
Payroll	794,218	839,812	465,581	1,233,328
Pension & Welfare	273,226	287,213	156,382	336,039
Payroll Taxes & Other Costs	110,138	115,532	59,781	166,119
Gas & Electric, net	39,513	267,325	114,561	383,907
Heating	141,203	111,786	115,073	174,099
Water & Sewer	48,078	53,964	40,087	93,914
Building Supplies, Repairs & Maintenance	165,361	175,876	163,631	882,867
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	112,687	76,499	92,667	184,596
Management Fee	61,115	52,530	70,000	127,399
Professional Fees, net	43,208	33,378	26,320	33,101
Corporation Tax	3,492	-	3,278	2,583
Office & Administration	16,786	34,863	26,349	41,357
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 3,480,724**	**$ 2,065,583**	**$ 2,454,902**	**$ 3,680,536**
SURPLUS (DEFICIT)	**$ 165,226**	**$ (43,886)**	**$ 138,387**	**$ 754,802**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,997	2,635	2,080	3,802
Maint. - PY	3,113,480	1,903,798	1,989,026	4,182,955
Monthly Maint. / Charges Per Unit - PY	4,805	2,559	2,046	3,748
% Increase from Prior Year	4%	3%	2%	1%
Total Debt	2,000,000	110,394	-	220,982
Debt per Unit	37,037	1,781	-	2,376
Interest Only/Amortizing	Interest Only	Amortizing		Amortizing
Working Capital	1,121,176	486,197	7,244,971	4,053,955
Working Capital Per Unit	20,763	7,842	89,444	43,591
Transfer Fee %	2% of GSP			Other

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Turtle Bay	Turtle Bay
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**49**	**134**	**415**	**22**
Zip Code	**10021**	**10021**	**10022**	**10022**
Maintenance / Common Charges	$ 2,417,663	$ 3,519,076	$ 13,696,451	$ 389,318
Operating Assessments	197,593	339,208	789,729	61,368
Rental Income / Comml. Charges	-	360,613	196,729	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	131,400	193,400	313,298	-
Other Income	4,630	55,698	208,548	27,657
TOTAL INCOME	**$ 2,751,286**	**$ 4,467,995**	**$ 15,204,755**	**$ 478,343**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	1,076,226	2,075,052	5,633,305	357,368
Mortgage & loan indebtedness	-	270,301	1,599,340	-
Payroll	645,561	631,822	3,046,220	86,412
Pension & Welfare	277,773	210,467	1,102,539	-
Payroll Taxes & Other Costs	89,192	98,136	407,724	12,374
Gas & Electric, net	32,860	125,637	579,659	11,009
Heating	124,782	143,322	463,834	76,652
Water & Sewer	27,260	74,038	320,128	11,134
Building Supplies, Repairs & Maintenance	98,079	231,695	564,222	47,429
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	250
Insurance	44,816	112,185	245,304	29,311
Management Fee	62,167	70,689	339,637	27,500
Professional Fees, net	28,460	72,153	238,730	3,263
Corporation Tax	4,527	8,157	28,559	403
Office & Administration	14,838	51,884	124,865	(12,350)
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,526,541**	**$ 4,175,538**	**$ 14,694,066**	**$ 650,755**
SURPLUS (DEFICIT)	**$ 224,745**	**$ 292,457**	**$ 510,689**	**$ (172,412)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,112	2,188	2,750	1,475
Maint. - PY	2,417,663	3,484,931	13,200,126	335,163
Monthly Maint. / Charges Per Unit - PY	4,112	2,167	2,651	1,270
% Increase from Prior Year	0%	1%	4%	16%
Total Debt	-	7,400,000	26,059,246	-
Debt per Unit	-	55,224	62,793	-
Interest Only/Amortizing		Interest Only	Amortizing	
Working Capital	608,399	3,274,407	4,255,356	1,656,603
Working Capital Per Unit	12,416	24,436	10,254	75,300
Transfer Fee %	4% of GSP	2% of 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	**277**	**219**	**191**	**123**
Zip Code	**10022**	**10022**	**10022**	**10022**
Maintenance / Common Charges	$ 11,314,647	$ 3,454,415	$ 1,969,371	$ 3,484,245
Operating Assessments	1,236,168	-	-	-
Rental Income / Comml. Charges	191,667	-	256,273	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	404,155	-	-	-
Other Income	266,767	16,667	91,057	161,549
TOTAL INCOME	**$ 13,413,404**	**$ 3,471,082**	**$ 2,316,701**	**$ 3,645,794**
Ground Rent	-	-	-	19,999
Real Estate Taxes / PILOT / BID	7,150,135	16,169	-	21,876
Mortgage & loan indebtedness	873,000	-	-	-
Payroll	1,989,080	1,307,166	665,779	939,386
Pension & Welfare	634,392	484,806	223,517	330,721
Payroll Taxes & Other Costs	278,070	161,393	124,214	156,711
Gas & Electric, net	584,649	255,496	47,788	427,516
Heating	482,284	364,772	247,863	107,665
Water & Sewer	182,061	150,261	100,342	75,622
Building Supplies, Repairs & Maintenance	538,591	401,538	408,157	514,827
Recreation Facilities Expense	-	-	-	-
Security Services	14,448	-	-	-
Insurance	376,666	153,972	150,029	243,650
Management Fee	141,306	118,000	115,000	68,636
Professional Fees, net	158,634	60,616	108,293	57,574
Corporation Tax	28,830	3,848	1,950	16,143
Office & Administration	81,987	29,764	22,159	26,991
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 13,514,133**	**$ 3,507,801**	**$ 2,215,091**	**$ 3,007,317**
SURPLUS (DEFICIT)	**$ (100,729)**	**$ (36,719)**	**$ 101,610**	**$ 638,477**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,404	1,314	859	2,361
Maint. - PY	10,842,975	3,454,415	1,992,966	3,240,223
Monthly Maint. / Charges Per Unit - PY	3,262	1,314	870	2,195
% Increase from Prior Year	4%	0%	-1%	8%
Total Debt	29,370,292	-	-	-
Debt per Unit	106,030	-	-	-
Interest Only/Amortizing	Interest Only			
Working Capital	8,395,941	896,563	1,567,599	1,300,449
Working Capital Per Unit	30,310	4,094	8,207	10,573
Transfer Fee %	% of GSP			

*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	88	87	74	70
Zip Code	10022	10022	10022	10022
Maintenance / Common Charges	$ 3,700,534	$ 2,418,438	$ 3,267,214	$ 8,112,304
Operating Assessments	311,440	61,356	242,563	-
Rental Income / Comml. Charges	-	-	12,000	-
Common Charges - PILOT	-	-	-	7,200,000
Parking	-	-	-	142,677
Transfer Fees	179,067	-	77,350	-
Other Income	52,568	353,773	82,661	333,538
TOTAL INCOME	**$ 4,243,609**	**$ 2,833,567**	**$ 3,681,788**	**$ 15,788,519**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,001,712	14,162	1,426,100	7,200,000
Mortgage & loan indebtedness	159,135	29,806	336,579	-
Payroll	799,619	951,112	803,359	1,665,971
Pension & Welfare	292,949	266,869	293,947	535,919
Payroll Taxes & Other Costs	133,580	132,239	133,648	212,787
Gas & Electric, net	66,260	533,444	39,777	1,472,406
Heating	-	111,471	133,007	281,215
Water & Sewer	66,737	77,962	59,939	161,005
Building Supplies, Repairs & Maintenance	441,629	344,452	230,110	3,595,409
Recreation Facilities Expense	-	-	2,804	109,658
Security Services	13,010	-	-	-
Insurance	90,055	104,654	103,881	461,859
Management Fee	81,167	78,653	82,962	175,000
Professional Fees, net	34,665	23,457	18,270	56,988
Corporation Tax	4,304	-	2,700	-
Office & Administration	21,843	43,459	12,028	70,737
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,206,665**	**$ 2,711,740**	**$ 3,679,111**	**$ 15,998,954**
SURPLUS (DEFICIT)	**$ 36,944**	**$ 121,827**	**$ 2,677**	**$ (210,435)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,504	2,317	3,679	9,658
Maint. - PY	3,687,727	2,418,438	3,172,063	7,729,458
Monthly Maint. / Charges Per Unit - PY	3,492	2,317	3,572	9,202
% Increase from Prior Year	0%	0%	3%	5%
Total Debt	6,141,757	893,022	5,708,739	-
Debt per Unit	69,793	10,265	77,145	-
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	
Working Capital	3,287,660	205,538	4,209,277	1,272,339
Working Capital Per Unit	37,360	2,363	56,882	18,176
Transfer Fee %	2% of GSP		2% of GSP	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**	**Co-Op**
Number of Units	**66**	**49**	**287**	**108**
Zip Code	**10022**	**10022**	**10022**	**10023**
Maintenance / Common Charges	$ 4,636,425	$ 1,866,615	$ 8,363,231	$ 6,182,846
Operating Assessments	500,000	99,922	887,682	158,014
Rental Income / Comml. Charges	635,630	-	385,729	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	420,708	-
Transfer Fees	-	234,720	277,378	-
Other Income	103,228	14,469	343,798	164,734
TOTAL INCOME	**$ 5,875,283**	**$ 2,215,726**	**$ 10,678,526**	**$ 6,505,594**
Ground Rent	189,659	-	-	-
Real Estate Taxes / PILOT / BID	2,304,050	776,864	5,287,555	3,324,801
Mortgage & loan indebtedness	340,667	225,000	680,146	-
Payroll	1,080,111	510,377	1,559,022	881,022
Pension & Welfare	375,289	176,249	484,370	317,457
Payroll Taxes & Other Costs	107,794	69,480	179,051	156,197
Gas & Electric, net	257,178	16,452	150,175	188,585
Heating	163,941	85,112	349,116	-
Water & Sewer	70,962	20,536	152,904	71,283
Building Supplies, Repairs & Maintenance	285,270	119,226	819,293	275,070
Recreation Facilities Expense	-	-	-	-
Security Services	2,722	-	-	-
Insurance	249,576	36,192	148,482	624,628
Management Fee	104,186	65,564	99,214	106,000
Professional Fees, net	218,536	22,811	161,913	149,267
Corporation Tax	11,724	2,041	29,658	19,169
Office & Administration	56,540	13,578	70,757	47,786
Bad Debts (Recovery)	-	-	-	(26,400)
TOTAL EXPENSES	**$ 5,818,205**	**$ 2,139,482**	**$ 10,171,656**	**$ 6,134,865**
SURPLUS (DEFICIT)	**$ 57,078**	**$ 76,244**	**$ 506,870**	**$ 370,729**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,854	3,175	2,428	4,771
Maint. - PY	4,636,425	1,863,935	8,297,335	5,045,133
Monthly Maint. / Charges Per Unit - PY	5,854	3,170	2,409	3,893
% Increase from Prior Year	0%	0%	1%	23%
Total Debt	11,823,054	7,500,000	24,000,000	-
Debt per Unit	179,137	153,061	83,624	-
Interest Only/Amortizing	Interest Only	Interest Only	Interest Only	
Working Capital	7,595,775	550,282	7,378,242	3,003,629
Working Capital Per Unit	115,088	11,230	25,708	27,811
Transfer Fee %	2.5% GSP	Other	Other	Other

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Co-Op	Condominium	Condominium	Condominium
Number of Units	476	173	410	32
Zip Code	10023	10023	10023	10023
Maintenance / Common Charges	$ 14,043,800	$ 2,854,440	$ 8,683,682	$ 1,888,918
Operating Assessments	1,697,026	-	-	-
Rental Income / Comml. Charges	1,021,219	14,518	433,686	44,539
Common Charges - PILOT	-	-	-	-
Parking	-	180,459	-	-
Transfer Fees	202,028	-	-	138,750
Other Income	385,262	414,591	494,951	61,719
TOTAL INCOME	**$ 17,349,335**	**$ 3,464,008**	**$ 9,612,319**	**$ 2,133,926**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	9,934,004	-	-	13,011
Mortgage & loan indebtedness	1,094,543	-	-	30,757
Payroll	1,845,161	1,108,112	3,471,963	813,761
Pension & Welfare	569,359	411,607	1,240,066	277,055
Payroll Taxes & Other Costs	223,301	164,212	859,650	121,050
Gas & Electric, net	264,574	322,255	844,282	183,025
Heating	804,863	172,240	701,570	123,460
Water & Sewer	199,323	111,045	339,298	87,698
Building Supplies, Repairs & Maintenance	584,774	427,572	1,416,061	162,538
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	411,165	182,529	447,383	48,367
Management Fee	154,209	95,925	168,000	70,000
Professional Fees, net	371,840	76,242	127,803	93,999
Corporation Tax	66,935	2,617	-	-
Office & Administration	112,977	26,007	109,092	14,052
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 16,637,028**	**$ 3,100,363**	**$ 9,725,168**	**$ 2,038,773**
SURPLUS (DEFICIT)	**$ 712,307**	**$ 363,645**	**$ (112,849)**	**$ 95,153**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,459	1,375	1,765	4,919
Maint. - PY	14,052,118	2,811,117	8,569,705	1,798,969
Monthly Maint. / Charges Per Unit - PY	2,460	1,354	1,742	4,685
% Increase from Prior Year	0%	2%	1%	5%
Total Debt	35,000,000	557,947	-	812,600
Debt per Unit	73,529	3,225	-	25,394
Interest Only/Amortizing	Interest Only	Amortizing		Amortizing
Working Capital	13,789,531	1,240,924	6,952,791	373,900
Working Capital Per Unit	28,970	7,173	16,958	11,684
Transfer Fee %	Other			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**	**Condop**	**Co-Op**	**Co-Op**
Number of Units	**68**	**270**	**75**	**81**
Zip Code	**10023**	**10023**	**10023**	**10023**
Maintenance / Common Charges	$ 2,702,736	$ 6,114,999	$ 2,017,655	$ 10,776,805
Operating Assessments	-	526,436	156,562	830,235
Rental Income / Comml. Charges	66,150	88,341	-	240,064
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	32,138	668,250
Other Income	20,121	216,865	44,923	423,704
TOTAL INCOME	**$ 2,789,007**	**$ 6,946,641**	**$ 2,251,278**	**$ 12,939,058**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	14,319	3,126,534	941,152	4,836,387
Mortgage & loan indebtedness	33,529	1,130,388	90,326	3,228,304
Payroll	1,039,443	947,266	441,196	2,145,145
Pension & Welfare	342,959	355,341	203,773	660,636
Payroll Taxes & Other Costs	151,355	112,775	65,706	303,125
Gas & Electric, net	257,380	105,429	35,992	369,130
Heating	51,522	237,501	105,636	360,156
Water & Sewer	77,954	145,386	48,133	99,843
Building Supplies, Repairs & Maintenance	367,942	215,108	234,797	739,661
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	111,512	135,702	46,355	391,467
Management Fee	54,648	108,753	49,000	166,000
Professional Fees, net	28,347	22,088	30,677	234,859
Corporation Tax	-	19,001	3,450	17,757
Office & Administration	241,148	55,384	27,757	72,651
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,772,058**	**$ 6,716,656**	**$ 2,323,950**	**$ 13,625,121**
SURPLUS (DEFICIT)	**$ 16,949**	**$ 229,985**	**$ (72,672)**	**$ (686,063)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,312	1,887	2,242	11,087
Maint. - PY	2,640,613	6,008,623	2,017,654	10,505,017
Monthly Maint. / Charges Per Unit - PY	3,236	1,855	2,242	10,808
% Increase from Prior Year	2%	2%	0%	3%
Total Debt	1,105,729	27,258,216	3,000,000	41,303,796
Debt per Unit	16,261	100,956	40,000	509,923
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Interest Only
Working Capital	921,636	2,658,382	554,793	11,822,345
Working Capital Per Unit	13,553	9,846	7,397	145,955
Transfer Fee %		2% of GSP	2% of GSP	3% GSP

*GSP - Gross Selling Price

Neighborhood	Lincoln Square	Lincoln Square	Lincoln Square	Lincoln Square
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Co-Op**
Number of Units	**125**	**138**	**162**	**420**
Zip Code	**10023**	**10023**	**10023**	**10023**
Maintenance / Common Charges	$ 4,477,896	$ 13,359,539	$ 2,867,652	$ 7,496,765
Operating Assessments	438,438	1,174,885	-	-
Rental Income / Comml. Charges	-	497,838	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	291,548
Transfer Fees	205,940	1,786,006	-	426,750
Other Income	401,134	124,098	65,259	179,409
TOTAL INCOME	**$ 5,523,408**	**$ 16,942,366**	**$ 2,932,911**	**$ 8,394,472**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,566,795	7,104,474	-	5,002,606
Mortgage & loan indebtedness	250,502	1,326,600	-	102,750
Payroll	765,675	2,570,830	1,025,150	1,122,755
Pension & Welfare	235,465	748,319	348,053	262,747
Payroll Taxes & Other Costs	100,884	284,326	109,772	120,992
Gas & Electric, net	50,699	1,225,909	408,931	68,091
Heating	182,006	-	195,271	66,748
Water & Sewer	69,753	129,014	112,154	30,036
Building Supplies, Repairs & Maintenance	374,939	930,393	283,481	498,661
Recreation Facilities Expense	-	-	245,844	-
Security Services	-	-	-	341,838
Insurance	95,063	356,029	112,207	195,439
Management Fee	71,386	145,350	95,000	-
Professional Fees, net	80,683	120,536	99,173	81,625
Corporation Tax	11,591	42,374	3,450	31,446
Office & Administration	28,842	29,451	29,605	139,018
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,884,283**	**$ 15,013,605**	**$ 3,068,091**	**$ 8,064,752**
SURPLUS (DEFICIT)	**$ 639,125**	**$ 1,928,761**	**$ (135,180)**	**$ 329,720**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,985	8,067	1,475	1,487
Maint. - PY	4,372,035	13,359,966	2,743,460	7,293,970
Monthly Maint. / Charges Per Unit - PY	2,915	8,068	1,411	1,447
% Increase from Prior Year	2%	0%	5%	3%
Total Debt	8,260,890	33,000,000	-	2,000,000
Debt per Unit	66,087	239,130	-	4,762
Interest Only/Amortizing	Amortizing	Interest Only		Interest Only
Working Capital	2,909,913	9,998,925	1,223,051	2,688,859
Working Capital Per Unit	23,279	72,456	7,550	6,402
Transfer Fee %	2% of GSP	3.5% of GSP		$500/share

*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**	**Co-Op**
Number of Units	**92**	**21**	**95**	**93**
Zip Code	**10024**	**10024**	**10024**	**10024**
Maintenance / Common Charges	$ 4,572,046	$ 948,559	$ 4,033,855	$ 3,538,529
Operating Assessments	432,625	-	394,883	281,310
Rental Income / Comml. Charges	112,093	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	358,860	-	12,250	57,290
Other Income	103,368	251,523	128,010	54,030
TOTAL INCOME	**$ 5,578,992**	**$ 1,200,082**	**$ 4,568,998**	**$ 3,931,159**
Ground Rent	-	34,800	-	-
Real Estate Taxes / PILOT / BID	2,566,862	-	2,316,256	1,671,262
Mortgage & loan indebtedness	154,244	192	164,250	228,000
Payroll	1,228,602	416,140	879,723	868,982
Pension & Welfare	463,945	32,110	314,881	258,966
Payroll Taxes & Other Costs	159,326	65,573	130,196	120,093
Gas & Electric, net	46,118	35,062	44,692	60,694
Heating	132,749	45,231	236,566	124,749
Water & Sewer	49,191	29,879	64,880	48,355
Building Supplies, Repairs & Maintenance	135,621	257,729	143,717	353,129
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	98,002	46,382	122,359	108,420
Management Fee	81,635	46,111	53,000	72,000
Professional Fees, net	73,272	67,156	98,800	36,584
Corporation Tax	11,685	3,180	7,093	3,475
Office & Administration	21,146	8,966	25,816	20,337
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 5,222,398**	**$ 1,088,511**	**$ 4,602,229**	**$ 3,975,046**
SURPLUS (DEFICIT)	**$ 356,594**	**$ 111,571**	**$ (33,231)**	**$ (43,887)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,141	3,764	3,538	3,171
Maint. - PY	4,514,991	948,312	3,933,502	3,425,549
Monthly Maint. / Charges Per Unit - PY	4,090	3,763	3,450	3,069
% Increase from Prior Year	1%	0%	3%	3%
Total Debt	4,400,000	-	6,000,000	8,000,000
Debt per Unit	47,826	-	63,158	86,022
Interest Only/Amortizing	Interest Only		Interest Only	Interest Only
Working Capital	3,742,375	590,607	2,420,387	803,699
Working Capital Per Unit	40,678	28,124	25,478	8,642
Transfer Fee %	2% of GSP		Other	1% of GSP

*GSP - Gross Selling Price

Neighborhood	Upper West Side		Upper West Side		Upper West Side		Upper West Side	
Borough		Manhattan		Manhattan		Manhattan		Manhattan
Type		Condominium		Condominium		Co-Op		Condominium
Number of Units		92		91		89		73
Zip Code		10024		10024		10024		10024
Maintenance / Common Charges	$	1,936,065	$	1,020,056	$	2,545,463	$	1,424,151
Operating Assessments		-		-		233,034		-
Rental Income / Comml. Charges		-		99,479		293,777		-
Common Charges - PILOT		-		-		-		-
Parking		9,464		-		-		-
Transfer Fees		-		-		356,985		-
Other Income		16,730		22,839		104,164		29,903
TOTAL INCOME	**$**	**1,962,259**	**$**	**1,142,374**	**$**	**3,533,423**	**$**	**1,454,054**
Ground Rent		-		-		-		-
Real Estate Taxes / PILOT / BID		16,236		-		1,302,328		15,401
Mortgage & loan indebtedness		23,734		-		280,001		-
Payroll		701,566		364,830		674,414		582,312
Pension & Welfare		225,628		108,334		221,317		237,022
Payroll Taxes & Other Costs		88,800		73,225		87,166		84,723
Gas & Electric, net		89,922		42,242		28,437		71,287
Heating		225,362		70,782		131,797		83,360
Water & Sewer		83,103		89,382		65,223		43,427
Building Supplies, Repairs & Maintenance		310,230		195,515		216,363		149,660
Recreation Facilities Expense		-		-		-		-
Security Services		-		-		-		-
Insurance		100,924		61,301		59,766		128,223
Management Fee		49,471		60,219		59,676		74,970
Professional Fees, net		36,137		41,542		133,475		40,002
Corporation Tax		2,440		-		19,746		2,695
Office & Administration		37,497		22,512		35,069		23,623
Bad Debts (Recovery)		-		-		-		-
TOTAL EXPENSES	**$**	**1,991,050**	**$**	**1,129,884**	**$**	**3,314,778**	**$**	**1,536,705**
SURPLUS (DEFICIT)	**$**	**(28,791)**	**$**	**12,490**	**$**	**218,645**	**$**	**(82,651)**
Other Financial Data								
Monthly Maint. / Charges Per Unit		1,754		934		2,383		1,626
Maint. - PY		1,801,425		993,793		2,471,838		1,377,426
Monthly Maint. / Charges Per Unit - PY		1,632		910		2,314		1,572
% Increase from Prior Year		7%		3%		3%		3%
Total Debt		434,825		-		7,851,578		-
Debt per Unit		4,726		-		88,220		-
Interest Only/Amortizing	Amortizing				Interest Only			
Working Capital		1,458,535		47,452		411,514		1,237,720
Working Capital Per Unit		15,854		521		4,624		16,955
Transfer Fee %								

*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**	**Condominium**
Number of Units	**65**	**37**	**32**	**414**
Zip Code	**10024**	**10024**	**10025**	**10025**
Maintenance / Common Charges	$ 1,613,794	$ 1,192,506	$ 725,579	$ 3,573,782
Operating Assessments	153,000	108,758	89,032	-
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	262,818
Transfer Fees	83,086	6,130	141,750	-
Other Income	41,711	45,379	20,679	405,335
TOTAL INCOME	**$ 1,891,591**	**$ 1,352,773**	**$ 977,040**	**$ 4,241,935**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	818,324	605,894	263,601	-
Mortgage & loan indebtedness	113,556	116,757	164,746	-
Payroll	325,233	85,245	116,889	1,044,202
Pension & Welfare	79,565	26,716	9,934	304,888
Payroll Taxes & Other Costs	19,605	12,647	19,089	124,484
Gas & Electric, net	18,819	60,704	12,895	96,346
Heating	67,570	-	-	276,683
Water & Sewer	22,042	12,345	12,273	193,864
Building Supplies, Repairs & Maintenance	138,254	120,415	39,098	432,409
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	227,319
Insurance	43,754	39,697	65,913	207,216
Management Fee	47,043	35,292	23,182	210,828
Professional Fees, net	45,116	56,676	11,927	79,912
Corporation Tax	2,622	3,450	3,450	2,544
Office & Administration	2,714	27,358	4,346	69,746
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,744,217**	**$ 1,203,196**	**$ 747,343**	**$ 3,270,441**
SURPLUS (DEFICIT)	**$ 147,374**	**$ 149,577**	**$ 229,697**	**$ 971,494**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,069	2,686	1,890	719
Maint. - PY	1,559,377	1,161,681	629,839	3,485,246
Monthly Maint. / Charges Per Unit - PY	1,999	2,616	1,640	702
% Increase from Prior Year	3%	3%	15%	3%
Total Debt	4,000,000	3,035,330	5,000,000	-
Debt per Unit	61,538	82,036	156,250	-
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only	
Working Capital	1,237,560	564,506	4,071,846	6,146,826
Working Capital Per Unit	19,039	15,257	127,245	14,847
Transfer Fee %	Other	$15 per share plus 0.7% of GSP	3% of GSP	

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Mahattan Valley
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**24**	**72**	**71**	**70**
Zip Code	**10025**	**10025**	**10025**	**10025**
Maintenance / Common Charges	$ 449,820	$ 2,360,257	$ 2,615,452	$ 885,688
Operating Assessments	41,474	195,755	258,068	64,271
Rental Income / Comml. Charges	-	-	33,288	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	20,025	-	48,871	-
Other Income	16,868	44,160	30,391	13,179
TOTAL INCOME	**$ 528,187**	**$ 2,600,172**	**$ 2,986,070**	**$ 963,138**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	248,239	1,168,839	1,527,770	289,040
Mortgage & loan indebtedness	91	-	113,150	95,382
Payroll	37,982	318,038	491,530	227,390
Pension & Welfare	-	94,228	156,077	55,254
Payroll Taxes & Other Costs	9,181	57,126	76,455	31,404
Gas & Electric, net	6,998	26,038	38,323	21,899
Heating	53,941	142,372	151,407	75,133
Water & Sewer	13,562	58,812	41,042	19,942
Building Supplies, Repairs & Maintenance	43,447	117,992	207,425	44,056
Recreation Facilities Expense	-	-	-	-
Security Services	-	374,965	-	-
Insurance	29,539	68,761	70,236	44,340
Management Fee	12,000	61,880	60,580	48,996
Professional Fees, net	14,124	23,044	41,995	24,241
Corporation Tax	-	4,274	3,825	-
Office & Administration	1,134	22,120	21,887	11,660
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 470,238**	**$ 2,538,489**	**$ 3,001,702**	**$ 988,737**
SURPLUS (DEFICIT)	**$ 57,949**	**$ 61,683**	**$ (15,632)**	**$ (25,599)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,562	2,732	3,070	1,054
Maint. - PY	449,820	2,271,125	2,564,839	846,969
Monthly Maint. / Charges Per Unit - PY	1,562	2,629	3,010	1,008
% Increase from Prior Year	0%	4%	2%	5%
Total Debt	-	-	3,600,000	1,750,000
Debt per Unit	-	-	50,704	25,000
Interest Only/Amortizing			Interest Only	Interest Only
Working Capital	380,329	1,289,985	1,593,596	448,466
Working Capital Per Unit	15,847	17,916	22,445	6,407
Transfer Fee %	1.5% of GSP	5% of NSP		2% of GSP

*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	**55**	**261**	**414**	**88**
Zip Code	**10025**	**10025**	**10025**	**10025**
Maintenance / Common Charges	$ 1,360,496	$ 2,318,248	$ 2,951,249	$ 2,037,039
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	-	-	-	85,974
Common Charges - PILOT	-	-	-	-
Parking	-	-	252,567	-
Transfer Fees	-	-	-	-
Other Income	52,881	60,924	187,009	12,402
TOTAL INCOME	**$ 1,413,377**	**$ 2,379,172**	**$ 3,390,825**	**$ 2,135,415**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	20,986	-	-	11,455
Mortgage & loan indebtedness	46,667	326,374	-	41,277
Payroll	532,525	893,503	1,173,862	838,077
Pension & Welfare	83,978	298,662	369,094	247,155
Payroll Taxes & Other Costs	65,169	154,556	150,849	45,381
Gas & Electric, net	144,049	80,249	160,841	82,429
Heating	103,134	247,227	363,380	116,352
Water & Sewer	56,750	122,403	224,831	100,424
Building Supplies, Repairs & Maintenance	223,786	305,606	731,514	346,715
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	210,863	-
Insurance	68,732	122,107	193,430	77,119
Management Fee	40,875	136,393	182,877	66,570
Professional Fees, net	22,326	92,237	58,169	57,552
Corporation Tax	3,454	2,332	10,497	312
Office & Administration	29,957	39,915	42,607	20,072
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,442,388**	**$ 2,821,564**	**$ 3,872,814**	**$ 2,050,890**
SURPLUS (DEFICIT)	**$ (29,011)**	**$ (442,392)**	**$ (481,989)**	**$ 84,525**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,061	740	594	1,929
Maint. - PY	1,235,839	2,268,313	2,951,249	1,929,321
Monthly Maint. / Charges Per Unit - PY	1,872	724	594	1,827
% Increase from Prior Year	10%	2%	0%	6%
Total Debt	759,048	717,937	-	1,045,580
Debt per Unit	13,801	2,751	-	11,882
Interest Only/Amortizing	Amortizing	Amortizing		Amortizing
Working Capital	652,848	1,116,238	3,048,077	873,271
Working Capital Per Unit	11,870	4,277	7,363	9,924
Transfer Fee %				

*GSP - Gross Selling Price

Neighborhood	Mahattan Valley	Mahattan Valley	Mahattan Valley	Mahattan Valley
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condop**	**Condominium**
Number of Units	**89**	**98**	**133**	**296**
Zip Code	**10025**	**10025**	**10025**	**10025**
Maintenance / Common Charges	$ 2,084,277	$ 3,081,419	$ 2,890,415	$ 2,377,123
Operating Assessments	50,898	-	188,354	-
Rental Income / Comml. Charges	93,563	-	53,586	55,697
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	236,977	101,520	61,595	79,252
TOTAL INCOME	**$ 2,465,715**	**$ 3,182,939**	**$ 3,193,950**	**$ 2,512,072**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	861,218	982,273	1,095,115	-
Mortgage & loan indebtedness	239,747	334,547	473,655	-
Payroll	494,605	714,915	596,934	489,868
Pension & Welfare	182,566	235,648	176,995	182,182
Payroll Taxes & Other Costs	64,358	90,042	66,866	84,991
Gas & Electric, net	206,756	34,284	33,419	292,584
Heating	-	137,271	150,235	365,755
Water & Sewer	40,894	63,595	76,003	275,263
Building Supplies, Repairs & Maintenance	170,072	378,010	215,760	328,232
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	273,268
Insurance	37,756	78,261	103,072	260,660
Management Fee	53,599	64,000	61,835	122,003
Professional Fees, net	16,868	56,857	56,585	85,720
Corporation Tax	3,194	3,450	4,026	35,516
Office & Administration	9,863	27,554	46,700	34,712
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,381,496**	**$ 3,200,707**	**$ 3,157,200**	**$ 2,830,754**
SURPLUS (DEFICIT)	**$ 84,219**	**$ (17,768)**	**$ 36,750**	**$ (318,682)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,952	2,620	1,811	669
Maint. - PY	2,064,722	2,995,659	2,829,488	2,341,995
Monthly Maint. / Charges Per Unit - PY	1,933	2,547	1,773	659
% Increase from Prior Year	1%	3%	2%	1%
Total Debt	7,278,254	4,292,364	2,661,744	-
Debt per Unit	81,778	43,800	20,013	-
Interest Only/Amortizing	Interest Only	Amortizing	Interest Only/Amortizing	
Working Capital	1,321,515	1,415,945	277,594	112,535
Working Capital Per Unit	14,848	14,448	2,087	380
Transfer Fee %	% of Net Profit			

*GSP - Gross Selling Price

Neighborhood	Central Harlem	Central Harlem	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Condominium	Co-Op	Condop
Number of Units	129	69	35	32
Zip Code	10026	10026	10028	10028
Maintenance / Common Charges	$ 1,995,548	$ 1,080,695	$ 1,717,392	$ 1,548,315
Operating Assessments	-	-	141,360	102,171
Rental Income / Comml. Charges	272,593	15,483	-	163,247
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	114,825	-	177,100	141,400
Other Income	90,084	94,483	34,571	19,678
TOTAL INCOME	**$ 2,473,050**	**$ 1,190,661**	**$ 2,070,423**	**$ 1,974,811**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	773,899	577,941
Mortgage & loan indebtedness	115,276	25,506	43,125	102,415
Payroll	524,017	448,523	429,283	481,055
Pension & Welfare	224,051	135,011	151,238	156,263
Payroll Taxes & Other Costs	65,160	63,091	53,200	129,271
Gas & Electric, net	149,440	28,476	15,373	31,516
Heating	52,114	72,707	73,521	80,698
Water & Sewer	99,694	73,414	16,491	20,364
Building Supplies, Repairs & Maintenance	243,960	179,941	97,612	145,016
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	145,706	50,816	43,558	48,143
Management Fee	57,000	50,085	58,724	49,994
Professional Fees, net	37,695	49,731	45,559	46,892
Corporation Tax	10,083	20,484	2,972	3,215
Office & Administration	14,700	19,835	24,803	11,421
Bad Debts (Recovery)	256,518	-	-	-
TOTAL EXPENSES	**$ 1,995,414**	**$ 1,217,620**	**$ 1,829,358**	**$ 1,884,204**
SURPLUS (DEFICIT)	**$ 477,636**	**$ (26,959)**	**$ 241,065**	**$ 90,607**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,289	1,305	4,089	4,032
Maint. - PY	1,990,351	968,977	1,621,603	1,532,985
Monthly Maint. / Charges Per Unit - PY	1,286	1,170	3,861	3,992
% Increase from Prior Year	0%	12%	6%	1%
Total Debt	1,444,499	373,139	1,500,000	2,217,036
Debt per Unit	11,198	5,408	42,857	69,282
Interest Only/Amortizing	Amortizing	Amortizing	Interest Only	Amortizing
Working Capital	846,506	1,168,835	1,781,724	1,051,546
Working Capital Per Unit	6,562	16,940	50,906	32,861
Transfer Fee %	3% of GSP		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	Co-Op
Number of Units	20	18	36	13
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	$ 948,417	$ 1,739,148	$ 1,777,258	$ 2,125,273
Operating Assessments	71,770	119,523	120,411	149,142
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	79,200	270,000
Other Income	1,353	3,601	55,761	79,793
TOTAL INCOME	**$ 1,021,540**	**$ 1,862,272**	**$ 2,032,630**	**$ 2,624,208**
Ground Rent		-	-	-
Real Estate Taxes / PILOT / BID	449,998	680,491	715,351	815,209
Mortgage & loan indebtedness	35,489	183,047	142,279	173,968
Payroll	225,356	431,767	511,963	672,282
Pension & Welfare	-	164,834	170,934	165,348
Payroll Taxes & Other Costs	43,875	55,144	50,713	88,414
Gas & Electric, net	16,253	14,545	21,370	(19,051)
Heating	54,730	62,084	65,709	138,582
Water & Sewer	19,683	18,724	25,280	14,057
Building Supplies, Repairs & Maintenance	107,446	94,923	76,843	138,214
Recreation Facilities Expense	-	-	-	-
Security Services	-	3,266	-	-
Insurance	25,107	27,387	43,944	47,948
Management Fee	41,963	33,775	58,249	68,923
Professional Fees, net	20,121	40,458	18,761	40,440
Corporation Tax	4,281	3,338	1,900	3,626
Office & Administration	27,581	11,471	6,464	13,817
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,071,883**	**$ 1,825,254**	**$ 1,909,760**	**$ 2,361,777**
SURPLUS (DEFICIT)	**$ (50,343)**	**$ 37,018**	**$ 122,870**	**$ 262,431**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,952	8,052	4,114	13,624
Maint. - PY	892,601	1,617,809	1,777,660	2,066,682
Monthly Maint. / Charges Per Unit - PY	3,719	7,490	4,115	13,248
% Increase from Prior Year	6%	8%	0%	3%
Total Debt	280,086	5,033,825	3,050,000	5,000,000
Debt per Unit	14,004	279,657	84,722	384,615
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Interest Only
Working Capital	(96,853)	987,846	1,453,252	5,758,483
Working Capital Per Unit	(4,843)	54,880	40,368	442,960
Transfer Fee %			2% of GSP	2% 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	7	27	166	41
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	$ 468,788	$ 2,012,904	$ 4,122,729	$ 2,367,223
Operating Assessments	-	112,978	376,410	-
Rental Income / Comml. Charges	-	-	543,502	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	125,000	-	-
Other Income	5,423	43,216	181,040	110,840
TOTAL INCOME	**$ 474,211**	**$ 2,294,098**	**$ 5,223,681**	**$ 2,478,063**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	716,152	2,577,883	-
Mortgage & loan indebtedness	-	150,562	311,940	-
Payroll	234,517	665,068	720,107	957,424
Pension & Welfare	16,334	180,701	266,202	350,846
Payroll Taxes & Other Costs	36,104	37,175	122,283	37,918
Gas & Electric, net	40,403	23,969	94,095	261,694
Heating	27,886	68,880	221,881	94,345
Water & Sewer	5,908	22,887	151,530	79,427
Building Supplies, Repairs & Maintenance	42,512	183,284	318,234	342,517
Recreation Facilities Expense	-	-	-	14,799
Security Services	-	-	-	27,097
Insurance	26,022	29,399	98,565	112,379
Management Fee	27,500	53,078	87,355	55,535
Professional Fees, net	19,988	28,608	60,853	34,880
Corporation Tax	175	3,392	10,381	21,964
Office & Administration	3,145	3,803	22,182	60,647
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 480,494**	**$ 2,166,958**	**$ 5,063,491**	**$ 2,451,472**
SURPLUS (DEFICIT)	**$ (6,283)**	**$ 127,140**	**$ 160,190**	**$ 26,591**
Other Financial Data				
Monthly Maint. / Charges Per Unit	5,581	6,213	2,070	4,811
Maint. - PY	468,788	2,012,423	4,071,831	2,370,973
Monthly Maint. / Charges Per Unit - PY	5,581	6,211	2,044	4,819
% Increase from Prior Year	0%	0%	1%	0%
Total Debt	-	5,379,037	8,169,179	-
Debt per Unit	-	199,224	49,212	-
Interest Only/Amortizing		Interest Only	Amortizing	
Working Capital	276,060	637,528	3,309,730	778,299
Working Capital Per Unit	39,437	23,612	19,938	18,983
Transfer Fee %	1% of GSP	2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Condop
Number of Units	110	41	42	54
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	$ 3,794,205	$ 2,699,527	$ 5,839,816	$ 2,393,931
Operating Assessments	-	210,059	482,123	220,000
Rental Income / Comml. Charges	143,275	95,519	-	134,710
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	10,250	198,000	128,500
Other Income	1,008,670	11,323	138,574	34,962
TOTAL INCOME	**$ 4,946,150**	**$ 3,026,678**	**$ 6,658,513**	**$ 2,912,103**
Ground Rent	221,400	-	-	-
Real Estate Taxes / PILOT / BID	25,062	1,205,647	2,684,103	1,132,001
Mortgage & loan indebtedness	52,589	163,501	268,275	220,675
Payroll	1,550,221	742,169	1,585,905	532,873
Pension & Welfare	483,999	226,573	453,072	184,051
Payroll Taxes & Other Costs	250,523	87,182	231,562	63,483
Gas & Electric, net	403,733	37,018	66,620	113,026
Heating	65,261	105,991	211,909	55,311
Water & Sewer	166,961	47,372	48,775	35,410
Building Supplies, Repairs & Maintenance	855,810	94,876	376,633	200,874
Recreation Facilities Expense	333,889	-	-	-
Security Services	6,816	-	-	-
Insurance	198,851	73,479	128,174	75,892
Management Fee	99,925	61,182	91,200	58,188
Professional Fees, net	14,708	24,131	24,604	61,338
Corporation Tax	8,273	3,076	8,050	9,565
Office & Administration	16,209	81,862	25,276	33,940
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,754,230**	**$ 2,954,059**	**$ 6,204,158**	**$ 2,776,627**
SURPLUS (DEFICIT)	**$ 191,920**	**$ 72,619**	**$ 454,355**	**$ 135,476**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,874	5,487	11,587	3,694
Maint. - PY	3,742,489	2,633,685	5,669,564	2,332,268
Monthly Maint. / Charges Per Unit - PY	2,835	5,353	11,249	3,599
% Increase from Prior Year	1%	2%	3%	3%
Total Debt	912,503	5,450,000	8,400,000	3,643,480
Debt per Unit	8,295	132,927	200,000	67,472
Interest Only/Amortizing	Amortizing	Interest Only	Interest Only	Amortizing
Working Capital	1,104,252	1,176,170	2,505,787	801,899
Working Capital Per Unit	10,039	28,687	59,662	14,850
Transfer Fee %		1% of GSP		2% of GSP

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Condominium**	**Co-Op**	**Co-Op**	**Co-Op**
Number of Units	**58**	**59**	**62**	**70**
Zip Code	**10028**	**10028**	**10028**	**10028**
Maintenance / Common Charges	$ 1,643,092	$ 3,530,945	$ 4,388,450	$ 4,610,408
Operating Assessments	-	464,168	404,542	385,002
Rental Income / Comml. Charges	10,197	998,769	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	28,700	422,513
Other Income	27,369	244,683	53,036	112,171
TOTAL INCOME	**$ 1,680,658**	**$ 5,238,565**	**$ 4,874,728**	**$ 5,530,094**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	22,536	2,654,579	2,382,857	2,358,269
Mortgage & loan indebtedness	-	115,460	168,750	184,528
Payroll	622,221	1,041,016	957,088	1,157,144
Pension & Welfare	141,648	364,489	341,232	367,674
Payroll Taxes & Other Costs	99,663	149,464	125,732	154,327
Gas & Electric, net	197,557	10,611	46,030	38,701
Heating	67,749	128,903	175,251	148,935
Water & Sewer	60,095	68,949	93,742	47,704
Building Supplies, Repairs & Maintenance	204,087	228,083	271,126	342,356
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	59,818	68,358	86,102	97,188
Management Fee	52,500	67,000	-	108,500
Professional Fees, net	31,184	48,209	54,398	20,747
Corporation Tax	2,899	12,339	9,504	12,906
Office & Administration	10,368	15,822	29,218	47,976
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,572,325**	**$ 4,973,282**	**$ 4,741,030**	**$ 5,086,955**
SURPLUS (DEFICIT)	**$ 108,333**	**$ 265,283**	**$ 133,698**	**$ 443,139**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,361	4,987	5,898	5,489
Maint. - PY	1,493,720	3,269,416	4,545,438	4,470,343
Monthly Maint. / Charges Per Unit - PY	2,146	4,618	6,109	5,322
% Increase from Prior Year	10%	8%	-3%	3%
Total Debt	-	3,725,000	5,000,000	6,500,000
Debt per Unit	-	63,136	80,645	92,857
Interest Only/Amortizing		Interest Only	Interest Only	Interest Only
Working Capital	390,583	4,534,651	2,783,171	2,961,682
Working Capital Per Unit	6,734	76,858	44,890	42,310
Transfer Fee %		2% of GSP	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	**70**	**146**	**70**	**75**
Zip Code	**10028**	**10028**	**10028**	**10028**
Maintenance / Common Charges	$ 420,672	$ 4,121,989	$ 915,688	$ 4,567,283
Operating Assessments	48,720	442,261	-	-
Rental Income / Comml. Charges	-	1,390,117	-	413,389
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	10,425	-	-	180,625
Other Income	23,152	226,843	9,275	148,266
TOTAL INCOME	**$ 502,969**	**$ 6,181,210**	**$ 924,963**	**$ 5,309,563**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	248,515	2,886,925	-	2,663,651
Mortgage & loan indebtedness	50,057	409,509	-	109,375
Payroll	-	1,058,680	400,134	1,103,844
Pension & Welfare	-	329,279	24,104	338,731
Payroll Taxes & Other Costs	-	138,975	80,936	136,554
Gas & Electric, net	46,353	298,743	98,622	(33,911)
Heating	-	239,404	35,963	139,917
Water & Sewer	20,427	122,415	6,548	62,323
Building Supplies, Repairs & Maintenance	45,759	374,737	121,140	291,098
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	20,890	-
Insurance	31,329	90,057	92,750	101,208
Management Fee	15,840	104,332	45,000	65,268
Professional Fees, net	23,718	37,769	21,281	54,113
Corporation Tax	403	13,988	357	11,300
Office & Administration	5,621	23,881	8,891	24,120
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 488,022**	**$ 6,128,694**	**$ 956,616**	**$ 5,067,591**
SURPLUS (DEFICIT)	**$ 14,947**	**$ 52,516**	**$ (31,653)**	**$ 241,972**
Other Financial Data				
Monthly Maint. / Charges Per Unit	501	2,353	1,090	5,075
Maint. - PY	407,616	4,010,400	858,091	4,567,283
Monthly Maint. / Charges Per Unit - PY	485	2,289	1,022	5,075
% Increase from Prior Year	3%	3%	7%	0%
Total Debt	1,261,477	7,670,929	-	3,500,000
Debt per Unit	18,021	52,541	-	46,667
Interest Only/Amortizing	Interest Only	Amortizing		Interest Only
Working Capital	804,506	973,185	75,581	3,717,114
Working Capital Per Unit	11,493	6,666	1,080	49,562
Transfer Fee %	2% of GSP		Other	% 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	75	84	94
Zip Code	10028	10028	10028	10028
Maintenance / Common Charges	$ 2,215,230	$ 668,685	$ 4,043,397	$ 5,335,277
Operating Assessments	124,417	77,999	283,440	709,692
Rental Income / Comml. Charges	-	54,906	-	1,649,885
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	84,784	-	129,100	-
Other Income	87,527	26,973	52,844	263,826
TOTAL INCOME	**$ 2,511,958**	**$ 828,563**	**$ 4,508,781**	**$ 7,958,680**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	888,104	402,022	2,086,491	4,161,799
Mortgage & loan indebtedness	130,847	49,456	81,844	330,000
Payroll	529,900	80,141	1,079,952	1,394,835
Pension & Welfare	175,086	22,757	357,133	445,732
Payroll Taxes & Other Costs	64,918	9,482	153,568	191,701
Gas & Electric, net	22,353	8,594	40,382	322,593
Heating	93,519	29,601	157,115	206,363
Water & Sewer	43,527	25,710	50,526	72,591
Building Supplies, Repairs & Maintenance	164,767	93,210	179,811	373,772
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	14,559	-
Insurance	60,513	41,307	73,813	123,086
Management Fee	60,372	53,772	90,281	75,558
Professional Fees, net	41,020	14,593	43,761	55,208
Corporation Tax	3,450	915	7,622	16,846
Office & Administration	48,017	8,683	23,512	61,310
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,326,393**	**$ 840,243**	**$ 4,440,370**	**$ 7,831,394**
SURPLUS (DEFICIT)	**$ 185,565**	**$ (11,680)**	**$ 68,411**	**$ 127,286**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,251	743	4,011	4,730
Maint. - PY	2,151,993	656,549	3,983,642	5,183,021
Monthly Maint. / Charges Per Unit - PY	2,187	729	3,952	4,595
% Increase from Prior Year	3%	2%	2%	3%
Total Debt	4,389,278	1,150,000	-	11,000,000
Debt per Unit	53,528	15,333	-	117,021
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	Interest Only
Working Capital	1,498,196	184,990	650,890	1,738,323
Working Capital Per Unit	18,271	2,467	7,749	18,493
Transfer Fee %	1.5% of GSP		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	Condominium	Condop	Co-Op
Number of Units	72	160	95	129
Zip Code	10028	10035	10035	10035
Maintenance / Common Charges	$ 6,054,636	$ 1,791,562	$ 1,285,501	$ 1,318,586
Operating Assessments	438,721	-	-	-
Rental Income / Comml. Charges	-	447,604	47,409	43,200
Common Charges - PILOT	-	-	-	-
Parking	-	50,370	-	-
Transfer Fees	442,000	-	16,475	76,515
Other Income	37,463	31,434	67,213	131,623
TOTAL INCOME	**$ 6,972,820**	**$ 2,320,970**	**$ 1,416,598**	**$ 1,569,924**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,621,383	-	13,062	2,887
Mortgage & loan indebtedness	542,446	43,232	324,229	485,660
Payroll	1,464,369	572,099	131,271	118,335
Pension & Welfare	460,724	42,446	17,727	27,238
Payroll Taxes & Other Costs	209,011	82,576	15,238	13,180
Gas & Electric, net	56,977	390,493	53,016	193,791
Heating	159,099	146,344	115,234	-
Water & Sewer	84,194	150,121	54,557	91,453
Building Supplies, Repairs & Maintenance	450,472	1,243,905	129,374	138,557
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	253,311	240,109
Insurance	108,844	204,573	77,233	85,655
Management Fee	92,000	106,212	45,000	58,000
Professional Fees, net	28,191	59,196	21,847	24,189
Corporation Tax	12,802	5,533	5,553	3,075
Office & Administration	43,955	27,679	32,415	-
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,334,467**	**$ 3,074,409**	**$ 1,289,067**	**$ 1,482,129**
SURPLUS (DEFICIT)	**$ 638,353**	**$ (753,439)**	**$ 127,531**	**$ 87,795**
Other Financial Data				
Monthly Maint. / Charges Per Unit	7,008	933	1,128	852
Maint. - PY	6,054,636	1,755,343	1,248,000	1,289,652
Monthly Maint. / Charges Per Unit - PY	7,008	914	1,095	833
% Increase from Prior Year	0%	2%	3%	2%
Total Debt	9,500,000	555,719	7,767,557	6,219,491
Debt per Unit	131,944	3,473	81,764	48,213
Interest Only/Amortizing	Interest Only	Amortizing	Amortizing	Amortizing
Working Capital	3,782,391	1,442,008	970,566	1,122,334
Working Capital Per Unit	52,533	9,013	10,216	8,700
Transfer Fee %	2% of GSP		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	**Condominium**	**Condominium**	**Co-Op**	**Co-Op**
Number of Units	**301**	**205**	**25**	**165**
Zip Code	**10065**	**10065**	**10065**	**10065**
Maintenance / Common Charges	$ 3,522,894	$ 3,175,260	$ 2,729,945	$ 3,636,986
Operating Assessments	621,586	-	193,135	288,114
Rental Income / Comml. Charges	747,267	110,316	31,871	437,707
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	123,000	63,531
Other Income	385,761	153,090	134,135	29,524
TOTAL INCOME	**$ 5,277,508**	**$ 3,438,666**	**$ 3,212,086**	**$ 4,455,862**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	9,568	1,351,550	1,743,508
Mortgage & loan indebtedness	832,111	-	96,529	1,265,592
Payroll	1,693,414	1,325,243	836,418	583,195
Pension & Welfare	587,443	470,442	251,937	184,221
Payroll Taxes & Other Costs	422,779	166,507	90,525	86,166
Gas & Electric, net	409,110	184,708	39,095	20,288
Heating	366,936	431,985	87,185	159,064
Water & Sewer	344,818	250,420	27,696	108,225
Building Supplies, Repairs & Maintenance	808,349	284,514	138,030	183,775
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	437,580	165,226	47,247	91,975
Management Fee	177,727	114,169	47,093	107,020
Professional Fees, net	430,713	63,975	95,103	27,667
Corporation Tax	42,256	-	3,450	3,911
Office & Administration	103,730	25,765	10,851	31,162
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,656,966**	**$ 3,492,522**	**$ 3,122,709**	**$ 4,595,769**
SURPLUS (DEFICIT)	**$ (1,379,458)**	**$ (53,856)**	**$ 89,377**	**$ (139,907)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	975	1,291	9,100	1,837
Maint. - PY	3,364,741	3,145,778	2,639,327	3,475,114
Monthly Maint. / Charges Per Unit - PY	932	1,279	8,798	1,755
% Increase from Prior Year	5%	1%	3%	5%
Total Debt	3,830,445	-	2,699,999	36,329,348
Debt per Unit	12,726	-	108,000	220,178
Interest Only/Amortizing	Amortizing		Interest Only	Amortizing
Working Capital	2,808,632	976,090	868,551	2,000,678
Working Capital Per Unit	9,331	4,761	34,742	12,125
Transfer Fee %			3% of GSP	$6.5 per share

*GSP - Gross Selling Price

Neighborhood	Lenox Hill	Lenox Hill	Lenox Hill	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Condop**	**Condominium**	**Co-Op**
Number of Units	**60**	**492**	**113**	**82**
Zip Code	**10065**	**10065**	**10065**	**10075**
Maintenance / Common Charges	$ 2,254,803	$ 9,706,757	$ 2,920,086	$ 2,588,959
Operating Assessments	152,932	547,870	-	212,067
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	84,100	-	-
Transfer Fees	128,900	-	-	67,499
Other Income	7,989	354,239	39,431	92,194
TOTAL INCOME	**$ 2,544,624**	**$ 10,692,966**	**$ 2,959,517**	**$ 2,960,719**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	908,113	5,111,389	23,685	1,268,479
Mortgage & loan indebtedness	160,531	968,923	33,403	179,937
Payroll	558,715	1,746,815	1,047,470	593,619
Pension & Welfare	184,170	636,642	332,633	200,409
Payroll Taxes & Other Costs	78,273	189,612	160,346	89,696
Gas & Electric, net	126,941	117,983	218,432	23,184
Heating	95,629	462,784	314,436	96,358
Water & Sewer	38,455	259,489	107,694	44,693
Building Supplies, Repairs & Maintenance	215,766	675,465	817,686	224,426
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	51,054	201,522	101,461	67,309
Management Fee	81,000	253,066	106,000	48,513
Professional Fees, net	41,911	181,056	102,171	38,813
Corporation Tax	3,451	52,905	-	3,450
Office & Administration	36,357	89,151	99,726	12,129
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,580,366**	**$ 10,946,802**	**$ 3,465,143**	**$ 2,891,015**
SURPLUS (DEFICIT)	**$ (35,742)**	**$ (253,836)**	**$ (505,626)**	**$ 69,704**
Other Financial Data				
Monthly Maint. / Charges Per Unit	3,132	1,644	2,153	2,631
Maint. - PY	2,254,245	9,706,757	2,792,390	2,492,286
Monthly Maint. / Charges Per Unit - PY	3,131	1,644	2,059	2,533
% Increase from Prior Year	0%	0%	5%	4%
Total Debt	5,500,000	34,500,000	953,646	3,585,095
Debt per Unit	91,667	70,122	8,439	43,721
Interest Only/Amortizing	Interest Only	Interest Only	Amortizing	Amortizing
Working Capital	1,457,343	6,916,327	5,176,680	2,194,281
Working Capital Per Unit	24,289	14,058	45,811	26,760
Transfer Fee %	2% of GSP			Other

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	**Manhattan**	**Manhattan**	**Manhattan**	**Manhattan**
Type	**Co-Op**	**Co-Op**	**Condominium**	**Condominium**
Number of Units	**30**	**93**	**290**	**140**
Zip Code	**10075**	**10128**	**10128**	**10128**
Maintenance / Common Charges	$ 2,250,487	$ 3,125,322	$ 4,342,957	$ 1,856,970
Operating Assessments	140,126	127,336	-	-
Rental Income / Comml. Charges	-	-	-	23,295
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	217,813	-	-
Other Income	27,779	86,152	148,151	41,128
TOTAL INCOME	**$ 2,418,392**	**$ 3,556,623**	**$ 4,491,108**	**$ 1,921,393**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	902,999	1,289,304	17,670	12,693
Mortgage & loan indebtedness	202,528	223,786	-	28,160
Payroll	532,464	649,689	1,509,964	707,319
Pension & Welfare	214,040	177,750	507,030	244,979
Payroll Taxes & Other Costs	71,799	93,518	182,625	84,717
Gas & Electric, net	22,089	35,198	327,606	160,019
Heating	71,912	141,052	446,300	73,208
Water & Sewer	67,103	36,438	194,053	129,869
Building Supplies, Repairs & Maintenance	208,233	211,144	601,937	250,246
Recreation Facilities Expense	-	-	204,753	-
Security Services	-	8,050	-	-
Insurance	42,148	64,402	221,116	72,375
Management Fee	69,558	81,100	180,102	59,743
Professional Fees, net	16,878	63,296	112,348	61,006
Corporation Tax	2,008	2,433	-	6,268
Office & Administration	8,356	28,246	61,734	33,712
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 2,432,115**	**$ 3,105,406**	**$ 4,567,238**	**$ 1,924,314**
SURPLUS (DEFICIT)	**$ (13,723)**	**$ 451,217**	**$ (76,130)**	**$ (2,921)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	6,251	2,800	1,248	1,105
Maint. - PY	2,156,290	3,086,738	4,149,047	1,857,537
Monthly Maint. / Charges Per Unit - PY	5,990	2,766	1,192	1,106
% Increase from Prior Year	4%	1%	5%	0%
Total Debt	6,323,881	4,925,400	-	76,622
Debt per Unit	210,796	52,961	-	547
Interest Only/Amortizing	Interest Only	Interest Only		Amortizing
Working Capital	(323,334)	1,609,433	1,164,116	947,759
Working Capital Per Unit	(10,778)	17,306	4,014	6,770
Transfer Fee %	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**	**Co-Op**
Number of Units	**104**	**91**	**77**	**64**
Zip Code	**10128**	**10128**	**10128**	**10128**
Maintenance / Common Charges	$ 1,387,073	$ 6,161,027	$ 3,478,865	$ 2,608,246
Operating Assessments	156,470	591,744	1,808,052	227,356
Rental Income / Comml. Charges	-	-	618,058	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	233,800	-	103,250
Other Income	147,804	66,213	117,137	21,941
TOTAL INCOME	**$ 1,691,347**	**$ 7,052,784**	**$ 6,022,112**	**$ 2,960,793**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	2,400	3,449,398	2,994,413	1,342,959
Mortgage & loan indebtedness	-	342,084	201,250	75,625
Payroll	592,034	1,269,180	1,113,670	639,566
Pension & Welfare	161,302	428,077	340,316	189,933
Payroll Taxes & Other Costs	74,241	187,526	135,141	92,025
Gas & Electric, net	99,295	79,966	76,856	22,792
Heating	134,622	235,675	215,445	169,627
Water & Sewer	43,943	78,517	50,481	42,018
Building Supplies, Repairs & Maintenance	174,649	388,196	301,199	178,656
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	268,837	111,546	122,740	57,342
Management Fee	62,688	94,500	104,071	65,650
Professional Fees, net	33,317	105,202	117,529	26,893
Corporation Tax	4,908	18,977	12,895	3,506
Office & Administration	42,328	64,920	44,011	32,632
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,694,564**	**$ 6,853,764**	**$ 5,830,017**	**$ 2,939,224**
SURPLUS (DEFICIT)	**$ (3,217)**	**$ 199,020**	**$ 192,095**	**$ 21,569**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,111	5,642	3,765	3,396
Maint. - PY	1,271,166	5,888,248	3,478,865	2,532,289
Monthly Maint. / Charges Per Unit - PY	1,019	5,392	3,765	3,297
% Increase from Prior Year	9%	5%	0%	3%
Total Debt	-	12,000,000	7,000,000	2,750,000
Debt per Unit	-	131,868	90,909	42,969
Interest Only/Amortizing		Interest Only	Interest Only	Interest Only
Working Capital	(673,186)	6,971,891	5,195,974	1,020,780
Working Capital Per Unit	(6,473)	76,614	67,480	15,950
Transfer Fee %	1% of GSP	2% of GSP		

*GSP - Gross Selling Price

Neighborhood	Yorkville	Yorkville	Yorkville	Yorkville
Borough	Manhattan	Manhattan	Manhattan	Manhattan
Type	Condominium	Co-Op	Co-Op	Co-Op
Number of Units	90	55	44	40
Zip Code	10128	10128	10128	10128
Maintenance / Common Charges	$ 4,433,638	$ 3,648,760	$ 5,855,476	$ 3,626,902
Operating Assessments	-	-	602,188	209,628
Rental Income / Comml. Charges	91,069	-	-	1,145,463
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	74,200	188,750	-	126,825
Other Income	98,306	72,320	120,978	44,263
TOTAL INCOME	**$ 4,697,213**	**$ 3,909,830**	**$ 6,578,642**	**$ 5,153,081**
Ground Rent	76,997	-	-	2,217,878
Real Estate Taxes / PILOT / BID	-	1,744,537	3,586,531	1,218,513
Mortgage & loan indebtedness	-	145,000	102,899	135,594
Payroll	1,376,982	870,331	1,252,688	769,037
Pension & Welfare	405,240	286,461	405,305	182,205
Payroll Taxes & Other Costs	203,028	116,735	184,399	98,400
Gas & Electric, net	486,114	44,571	64,073	71,100
Heating	231,142	129,470	204,796	80,869
Water & Sewer	114,855	42,379	52,333	70,337
Building Supplies, Repairs & Maintenance	772,070	168,115	500,184	198,706
Recreation Facilities Expense	40,357	-	-	-
Security Services	-	-	-	-
Insurance	107,939	58,727	100,585	58,245
Management Fee	120,376	78,750	78,000	65,000
Professional Fees, net	17,027	25,528	69,380	217,561
Corporation Tax	-	5,002	22,238	6,118
Office & Administration	51,260	39,105	16,504	27,574
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 4,003,387**	**$ 3,754,711**	**$ 6,639,915**	**$ 5,417,137**
SURPLUS (DEFICIT)	**$ 693,826**	**$ 155,119**	**$ (61,273)**	**$ (264,056)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	4,105	5,528	11,090	7,556
Maint. - PY	4,439,172	3,544,206	5,603,327	1,911,670
Monthly Maint. / Charges Per Unit - PY	4,110	5,370	10,612	3,983
% Increase from Prior Year	0%	3%	4%	90%
Total Debt	-	4,000,000	3,500,000	1,600,576
Debt per Unit	-	72,727	79,545	40,014
Interest Only/Amortizing		Interest Only	Interest Only	Amortizing
Working Capital	3,753,109	1,797,552	3,970,830	1,683,634
Working Capital Per Unit	41,701	32,683	90,246	42,091
Transfer Fee %	1% of GSP	2.5% of GSP	3% of GSP	2.50% 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	**61**	**162**	**295**	**121**
Zip Code	**10128**	**10280**	**10280**	**10280**
Maintenance / Common Charges	$ 1,584,694	$ 3,159,993	$ 5,845,796	$ 1,801,265
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	27,601	858,719	96,220	140,136
Common Charges - PILOT	-	2,908,053	5,001,162	1,727,795
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	51,419	224,144	102,024	94,228
TOTAL INCOME	**$ 1,663,714**	**$ 7,150,909**	**$ 11,045,202**	**$ 3,763,424**
Ground Rent	-	2,090,125	3,009,831	595,923
Real Estate Taxes / PILOT / BID	-	2,908,053	5,001,162	1,727,795
Mortgage & loan indebtedness	-	-	-	-
Payroll	698,173	615,759	953,886	532,920
Pension & Welfare	222,423	223,828	322,195	192,338
Payroll Taxes & Other Costs	96,142	73,566	92,095	68,384
Gas & Electric, net	8,740	122,648	182,627	79,543
Heating	110,657	169,286	269,878	94,650
Water & Sewer	74,912	118,582	171,539	70,362
Building Supplies, Repairs & Maintenance	218,177	167,294	270,516	121,312
Recreation Facilities Expense	-	-	-	-
Security Services	-	-	-	-
Insurance	52,857	176,040	335,757	126,660
Management Fee	68,952	83,636	53,946	62,100
Professional Fees, net	30,375	48,631	20,413	49,785
Corporation Tax	2,458	12,633	31,787	-
Office & Administration	33,359	18,269	11,315	53,995
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,617,225**	**$ 6,828,350**	**$ 10,726,947**	**$ 3,775,767**
SURPLUS (DEFICIT)	**$ 46,489**	**$ 322,559**	**$ 318,255**	**$ (12,343)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,165	1,626	1,651	1,241
Maint. - PY	1,538,537	2,789,182	4,554,850	1,706,856
Monthly Maint. / Charges Per Unit - PY	2,102	1,435	1,287	1,176
% Increase from Prior Year	3%	13%	28%	6%
Total Debt	-	-	-	-
Debt per Unit	-	-	-	-
Interest Only/Amortizing				
Working Capital	1,402,731	5,449,998	2,950,661	1,635,602
Working Capital Per Unit	22,996	33,642	10,002	13,517
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	**174**	**183**	**247**	**248**
Zip Code	**10280**	**10280**	**10280**	**10280**
Maintenance / Common Charges	$ 3,172,120	$ 3,225,642	$ 6,040,451	$ 3,614,935
Operating Assessments	-	-	-	-
Rental Income / Comml. Charges	108,657	1,057,552	-	29,129
Common Charges - PILOT	3,559,239	3,703,464	6,232,521	4,343,776
Parking	-	-	-	-
Transfer Fees	-	-	-	-
Other Income	118,383	67,204	510,925	229,679
TOTAL INCOME	**$ 6,958,399**	**$ 8,053,862**	**$ 12,783,897**	**$ 8,217,519**
Ground Rent	1,204,839	2,119,500	1,605,762	1,127,401
Real Estate Taxes / PILOT / BID	3,559,239	3,703,464	6,232,521	4,343,776
Mortgage & loan indebtedness	-	40,734	1,395	-
Payroll	683,783	574,406	1,284,404	878,305
Pension & Welfare	232,546	196,210	377,572	317,774
Payroll Taxes & Other Costs	95,570	73,502	166,650	133,289
Gas & Electric, net	124,306	187,441	1,084,111	168,349
Heating	171,115	187,758	-	252,511
Water & Sewer	95,644	144,685	137,787	152,860
Building Supplies, Repairs & Maintenance	278,329	365,497	984,993	368,488
Recreation Facilities Expense	-	-	319,150	-
Security Services	-	-	-	-
Insurance	216,298	313,781	345,390	316,454
Management Fee	99,504	79,275	165,641	84,872
Professional Fees, net	81,407	43,243	34,832	60,937
Corporation Tax	-	-	5,959	-
Office & Administration	43,395	27,266	90,225	23,070
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,885,975**	**$ 8,056,762**	**$ 12,836,392**	**$ 8,228,086**
SURPLUS (DEFICIT)	**$ 72,424**	**$ (2,900)**	**$ (52,495)**	**$ (10,567)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,519	1,469	2,038	1,215
Maint. - PY	3,090,747	3,087,757	5,984,568	3,445,067
Monthly Maint. / Charges Per Unit - PY	1,480	1,406	2,019	1,158
% Increase from Prior Year	3%	4%	1%	5%
Total Debt		0	0	0
Debt per Unit	0	0	0	0
Interest Only/Amortizing				
Working Capital	2,447,263	3,808,112	6,241,876	2,437,961
Working Capital Per Unit	14,065	20,809	25,271	9,830
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	82	108
Zip Code	10280	11101	11201	11201
Maintenance / Common Charges	$ 7,238,805	$ 2,217,702	$ 1,592,870	$ 3,823,012
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	92,367	4,893
TOTAL INCOME	**$ 17,746,976**	**$ 2,382,025**	**$ 1,685,237**	**$ 3,827,905**
Ground Rent	2,420,825	-	-	704,942
Real Estate Taxes / PILOT / BID	10,142,656	-	-	-
Mortgage & loan indebtedness	-	42,993	52,804	-
Payroll	1,632,043	689,785	525,990	955,614
Pension & Welfare	681,929	231,929	113,689	304,014
Payroll Taxes & Other Costs	214,259	90,410	113,967	125,051
Gas & Electric, net	243,661	301,671	133,128	234,582
Heating	567,040	140,977	54,521	10,127
Water & Sewer	372,512	136,923	44,227	152,656
Building Supplies, Repairs & Maintenance	358,819	427,163	408,503	807,626
Recreation Facilities Expense	193,786	48,925	61,493	-
Security Services	-	-	-	-
Insurance	693,519	164,887	81,919	374,476
Management Fee	202,896	91,802	56,275	125,164
Professional Fees, net	87,469	41,104	17,527	724,538
Corporation Tax	4,531	7,935	3,495	2,702
Office & Administration	24,465	17,015	18,912	37,799
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 17,840,410**	**$ 2,433,519**	**$ 1,686,450**	**$ 4,559,291**
SURPLUS (DEFICIT)	**$ (93,434)**	**$ (51,494)**	**$ (1,213)**	**$ (731,386)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,099	1,004	1,619	2,950
Maint. - PY	6,816,113	2,142,304	1,516,950	3,826,774
Monthly Maint. / Charges Per Unit - PY	1,035	970	1,542	2,953
% Increase from Prior Year	6%	4%	5%	0%
Total Debt	0	651497	807247	0
Debt per Unit	0	3540.744565	9844.47561	0
Interest Only/Amortizing		Amortizing	Amortizing	
Working Capital	2,864,867	2,452,383	381,855	5,183,062
Working Capital Per Unit	5,218	13,328	4,657	47,991
Transfer Fee %		Other		

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights	Brooklyn Heights
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Type	Condominium	Co-Op	Condominium	Condominium
Number of Units	480	552	434	32
Zip Code	11201	11201	11201	11201
Maintenance / Common Charges	$ 6,246,373	$ 7,918,902	$ 7,854,422	$ 1,022,131
Operating Assessments	-	361,151	-	-
Rental Income / Comml. Charges	145,096	-	883,326	-
Common Charges - PILOT	-	-	5,635,295	-
Parking	251,560	231,659	157,415	-
Transfer Fees	-	-	-	-
Other Income	287,562	63,270	160,187	13,171
TOTAL INCOME	**$ 6,930,591**	**$ 8,574,982**	**$ 14,690,645**	**$ 1,035,302**
Ground Rent	-	-	1,788,943	68,485
Real Estate Taxes / PILOT / BID	-	2,397,166	5,635,295	-
Mortgage & loan indebtedness	270,462	946,769	52,271	-
Payroll	1,513,909	1,266,341	2,008,389	477,475
Pension & Welfare	85,908	351,056	746,993	46,294
Payroll Taxes & Other Costs	728,834	311,356	289,724	61,877
Gas & Electric, net	955,329	236,352	713,132	80,311
Heating	198,603	405,498	363,323	14,517
Water & Sewer	199,635	306,344	340,908	23,391
Building Supplies, Repairs & Maintenance	502,923	517,062	1,360,145	186,451
Recreation Facilities Expense	515,640	-	-	3,075
Security Services	7,766	1,110,887	-	2,597
Insurance	860,498	218,691	714,795	53,246
Management Fee	232,909	137,700	282,852	52,144
Professional Fees, net	87,865	151,335	113,831	55,922
Corporation Tax	21,796	19,659	9,506	2,146
Office & Administration	46,045	98,533	81,228	19,962
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 6,228,122**	**$ 8,474,749**	**$ 14,501,335**	**$ 1,147,893**
SURPLUS (DEFICIT)	**$ 702,469**	**$ 100,233**	**$ 189,310**	**$ (112,591)**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,084	1,195	1,508	2,662
Maint. - PY	-	7,622,310	7,775,768	1,051,856
Monthly Maint. / Charges Per Unit - PY	-	1,151	1,493	2,739
% Increase from Prior Year		4%	1%	-3%
Total Debt	0	23000000	301347	0
Debt per Unit	0	41666.66667	694.3479263	0
Interest Only/Amortizing	Amortizing	Interest Only	Amortizing	
Working Capital	1,795,590	6,415,003	3,326,470	1,808,953
Working Capital Per Unit	3,741	11,621	7,665	56,530
Transfer Fee %	Other			

*GSP - Gross Selling Price

Neighborhood	Brooklyn Heights	Williamsburg	South Slope	South Slope
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Brooklyn**
Type	**Condominium**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**14**	**50**	**93**	**73**
Zip Code	**11201**	**11211**	**11215**	**11215**
Maintenance / Common Charges	$ 401,162	$ 495,727	$ 1,873,925	$ 781,941
Operating Assessments	-	-	135,159	60,418
Rental Income / Comml. Charges	-	-	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	5,200
Transfer Fees	-	-	84,940	5,176
Other Income	5,880	9,583	76,838	11,328
TOTAL INCOME	**$ 407,042**	**$ 505,310**	**$ 2,170,862**	**$ 864,063**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	890,634	-
Mortgage & loan indebtedness	-	-	108,500	-
Payroll	58,875	116,845	430,157	-
Pension & Welfare	-	25,892	127,750	-
Payroll Taxes & Other Costs	7,392	12,499	16,918	-
Gas & Electric, net	51,861	61,953	119,526	53,160
Heating	16,987	33,019	69,658	18,005
Water & Sewer	11,337	22,086	42,517	44,559
Building Supplies, Repairs & Maintenance	144,445	162,428	158,920	544,879
Recreation Facilities Expense	-	-	-	-
Security Services	14,728	-	-	343
Insurance	40,595	62,021	68,240	47,158
Management Fee	23,094	46,336	56,859	45,778
Professional Fees, net	77,108	1,294	60,146	28,624
Corporation Tax	-	778	3,451	1,625
Office & Administration	10,354	24,286	5,136	21,534
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 456,776**	**$ 569,437**	**$ 2,158,412**	**$ 805,665**
SURPLUS (DEFICIT)	**$ (49,734)**	**$ (64,127)**	**$ 12,450**	**$ 58,398**
Other Financial Data				
Monthly Maint. / Charges Per Unit	2,388	826	1,679	893
Maint. - PY	349,686	472,122	1,823,269	722,173
Monthly Maint. / Charges Per Unit - PY	2,081	787	1,634	824
% Increase from Prior Year	15%	5%	3%	8%
Total Debt	0	0	3100000	0
Debt per Unit	0	0	33333.33333	0
Interest Only/Amortizing			Interest Only	
Working Capital	331,351	124,180	517,891	158,264
Working Capital Per Unit	23,668	2,484	5,569	2,168
Transfer Fee %			2% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	South Slope	Boerum Hill	Boerum Hill	Boerum Hill
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Brooklyn**
Type	**Condominium**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**160**	**38**	**41**	**73**
Zip Code	**11215**	**11217**	**11217**	**11217**
Maintenance / Common Charges	$ 1,651,070	$ 632,847	$ 1,074,022	$ 1,217,567
Operating Assessments	-	-	77,892	210,000
Rental Income / Comml. Charges	21,222	-	26,400	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	-
Transfer Fees	-	-	40,275	-
Other Income	28,667	13,712	15,976	111,127
TOTAL INCOME	**$ 1,700,959**	**$ 646,559**	**$ 1,234,565**	**$ 1,538,694**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	439,179	1,141
Mortgage & loan indebtedness	19,709	-	79,502	2,214
Payroll	-	94,681	230,972	624,361
Pension & Welfare	-	6,111	41,209	1,306
Payroll Taxes & Other Costs	-	12,251	30,826	76,197
Gas & Electric, net	191,945	52,362	17,189	170,976
Heating	54,568	-	46,925	31,512
Water & Sewer	127,254	18,474	26,427	29,224
Building Supplies, Repairs & Maintenance	1,048,375	139,831	129,768	185,901
Recreation Facilities Expense	-	-	-	-
Security Services	-	229,965	-	19,145
Insurance	100,470	34,854	32,194	127,591
Management Fee	88,862	45,000	41,266	56,666
Professional Fees, net	48,077	30,980	24,262	38,909
Corporation Tax	4,041	500	3,450	8,576
Office & Administration	17,658	8,309	9,690	13,590
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 1,700,959**	**$ 673,318**	**$ 1,152,859**	**$ 1,387,309**
SURPLUS (DEFICIT)	**$ -**	**$ (26,759)**	**$ 81,706**	**$ 151,385**
Other Financial Data				
Monthly Maint. / Charges Per Unit	860	1,388	2,183	1,390
Maint. - PY	1,528,630	627,405	1,012,723	1,217,554
Monthly Maint. / Charges Per Unit - PY	796	1,376	2,058	1,390
% Increase from Prior Year	8%	1%	6%	0%
Total Debt	0	0	2550000	1271012
Debt per Unit	0	0	62195.12195	17411.12329
Interest Only/Amortizing			Interest only	Amortizing
Working Capital	1,012,271	225,463	230,318	339,149
Working Capital Per Unit	6,327	5,933	5,618	4,646
Transfer Fee %			1.5% of GSP	Other

*GSP - Gross Selling Price

Neighborhood	Boerum Hill	Greenpoint	Flatbush	Flatbush
Borough	**Brooklyn**	**Brooklyn**	**Brooklyn**	**Brooklyn**
Type	**Condominium**	**Condominium**	**Co-Op**	**Condominium**
Number of Units	**30**	**14**	**101**	**71**
Zip Code	**11217**	**11222**	**11225**	**11226**
Maintenance / Common Charges	$ 580,890	$ 275,719	$ 983,860	$ 546,996
Operating Assessments	-	45,132	65,300	-
Rental Income / Comml. Charges	108,805	3,733	-	-
Common Charges - PILOT	-	-	-	-
Parking	-	-	-	35,626
Transfer Fees	-	-	104,888	-
Other Income	16,672	19,135	62,181	15,225
TOTAL INCOME	**$ 706,367**	**$ 343,719**	**$ 1,216,229**	**$ 597,847**
Ground Rent	-	-	-	-
Real Estate Taxes / PILOT / BID	-	-	331,272	-
Mortgage & loan indebtedness	-	-	197,095	-
Payroll	285,253	66,881	140,030	195,184
Pension & Welfare	39,487	12,620	37,334	1,140
Payroll Taxes & Other Costs	35,180	13,025	33,993	22,767
Gas & Electric, net	123,652	21,700	169,239	52,671
Heating	-	10,340	-	15,444
Water & Sewer	17,315	21,617	65,950	28,075
Building Supplies, Repairs & Maintenance	186,745	108,262	68,872	98,548
Recreation Facilities Expense	-	-	-	-
Security Services	-	18,587	5,569	9,970
Insurance	46,273	24,838	93,126	46,973
Management Fee	40,551	22,346	40,320	39,000
Professional Fees, net	33,740	11,677	35,955	21,890
Corporation Tax	1,150	2,588	3,893	500
Office & Administration	7,909	9,275	13,328	11,314
Bad Debts (Recovery)	-	-	-	-
TOTAL EXPENSES	**$ 817,255**	**$ 343,756**	**$ 1,235,976**	**$ 543,476**
SURPLUS (DEFICIT)	**$ (110,888)**	**$ (37)**	**$ (19,747)**	**$ 54,371**
Other Financial Data				
Monthly Maint. / Charges Per Unit	1,614	1,641	812	642
Maint. - PY	553,054	264,690	941,251	496,247
Monthly Maint. / Charges Per Unit - PY	1,536	1,576	777	582
% Increase from Prior Year	5%	4%	5%	10%
Total Debt	0	0	4088558	0
Debt per Unit	0	0	40480.77228	0
Interest Only/Amortizing			Amortizing	
Working Capital	539,398	(35,000)	1,613,840	270,068
Working Capital Per Unit	17,980	(2,500)	15,979	3,804
Transfer Fee %			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	0	3188985	0	0
Debt per Unit	0	25511.88	0	0
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	29898042
Debt per Unit	27081.55978
Interest Only/Amortizing	Amortizing
Working Capital	12,111,946
Working Capital Per Unit	10,971
Transfer Fee %	2% of GSP

*GSP - Gross Selling Price