FY' 2017 Guidelines for Properties Valued Based on the Income Approach, Including Office Buildings, Retail, and Residential Properties

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TABLE OF CONTENTS

Fiscal Year '2017 Guidelines for Properties Valued Based on the Income Approach, Including Office Buildings, Retail, Garages, Hotels, and Residential Properties

Guidelines Category	Page
Trophy Offices	3
Manhattan Class A Offices	4
Manhattan Class B Offices	7
Manhattan Other Offices	11
Offices in Boroughs Outside Manhattan	14
Public & Private Schools	17
Manhattan Retail	19
Retail Outside Manhattan and Large Retail Citywide	29
Lofts	34
Factories, Warehouses & Self Storage Facilities	43
Parking/Repair Garages	46
Apartment Buildings > 10 Units, Including Cooperatives and Condominiums	49
Apartment Buildings < 11 Units Including Cooperatives and Condominiums	55
Hotels	62
Income and Expense Trend Factors	64

Trophy Office Buildings							
Midtown Trophy Buildings							
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$62.98	\$76.09	\$106.51				
Expense	\$21.14	\$24.29	\$31.12				
Expense Ratio	34%	32%	29 %				
Cap Rate	6.90%	6.88%	6.84%				
Approximate Market Value Range	\$358	\$444	\$648	10.28%	4.795%		
Bcat/Subcat	-				0031		

Downtown Trophy Buildings						
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$40.53	\$43.26	\$43.64			
Expense	\$16.69	\$17.55	\$17.66			
Expense Ratio	41%	41%	40%			
Cap Rate	8.15%	8.10%	8.09%			
Approximate Market Value Range	\$184	\$199	\$202	10.28%	4.795%	
Bcat/Subcat					0030	

Class "A" Office Buildings						
Plaza "A"						
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$63.28	\$78.14	\$110.40			
Expense	\$21.27	\$24.84	\$32.05			
Expense Ratio	34%	32%	29 %			
Cap Rate	7.11%	7.09%	7.06%			
Approximate Market Value Range	\$353	\$448	\$661	12.15%	4.795%	
Bcat/Subcat				-	0006	

Grand Central "A"						
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$52.04	\$62.74	\$75.24			
Expense	\$20.23	\$23.33	\$26.79			
Expense Ratio	39%	37%	36%			
Cap Rate	7.43%	7.30%	7.18%			
Approximate Market Value Range	\$260	\$326	\$405	12.15%	4.795%	
Bcat/Subcat					0004	

Class "A" Office Buildings						
Midtown West "A"						
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$47.43	\$63.67	\$74.45			
Expense	\$17.59	\$21.89	\$24.58			
Expense Ratio	37%	34%	33%			
Cap Rate	7.23%	7.11%	7.05%			
Approximate Market Value Range	\$248	\$351	\$421	12.15%	4.795%	
Bcat/Subcat					0005	

Midtown South "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$45.12	\$53.90	\$63.90		
Expense	\$16.55	\$18.86	\$21.38		
Expense Ratio	37%	35%	33%		
Cap Rate	8.31%	8.25%	8.19%		
Approximate Market Value Range	\$218	\$269	\$327	12.15%	4.795%
Bcat/Subcat					0003

Class "A" Office Buildings						
Downtown Financial/WTC "A"						
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$40.17	\$40.57	\$43.45			
Expense	\$16.58	\$16.71	\$17.60			
Expense Ratio	41%	41%	41%			
Cap Rate	8.24%	8.23%	8.18%			
Approximate Market Value Range	\$181	\$183	\$199	12.15%	4.795%	
Bcat/Subcat					0001	

Downtown Insurance/Civic Center "A"						
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$33.43	\$37.95	\$43.14			
Expense	\$14.43	\$15.89	\$17.51			
Expense Ratio	43%	42%	41%			
Cap Rate	8.51%	8.46%	8.41%			
Approximate Market Value Range	\$143	\$166	\$194	12.15%	4.795%	
Bcat/Subcat					0002	

Class "B" Office Buildings							
Plaza "B"							
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$49.21	\$57.90	\$63.84				
Expense	\$16.89	\$19.01	\$20.40				
Expense Ratio	34%	33%	32%				
Cap Rate	7.97%	7.76%	7.64%				
Approximate Market Value Range	\$253	\$310	\$349	12.15%	4.795%		
Bcat/Subcat		-	•	•	O015		

Grand Central "B"						
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$44.51	\$57.34	\$63.84			
Expense	\$15.71	\$18.88	\$20.40			
Expense Ratio	35%	33%	32%			
Cap Rate	8.14%	7.91%	7.81%			
Approximate Market Value Range	\$223	\$303	\$345	12.15%	4.795%	
Bcat/Subcat						

Class "B" Office Buildings									
Midtown West "B"									
	Low	Median	High	Vacancy Rate	Effective Tax Rate				
Income	\$37.73	\$50.19	\$60.30						
Expense	\$13.91	\$17.10	\$19.54						
Expense Ratio	37%	34%	32%						
Cap Rate	8.57%	8.43%	8.34%						
Approximate Market Value Range	\$178	\$250	\$310	12.15%	4.795%				
Bcat/Subcat					0014				

Grand Central South "B"								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$44.74	\$54.66	\$60.42					
Expense	\$15.77	\$18.23	\$19.61					
Expense Ratio	35%	33%	32%					
Cap Rate	8.06%	7.86%	7.76%					
Approximate Market Value Range	\$225	\$288	\$325	12.15%	4.795%			
Bcat/Subcat					0012			

Class "B" Office Buildings									
Midtown South "B"									
	Low	Median	High	Vacancy	Effective Tax				
	LOW	Metian	High	Rate	Rate				
Income	\$40.42	\$50.24	\$63.53						
Expense	\$15.26	\$17.91	\$21.29						
Expense Ratio	38%	36%	34%						
Cap Rate	8.47%	8.38%	8.29%						
Approximate Market Value Range	\$190	\$245	\$323	12.15%	4.795%				
Bcat/Subcat			•		0009				

Downtown Financial/WTC "B"							
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$33.73	\$40.19	\$43.24				
Expense	\$13.81	\$15.74	\$16.63				
Expense Ratio	41%	39 %	38%				
Cap Rate	8.96%	8.89%	8.86%				
Approximate Market Value Range	\$145	\$179	\$195	12.15%	4.795%		
Bcat/Subcat	Bcat/Subcat						

Class "B" Office Buildings									
Downtown Insurance/Civic Center "B"									
	Low	Median	High	Vacancy Rate	Effective Tax Rate				
Income	\$33.11	\$37.67	\$42.92						
Expense	\$13.62	\$15.00	\$16.53						
Expense Ratio	41%	40%	39 %						
Cap Rate	9.26%	9.21%	9.16%						
Approximate Market Value Range	\$139	\$162	\$189	12.15%	4.795%				
Bcat/Subcat					0008				

Manhattan Other Offices									
Plaza not "A" or "B"									
	Low	Median	High	Vacancy Rate	Effective Tax Rate				
Income	\$53.83	\$67.86	\$96.33						
Expense	\$20.03	\$23.85	\$31.03						
Expense Ratio	37%	35%	32%						
Cap Rate	9.96%	9.87%	9.73%						
Approximate Market Value Range	\$229	\$300	\$450	10.28%	4.795%				
Bcat/Subcat		•	•	•	0321				

Grand Central not "A" or "B"								
	Low	Low Median	Low Median High	High	Vacancy	Effective		
				Rate	Tax Rate			
Income	\$38.69	\$60.64	\$84.71					
Expense	\$15.62	\$21.91	\$28.17					
Expense Ratio	40%	36%	33%					
Cap Rate	10.09%	9.91%	9.78%					
Approximate Market Value Range	\$155	\$263	\$388	10.28%	4.795%			
Bcat/Subcat					0322			

Manhattan Other Offices									
Grand Central South not "A" or "B"									
	Low Median High			Low Modian High Vacano	Vacancy	Effective			
	LOW	Median	пign	Rate	Tax Rate				
Income	\$32.26	\$47.87	\$60.65						
Expense	\$13.15	\$17.62	\$21.00						
Expense Ratio	41%	37%	35%						
Cap Rate	10.15%	9.99%	9.90%						
Approximate Market Value Range	\$128	\$205	\$270	10.28%	4.795%				
Bcat/Subcat		2	3		0323				

	Low	Median	High	Vacancy	Effective
	LOW			Rate	Tax Rate
Income	\$30.56	\$41.45	\$63.60		
Expense	\$12.63	\$15.83	\$21.75		
Expense Ratio	41%	38%	34%		
Cap Rate	10.16%	10.04%	9.87%		
Approximate Market Value Range	\$120	\$173	\$285	10.28%	4.795%
Bcat/Subcat					0324

Manhattan Other Offices								
Midtown South not "A" or "B"								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$34.19	\$51.96	\$81.38					
Expense	\$13.72	\$18.72	\$26.15					
Expense Ratio	40%	36%	32%					
Cap Rate	10.13%	9.96%	9.78%					
Approximate Market Value Range	\$137	\$225	\$379	10.28%	4.795%			
Bcat/Subcat	•			•	0325			

D/town Fin/Wrld/Ins/Civic/ not "A" or "B"								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$32.28	\$48.59	\$59.76					
Expense	\$13.59	\$18.48	\$21.59					
Expense Ratio	42%	38%	36%					
Cap Rate	10.16%	9.99%	9.91%					
Approximate Market Value Range	\$125	\$204	\$260	10.28%	4.795%			
Bcat/Subcat	3				0326			

Expense = lotat Expense per sq.it.								
Manhattan Other Offices								
Other Areas South Of 110th Street not "A" or "B"								
	Low	Low Median High Vaca						
	LOW	Median	lingii	Rate	Tax Rate			
Income	\$43.87	\$75.10	\$118.63					
Expense	\$16.59	\$24.72	\$34.72					
Expense Ratio	38%	33%	29 %					
Cap Rate	10.05%	9.84%	9.66%					
Approximate Market Value Range	\$184	\$344	\$580	10.28%	4.795%			
Bcat/Subcat			-		0328			

North of 110th Street								
	Low	Median	64.35	Vacancy	Effective			
	2011		01.55	Rate	Tax Rate			
Income	\$25.73	\$39.20	\$64.35					
Expense	\$7.20	\$9.29	\$12.56					
Expense Ratio	28%	24%	20%					
Cap Rate	10.57%	10.34%	10.08%					
Approximate Market Value Range	\$121	\$198	\$348	12.15%	4.795%			
Bcat/Subcat					0118			

Offices in Boroughs Outside Manhattan								
Downtown Brooklyn Class "A" Offices								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$27.19	\$27.59	\$42.95					
Expense	\$8.32	\$8.40	\$11.12					
Expense Ratio	31%	30%	26 %					
Cap Rate	9.29%	9.28%	8.97%					
Approximate Market Value Range	\$134	\$136	\$231	12.15%	4.795%			
Bcat/Subcat					0019			

Downtown Brooklyn Class "B" Offices								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$17.98	\$29.01	\$43.22					
Expense	\$6.57	\$8.97	\$11.61					
Expense Ratio	37%	31%	27%					
Cap Rate	10.48%	10.22%	10.01%					
Approximate Market Value Range	\$75	\$133	\$214	12.15%	4.795%			
Bcat/Subcat	÷				0020			

Offices in Boroughs Outside Manhattan								
Outerboroughs Other Class "A" Offices								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$26.44	\$30.56	\$31.48					
Expense	\$8.18	\$8.97	\$9.14					
Expense Ratio	31%	29 %	29 %					
Cap Rate	9.99%	9.89%	9.87%					
Approximate Market Value Range	\$124	\$147	\$152	10.28%	4.795%			
Bcat/Subcat	-				0022			

Outerboroughs Other Class "B" Offices								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$19.20	\$29.45	\$45.14					
Expense	\$6.86	\$9.06	\$11.94					
Expense Ratio	36%	31%	26 %					
Cap Rate	10.93%	10.77%	10.61%					
Approximate Market Value Range	\$78	\$131	\$216	10.28%	4.795%			
Bcat/Subcat	÷				0023			

Offices in Boroughs Outside Manhattan								
Office Buildings not Class "A" or "B"								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$19.15	\$27.58	\$41.95					
Expense	\$6.65	\$8.41	\$11.02					
Expense Ratio	35%	30%	26 %					
Cap Rate	10.75%	10.64%	10.51%					
Approximate Market Value Range	\$80	\$124	\$202	10.28%	4.795%			
Bcat/Subcat					0024			

Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$20.37	\$28.30	\$43.61		
Expense	\$7.01	\$8.67	\$11.49		
Expense Ratio	34%	31%	26 %		
Cap Rate	10.76%	10.51%	10.20%		
Approximate Market Value Range	\$86	\$128	\$214	10.28%	4.795%
Bcat/Subcat				-	0027

Public & Private Schools								
Manhattan Schools								
	Low Median High	Vacancy	Effective					
	LUW	Median	Ingi	Rate	Tax Rate			
Income	\$11.51	\$33.19	\$64.27					
Expense	\$3.86	\$6.94	\$9.98					
Expense Ratio	34%	21%	16%					
Cap Rate	10.71%	9.98%	9.55%					
Approximate Market Value Range	\$49	\$178	\$378	7.11%	4.795%			
Bcat/Subcat			-	-	SP10/1			

Outerboroughs Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$9.67	\$20.89	\$42.20		
Expense	\$3.48	\$5.31	\$7.78		
Expense Ratio	36%	25%	18%		
Cap Rate	10.82%	10.26%	9.78%		
Approximate Market Value Range	\$40	\$103	\$236	7.11%	4.795%
Bcat/Subcat					SP10/0

Miscellaneous Schools								
Manhattan Misc. Schools								
	Low	Median	High	Vacancy	Effective			
	LOW	Median	підп	Rate	Tax Rate			
Income	\$12.29	\$32.08	\$64.82					
Expense	\$3.76	\$6.31	\$9.32					
Expense Ratio	31%	20%	14%					
Cap Rate	10.65%	9.99%	9.53%					
Approximate Market Value Range	\$55	\$174	\$387	7.11%	4.795%			
Bcat/Subcat					SP11/1			

Outerboroughs Misc. Schools							
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$8.90	\$18.19	\$35.46				
Expense	\$3.17	\$4.63	\$6.66				
Expense Ratio	36%	25%	19%				
Cap Rate	10.86%	10.34%	9.88%				
Approximate Market Value Range	\$37	\$90	\$196	7.11%	4.795%		
Bcat/Subcat		•	•		SP11/O		

Manhattan South of Grand St. & Downtown Brooklyn								
One Story Fully Retail	Up to 10,000 Sq.Ft.							
	Low Modian High		High	Vacancy	Effective			
	LOW	Low Median	High	Rate	Tax Rate			
Income	\$49.23	\$90.15	\$208.02					
Expense	\$13.64	\$20.56	\$36.47					
Expense Ratio	28%	23%	18%					
Cap Rate	10.43%	9.83%	9.06%					
Approximate Market Value Range	\$234	\$476	\$1,238	6.19%	4.795%			
Bcat/Subcat					K111/M			

Multi-Story Fully Retail			Up to 10,0	000 Sq.Ft.	
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.03	\$70.89	\$171.47		
Expense	\$11.86	\$17.46	\$31.91		
Expense Ratio	30%	25%	19%		
Cap Rate	10.77%	10.19%	9.35%		
Approximate Market Value Range	\$181	\$357	\$987	6.19%	4.795%
Bcat/Subcat					K121/M

Manhattan South of Grand St. & Downtown Brooklyn								
				,				
Mixed-Use/Miscellaneous Retail			Up to 10,0	00 Sq.Ft.				
	Low	Median	High	Vacancy	Effective			
	LOW	Median	Ingh	Rate	Tax Rate			
Income	\$28.86	\$45.48	\$81.05					
Expense	\$9.52	\$12.93	\$19.12					
Expense Ratio	33%	28 %	24%					
Cap Rate	11.22%	10.75%	10.18%					
Approximate Market Value Range	\$121	\$209	\$414	6.19%	4.795%			
Bcat/Subcat	•			•	K131/M			
Mixed-Use/Miscellaneous Retail			10,001 - 20	,000 Sq.Ft.				
	Low	Median	High	Vacancy	Effective			
	Low	median	High	Rate	Tax Rate			
Income	\$27.35	\$44.46	\$83.31					
Expense	\$9.16	\$12.72	\$19.50					
Expense Ratio	33%	29 %	23%					
Cap Rate	9.84%	9.60%	9.29%					
Approximate Market Value Range	\$124	\$220	\$453	6.19%	4.795%			
Bcat/Subcat					K231/M			

Manhattan So	uth of 125 S	t & Down	town Broo	klyn	
				,	
Large Retail			20,001 - 50	,000 Sq.Ft.	
	Low	Median	High	Vacancy	Effective
	LOW	Mediali	підп	Rate	Tax Rate
Income	\$32.75	\$63.76	\$140.49		
Expense	\$10.26	\$16.05	\$27.41		
Expense Ratio	31%	25%	20%		
Cap Rate	9.23%	8.86%	8.44%		
Approximate Market Value Range	\$160	\$349	\$854	6.19%	4.795%
Bcat/Subcat		-			K311/M
Extra Large Retail		G	reater Than	50,000 Sq.I	Ft.
	Low	Median	High	Vacancy	Effective
	Low	median	High	Rate	Tax Rate
Income	\$26.75	\$57.39	\$133.60		
Expense	\$8.95	\$14.94	\$26.48		
Expense Ratio	33%	26 %	20%		
Cap Rate	8.77%	8.59%	8.39%		
Approximate Market Value Range	\$131	\$317	\$812	6.19%	4.795%
Bcat/Subcat				•	K411/M

North of Grand Street (Grand to W. 59th St. & to E. 96th St.)								
One Story Fully Retail	Up to 10,000 Sq.Ft.							
	Low Median High	Vacancy	Effective					
			Rate	Tax Rate				
Income	\$53.82	\$107.83	\$221.59					
Expense	\$14.09	\$22.43	\$36.43					
Expense Ratio	26%	21%	16%					
Cap Rate	8.68%	8.31%	7.94%					
Approximate Market Value Range	\$295	\$652	\$1,454	6.19%	4.795%			
Bcat/Subcat					K112/1			

Midtown South (Grand to 30th St.)								
Multi-Story Fully Retail			Up to 10,0	00 Sq.Ft.				
	Low	Modian	High	Vacancy	Effective			
	Low	Median High	Rate	Tax Rate				
Income	\$40.77	\$79.57	\$177.10					
Expense	\$12.01	\$18.85	\$32.36					
Expense Ratio	29 %	24%	18%					
Cap Rate	9.28%	9.06%	8.80%					
Approximate Market Value Range	\$204	\$438	\$1,065	6.19%	4.795%			
Bcat/Subcat					K122/1			

Midtown South (Grand to 30th St.)								
Mixed-Use/Miscellaneous Retail			Up to 10,0	000 Sq.Ft.				
	Low	Median	High	Vacancy	Effective			
	LOW		ingi	Rate	Tax Rate			
Income	\$34.30	\$53.78	\$102.53					
Expense	\$9.75	\$13.05	\$19.88					
Expense Ratio	28%	24%	1 9 %					
Cap Rate	9.18%	9.02%	8.80%					
Approximate Market Value Range	\$176	\$295	\$608	6.19%	4.795%			
Bcat/Subcat					K132/1			

Mixed-Use/Miscellaneous Retail			10,001 - 20	,000 Sq.Ft.	
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$37.49	\$60.26	\$115.42	Nate	
Expense	\$11.33	\$15.63	\$24.37		
Expense Ratio	30%	26 %	21%		
Cap Rate	9.44%	9.23%	8.96%		
Approximate Market Value Range	\$184	\$318	\$662	6.19%	4.795%
Bcat/Subcat	5				K232/1

Midtow	n (30th to	59th Stre	et)		
Multi-Story Fully Retail			Up to 10,0	00 Sa Et	
Multi-Story Fully Retail			00 10 10,0		
	Low	Median	High	Vacancy	Effective
				Rate	Tax Rate
Income	\$55.03	\$95.83	\$191.06		
Expense	\$14.73	\$21.40	\$34.14		
Expense Ratio	27%	22%	18 %		
Cap Rate	8.73%	8.49%	8.20%		
Approximate Market Value Range	\$298	\$560	\$1,208	6.19%	4.795%
Bcat/Subcat				•	K123/1
Mixed-Use/Miscellaneous Retail			Up to 10,0	000 Sq.Ft.	
	Law	Madian	النعلم	Vacancy	Effective
	Low	Median	High	Rate	Tax Rate
Income	\$41.58	\$69.75	\$127.03		
Expense	\$11.36	\$15.93	\$23.58		
Expense Ratio	27%	23%	19%		
Cap Rate	8.80%	8.64%	8.46%		
Approximate Market Value Range	\$222	\$401	\$780	6.19%	4.795%
Bcat/Subcat				•	K133/1

Midtown (30th to 125th Street)								
Mixed-Use/Miscellaneous Retail			10,001 - 20	,000 Sq.Ft.				
	Low	Median	Lliab	Vacancy	Effective			
		median	High	Rate	Tax Rate			
Income	\$30.64	\$65.70	\$198.77					
Expense	\$9.89	\$16.57	\$35.48					
Expense Ratio	32%	25%	18%					
Cap Rate	9.66%	9.28%	8.76%					
Approximate Market Value Range	\$144	\$349	\$1,205	6.19%	4.795%			
Bcat/Subcat					K233/1			

East Side (59th to 96th Street)								
Multi-Story Fully Retail	Up to 10,000 Sq.Ft.							
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income Expense	\$70.72 \$20.36	\$104.65 \$26.95	\$399.88 \$71.14					
Expense Ratio Cap Rate	<mark>29%</mark> 6.19%	<mark>26%</mark> 8.37%	<mark>18%</mark> 7.95%					
Approximate Market Value Range Bcat/Subcat	\$458	\$590	\$2,579	6.19%	4.795% K124/1			

Mixed-Use/Miscellaneous Retail			Up to 10,0	00 Sq.Ft.	
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$60.56	\$97.18	\$232.15		
Expense	\$18.23	\$25.56	\$47.87		
Expense Ratio	30%	26%	21%		
Cap Rate	8.63%	8.46%	8.15%		
Approximate Market Value Range	\$315	\$540	\$1,424	6.19%	4.795%
Bcat/Subcat					K134/1

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)								
One Story Fully Retail	Up to 10,000 Sq.Ft.							
	Low	Modian	High	Vacancy	Effective			
	Low Median	nigii	Rate	Tax Rate				
Income	\$27.10	\$45.74	\$146.86					
Expense	\$7.92	\$11.02	\$23.13					
Expense Ratio	29%	24%	16%					
Cap Rate	9.74%	9.43%	8.77%					
Approximate Market Value Range	\$132	\$244	\$912	6.19%	4.795%			
Bcat/Subcat					K115/1			

Multi-Story Fully Retail	Up to 10,000 Sq.Ft.				
	Low	Median	High	Vacancy	Effective
	2011	median		Rate	Tax Rate
Income	\$26.32	\$41.95	\$107.32		
Expense	\$7.77	\$10.43	\$18.92		
Expense Ratio	30%	25%	18%		
Cap Rate	10.83%	10.48%	9.81%		
Approximate Market Value Range	\$119	\$206	\$605	6.19%	4.795%
Bcat/Subcat				•	K125/1

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)							
Mixed-Use/Miscellaneous Retail			Up to 10,0	00 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$18.42	\$30.67	\$91.98				
Expense	\$6.21	\$8.55	\$17.13				
Expense Ratio	34%	28 %	19%				
Cap Rate	11.23%	10.83%	10.03%				
Approximate Market Value Range	\$76	\$142	\$505	6.19%	4.795%		
Bcat/Subcat							

Manhattan South of 125 St. & Downtown Brooklyn							
One Story Fully Retail	10,001 - 20,000 Sq.Ft.						
	Low	Vacancy	Effective				
	Low	Median	High	Rate	Tax Rate		
Income	\$29.19	\$71.36	\$184.85				
Expense	\$9.57	\$17.53	\$33.72				
Expense Ratio	33%	25%	18%				
Cap Rate	9.51%	9.03%	8.54%				
Approximate Market Value Range	\$137	\$389	\$1,133	6.19%	4.795%		
Bcat/Subcat							

Manhattan North of 125th Street and Boroughs Outside Manhattan								
One-Story Fully Retail	Up to 10,000 Sq.Ft.							
	Low	Low Median H	High	Vacancy	Effective			
	LUW	Mediali	High	Rate	Tax Rate			
Income	\$20.73	\$31.74	\$57.70					
Expense	\$6.15	\$7.95	\$11.44					
Expense Ratio	30%	25%	20%					
Cap Rate	10.87%	10.76%	10.61%					
Approximate Market Value Range	\$93	\$153	\$300	9.63%	4.795%			
Bcat/Subcat	-				K117/O			

Multi-Story Fully Retail	Up to 10,000 Sq.Ft.				
	Low	Median	High	Vacancy	Effective
	LOW	median	Ingi	Rate	Tax Rate
Income	\$19.05	\$29.62	\$56.22		
Expense	\$6.08	\$7.99	\$11.90		
Expense Ratio	32%	27%	21%		
Cap Rate	10.90%	10.78%	10.61%		
Approximate Market Value Range	\$83	\$139	\$288	9.63%	4.795%
Bcat/Subcat					K127/O

Low	Median	High	Vacancy Rate	Effective Tax Rate
		High	-	
		Iligii	Rate	Tax Rate
<u> </u>				Iux Nute
\$17.50	\$26.65	\$43.85		
\$5.71	\$7.39	\$10.05		
33%	28%	23%		
10.32%	10.18%	10.01%		
\$78	\$129	\$228	9.63%	4.795%
				K137/O
-	\$5.71 <mark>33%</mark> 0.32%	\$5.71\$7.3933%28%0.32%10.18%	\$5.71\$7.39\$10.0533%28%23%0.32%10.18%10.01%	\$5.71 \$7.39 \$10.05 33% 28% 23% 0.32% 10.18% 10.01%

One Story Fully Retail	10,001 - 20,000 Sq.Ft.				
	Low	Low Median	High	Vacancy	Effective
	LOW		i ligi i	Rate	Tax Rate
Income	\$18.54	\$31.53	\$62.18		
Expense	\$6.17	\$8.62	\$13.26		
Expense Ratio	33%	27%	21%		
Cap Rate	8.74%	8.42%	8.03%		
Approximate Market Value Range	\$91	\$173	\$381	9.63%	4.795%
Bcat/Subcat					K217/O

Manhattan North of 125th Street and Boroughs Outside Manhattan							
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$14.86	\$26.25	\$46.19				
Expense	\$5.05	\$7.12	\$10.04				
Expense Ratio	34%	27%	22%				
Cap Rate	8.80%	8.44%	8.09%				
Approximate Market Value Range	\$72	\$145	\$281	9.63%	4.795%		
Bcat/Subcat		•			K237/O		

Large Retail	20,001 - 30,000 Sq.Ft.					
	Low	Median High	High	Vacancy	Effective	
			Rate	Tax Rate		
Income	\$18.27	\$29.49	\$56.22			
Expense	\$5.84	\$7.82	\$11.62			
Expense Ratio	32%	27%	21%			
Cap Rate	9.64%	9.16%	8.54%			
Approximate Market Value Range	\$86	\$155	\$334	9.63%	4.795%	
Bcat/Subcat					K317/OA	

Manhattan North of 125th Street and Boroughs Outside Manhattan							
Large Retail	Greater than 30,000 Sq.Ft.						
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$16.20	\$29.36	\$56.58				
Expense	\$5.54	\$8.00	\$12.02				
Expense Ratio	34%	27%	21%				
Cap Rate	9.42%	8.89%	9.63%				
Approximate Market Value Range	\$75	\$156	\$309	8.90%	4.795%		
Bcat/Subcat							

Extra Large Retail	Up to 100,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$17.60	\$30.43	\$50.53		
Expense	\$5.86	\$8.22	\$11.24		
Expense Ratio	33%	27%	22%		
Cap Rate	9.21%	8.49%	7.87%		
Approximate Market Value Range	\$84	\$167	\$310	9.63%	4.795%
Bcat/Subcat					K417/OA

Manhattan North of 125th Street and Boroughs Outside Manhattan								
Extra Large Retail	Greater than 100,000 Sq.Ft.							
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income Evenese	\$16.81 \$6.36	\$29.47 \$9.21	\$47.39 \$12.64					
Expense Expense Ratio	38%	39.21 31%	312.04 27%					
Cap Rate	9.68%	9.22%	8.85%					
Approximate Market Value Range	\$72	\$145	\$255	9.63%	4.795%			
Bcat/Subcat								

Lofts						
Midtown West	Up to 15,000 Sq.Ft.					
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$23.13	\$23.48	\$28.61			
Expense	\$7.95	\$8.03	\$9.15			
Expense Ratio	34%	34%	32%			
Cap Rate	8.53%	8.52%	8.33%			
Approximate Market Value Range	\$114	\$116	\$148	7.11%	4.795%	
Bcat/Subcat			•	3	L001 1A	
Midtown West	15,001 Sq.Ft 50,000 Sq.Ft.					

Midtown West		15,001 Sq.Ft 50,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.37	\$35.03	\$64.31		
Expense	\$10.04	\$11.06	\$16.71		
Expense Ratio	33%	32%	26%		
Cap Rate	8.63%	8.50%	7.96%		
Approximate Market Value Range	\$151	\$180	\$373	7.11%	4.795%
Bcat/Subcat					L001 1B

Lofts						
Midtown West	Greater than 50,000 Sq.Ft.					
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income Expense	\$38.21 \$10.99	\$39.19 \$11.18	\$54.84 \$13.95			
Expense Ratio Cap Rate	<mark>29%</mark> 8.35%	29% 8.33%	25% 8.11%			
Approximate Market Value Range Bcat/Subcat	\$207	\$213	\$317	7.11%	4.795% L001 1C	

Fashion/Javits Center	Up to 15,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.11	\$29.84	\$38.54		
Expense	\$8.17	\$9.41	\$11.15		
Expense Ratio	34%	32%	29%		
Cap Rate	8.44%	8.23%	7.99%		
Approximate Market Value Range	\$120	\$157	\$214	7.11%	4.795%
Bcat/Subcat					L002 1A

Lofts						
Fashion/Javits Center	15,001 Sq.Ft 50,000 Sq.Ft.					
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$25.46	\$30.28	\$42.96			
Expense	\$8.91	\$10.02	\$12.70			
Expense Ratio	35%	33%	30%			
Cap Rate	8.65%	8.49%	8.17%			
Approximate Market Value Range	\$123	\$153	\$233	7.11%	4.795%	
Bcat/Subcat					L002 1B	

Fashion/Javits Center	Greater than 50,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$21.77	\$26.84	\$42.97		
Expense	\$7.58	\$8.70	\$11.86		
Expense Ratio	35%	32%	28%		
Cap Rate	8.54%	8.39%	8.07%		
Approximate Market Value Range	\$106	\$138	\$242	7.11%	4.795%
Bcat/Subcat			•		L002 1C

	Lofts	5			
Chelsea/Flatiron/Gramercy/Murra	ay Hill		Up to 15,0	000 Sq.Ft.	
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.66	\$36.28	\$36.70		
Expense	\$8.39	\$10.85	\$10.93		
Expense Ratio	34%	30%	30%		
Cap Rate	8.37%	8.00%	7.99%		
Approximate Market Value Range	\$124	\$199	\$202	7.11%	4.795%
Bcat/Subcat	•	•	•	•	L003 1A
Chelsea/Flatiron/Gramercy/Murra	ay Hill	15	,001 Sq.Ft	50,000 Sq.	Ft.
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.46	\$36.92	\$63.86		

\$8.91 \$11.46 \$16.64 Expense 35% Expense Ratio 31% 26% 8.70% 8.36% 7.88% Cap Rate 4.795% Approximate Market Value Range \$123 \$194 \$373 7.11% Bcat/Subcat L003 1B

Income = Gross Income per sq.ft.

Lofts						
rray Hill	G	reater than	50,000 Sq.F	⁻ t.		
Low	Median	High	Vacancy Rate	Effective Tax Rate		
\$24.02	\$37.65	\$51.14				
\$8.09	\$10.88	\$13.32				
34%	29 %	26%				
8.55%	8.24%	8.04%				
\$119	\$205	\$295	7.11%	4.795%		
				L003 1C		
	rray Hill Low \$24.02 \$8.09 34% 8.55%	rray Hill G Low Median \$24.02 \$37.65 \$8.09 \$10.88 34% 29% 8.55% 8.24%	rray Hill Greater than Low Median High \$24.02 \$37.65 \$51.14 \$8.09 \$10.88 \$13.32 34% 29% 26% 8.55% 8.24% 8.04%	Image: state		

Below 14th Street	I low Median High I 1				
	Low	Median	High	-	Effective Tax Rate
Income	\$22.68	\$33.98	\$34.64		
Expense	\$7.85	\$10.26	\$10.39		
Expense Ratio	35%	30%	30%		
Cap Rate	8.41%	8.02%	8.00%		
Approximate Market Value Range	\$112	\$185	\$190	7.11%	4.795%
Bcat/Subcat	•	•	•		L004 1A

	Lofts	5			
Below 14th Street		15,	,001 Sq.Ft. ·	- 50,000 Sq.	.Ft.
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.46	\$35.33	\$64.90		
Expense	\$8.91	\$11.12	\$16.32		
Expense Ratio	35%	31%	25%		
Cap Rate	8.69%	8.39%	7.85%		
Approximate Market Value Range	\$123	\$184	\$384	7.11%	4.795%
Bcat/Subcat	•	•	•	•	L004 1B

Below 14th Street	Low Median High Rate \$24.12 \$37.66 \$67.04 \$8.12 \$10.88 \$15.92 34% 29% 24% 8.54% 8.24% 7.86%		t.		
	Low	Median	High	-	Effective Tax Rate
Income	\$24.12	\$37.66	\$67.04		
Expense	\$8.12	\$10.88	\$15.92		
Expense Ratio	34%	29 %	24%		
Cap Rate	8.54%	8.24%	7.86%		
Approximate Market Value Range	\$120	\$205	\$404	7.11%	4.795%
Bcat/Subcat	*	*			L004 1C

Lofts							
Manhattan Other Lofts	Manhattan Other Lofts Up to 15,000 Sq.Ft.						
	Low	Median	High	Vacancy	Effective		
Income	\$16.11	\$19.05	\$29.74	Rate	Tax Rate		
Expense	\$6.26	\$6.99	\$9.38				
Expense Ratio	39%	37%	32%				
Cap Rate	10.45%	10.30%	9.92%				
Approximate Market Value Range	\$65	\$80	\$138	7.11%	4.795%		
Bcat/Subcat		•	-	•	L006 1A		
Manhattan Other Lofts		15	001 Sa Et	- 50,000 Sa.	Ft		

Manhattan Other Lofts		15,	,001 Sq.Ft	50,000 Sq.	Ft.
	Low	Low Median	High	Vacancy	Effective
		Median	l light	Rate	Tax Rate
Income	\$25.46	\$39.03	\$57.03		
Expense	\$8.91	\$11.90	\$15.40		
Expense Ratio	35%	30%	27%		
Cap Rate	10.44%	10.13%	9.87%		
Approximate Market Value Range	\$109	\$182	\$284	7.11%	4.795%
Bcat/Subcat					L006 1B

Lofts						
Manhattan Other Lofts		G	reater than	50,000 Sq.F	⁻ t.	
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$17.81	\$45.17	\$58.04			
Expense	\$6.65	\$12.28	\$14.49			
Expense Ratio	37%	27%	25%			
Cap Rate	10.47%	9.97%	9.84%			
Approximate Market Value Range	\$73	\$223	\$298	7.11%	4.795%	
Bcat/Subcat		•	•		L006 1C	

Lofts Outside Manhattan			Up to 20,0	00 Sq.Ft.	
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$23.75	\$27.92	\$34.55		
Expense	\$6.03	\$6.58	\$7.37		
Expense Ratio	25%	24%	21%		
Cap Rate	11.28%	11.11%	10.90%		
Approximate Market Value Range	\$110	\$134	\$173	7.11%	4.795%
Bcat/Subcat					L007 OA

Lofts						
Lofts Outside Manhattan	Greater than 20,000 Sq.Ft.					
	Low	Madian	High	Vacancy	Effective	
	LOW	v Median	High	Rate	Tax Rate	
Income	\$24.91	\$29.02	\$31.32			
Expense	\$6.38	\$6.94	\$7.24			
Expense Ratio	26 %	24%	23%			
Cap Rate	11.29%	11.04%	10.92%			
Approximate Market Value Range	\$115	\$139	\$153	7.11%	4.795%	
Bcat/Subcat	-				L007 OB	

Factories, Warehouses, Self Storage Facilities							
Citywide Factories & Warehouses			Up to 5,0	00 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate		
Income	\$10.63	\$17.87	\$22.92				
Expense	\$3.09	\$3.99	\$4.51				
Expense Ratio	29%	22%	20%				
Cap Rate	10.30%	10.14%	10.06%				
Approximate Market Value Range	\$50	\$93	\$124	7.11%	4.795%		
Bcat/Subcat				•	1020 CA		

Citywide Factories & Warehouses	Low Median High Vacancy Rate Ef Ta \$9.48 \$14.57 \$19.41 10.26% 10.17% 10.11%			Ft.	
	Low	Modian	Lliah	Vacancy	Effective
	LOW	Median	підп	Rate	Tax Rate
Income	\$9.48	\$14.57	\$19.41		
Expense	\$2.64	\$3.19	\$3.62		
Expense Ratio	28 %	22%	1 9 %		
Cap Rate	10.26%	10.17%	10.11%		
Approximate Market Value Range	\$45	\$76	\$106	7.11%	4.795%
Bcat/Subcat	\$9.48 \$14.57 \$19.41 \$2.64 \$3.19 \$3.62 28% 22% 19% 10.26% 10.17% 10.11% ange \$45 \$76 \$106 7.11%			1020 CB	

Factories, Warehouses, Self Storage Facilities								
Citywide Factories & Warehouses	20,001 Sq.Ft 50,000 Sq.Ft.							
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$7.80	\$12.31	\$18.73					
Expense	\$2.38	\$2.88	\$3.44					
Expense Ratio	31%	23%	18%					
Cap Rate	10.29%	10.16%	10.04%					
Approximate Market Value Range	\$36	\$63	\$103	7.11%	4.795%			
Bcat/Subcat			-		1020 CC			

Citywide Factories & Warehouses	Greater than 50,000 Sq.Ft.					
	Low	Median	High	Vacancy Rate	Effective Tax Rate	
Income	\$7.44	\$11.42	\$18.28			
Expense	\$2.41	\$2.91	\$3.58			
Expense Ratio	32%	25%	20%			
Cap Rate	10.29%	10.17%	10.04%			
Approximate Market Value Range	\$33	\$57	\$99	7.11%	4.795%	
Bcat/Subcat			•	•	1020 CD	

Factories, Warehouses, Self Storage Facilities								
Citywide Self Storage Facilities	Up to 42,200 Sq.Ft.							
	Low	Median	High	Effective Tax Rate				
Income	\$8.20	\$14.53	\$19.86					
Expense	\$3.26	\$4.52	\$5.45					
Expense Ratio	40%	31%	27%					
Cap Rate	9.46%	8.91%	8.63%					
Approximate Market Value Range	\$35	\$73	\$107	7.11%	4.795%			
Bcat/Subcat					S003 C			

Parking/Repair Garages								
South of 34th Street								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$16.90	\$29.31	\$46.78					
Expense	\$3.53	\$4.54	\$5.63					
Expense Ratio	21%	15%	12%					
Cap Rate	9.85%	9.68%	9.53%					
Approximate Market Value Range	\$91	\$171	\$287	7.11%	4.795%			
Bcat/Subcat					G030			
34th Street to 96th Street								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$15.71	\$30.89	\$41.60					
-		64 / F	ČE 33	1	1			

Income	312.71	220.02	341.0U		
Expense	\$3.41	\$4.65	\$5.33		
Expense Ratio	22%	15%	13%		
Cap Rate	9.81%	9.60%	9.51%		
Approximate Market Value Range	\$84	\$182	\$254	7.11%	4.795%
Bcat/Subcat					G031

-									
Parking/Repair Garages									
Manh North of 96th St. and Outer Boroughs									
	Low	Median	an High	Vacancy	Effective				
	LUW	Median	Iligii	Rate	Tax Rate				
Income	\$7.75	\$15.60	\$28.42						
Expense	\$2.97	\$4.30	\$5.92						
Expense Ratio	38%	28%	21%						
Cap Rate	10.21%	10.01%	9.84%						
Approximate Market Value Range	\$32	\$76	\$154	7.11%	4.795%				
Bcat/Subcat					G040				

Car Wash/Lube/Miscellaneous Garages									
Up to 96th Street									
	Low	Median	High	Vacancy Rate	Effective Tax Rate				
Income	\$17.82	\$40.18	\$66.06						
Expense	\$3.64	\$5.30	\$6.71						
Expense Ratio	20%	13%	10%						
Cap Rate	9.40%	9.14%	8.99%						
Approximate Market Value Range	\$100	\$250	\$431	7.11%	4.795%				
Bcat/Subcat					G018				

Manh North of 96th Street and Outer Boroughs								
	Low	Median	High	Vacancy Rate	Effective Tax Rate			
Income	\$7.88	\$16.83	\$30.83					
Expense	\$3.17	\$4.85	\$6.83					
Expense Ratio	40%	29%	22%					
Cap Rate	10.22%	10.00%	9.83%					
Approximate Market Value Range	\$31	\$81	\$164	7.11%	4.795%			
Bcat/Subcat		-			G042			

Apartment Buildings with More Than 10 Units								
Including Rental Buildings, Cooperatives and Condominiums								
Residential Unregulated								
Manhatta	Vacancy Rate	Bcat/Subcat						
Post-1973 Rental Elevator Buildings				4.00%	RU33			
Post-1973 Cooperative Elevator Build				4.00%	CU33			
Post-1973 Condominium Elevator Bui	ldings			4.00%	EU33			
Post-1973 Condo-Coops/Condo-Renta	l Elevator	Buildings	;	4.00%	DU33			
	Low Median High							
Income	\$20.75	\$40.39	\$54.87					
Expense	\$11.50	\$17.28	\$20.87					
Expense Ratio	55%	43%	38%					
Cap Rate	7.11%	6.70%	6.70%					
Approximate Market Value Range	\$72	\$185	\$272		5.797%			
				Vacancy				
Outer-borou	ıghs			Rate	Bcat/Subcat			
Post-1973 Rental Elevator Buildings				3.00%	RU33			
Post-1973 Cooperative Elevator Build								
			3.00%	CU33				
Post-1973 Condominium Elevator Bui				3.00%	EU33			
Post-1973 Condominium Elevator Bui Post-1973 Condo-Coops/Condo-Renta	ldings	Buildings	;					
	ldings	Buildings Median	High	3.00%	EU33			
	ldings I Elevator			3.00%	EU33 DU33 Effective Tax			
Post-1973 Condo-Coops/Condo-Renta	ldings l Elevator Low	Median	High	3.00%	EU33 DU33 Effective Tax			
Post-1973 Condo-Coops/Condo-Renta Income	ldings I Elevator Low \$12.28	Median \$20.69	High \$32.84	3.00%	EU33 DU33 Effective Tax			
Post-1973 Condo-Coops/Condo-Renta Income Expense	ldings l Elevator Low \$12.28 \$7.87	Median \$20.69 \$12.00	High \$32.84 \$17.44	3.00%	EU33 DU33 Effective Tax			

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums								
Residential Unregulated								
Manhatta	Vacancy Rate	Bcat/Subcat						
Pre-1974 Rental Elevator Buildings				5.00%	RU32			
Pre-1974 Cooperative Elevator Buildi				5.00%	CU32			
Pre-1974 Condominium Elevator Buil	dings			5.00%	EU32			
Pre-1974 Condo-Coops/Condo-Rental	Elevator	Buildings		5.00%	DU32			
	Low	Median	High	-	Effective Tax Rate			
Income	\$20.81	\$39.45	\$55.00					
Expense	\$11.52	\$17.03	\$20.91					
Expense Ratio	55%	43%	38%					
Cap Rate	7.11%	6.70%	6.70%					
Approximate Market Value Range	\$72	\$179	\$273		5.797%			
Outer-borou	uabc			Vacancy	Bcat/Subcat			
Outer-borot	igiis			Rate	Deat/ Subcat			
Pre-1974 Rental Elevator Buildings				2.00%	RU32			
Pre-1974 Cooperative Elevator Buildi				2.00%	CU32			
Pre-1974 Condominium Elevator Buil	dings			2.00%	EU32			
Pre-1974 Condo-Coops/Condo-Rental	Elevator	Buildings		2.00%	DU32			
	Low	Median	High	-	Effective Tax Rate			
Income	\$12.20	\$16.51	\$25.59		Nate			
Expense	\$7.83	\$10.00	\$25.59					
Expense Ratio	64%	\$10.00 61%	56%					
Cap Rate	9.26%	7.82%	6.70%					
Approximate Market Value Range	\$29	\$48	\$91		5.797%			

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated								
Manhatta	Vacancy Rate	Bcat/Subcat						
Rental Walk-Ups				5.00%	RU31			
Cooperative Walk-Ups				5.00%	CU31			
Condominium Walk-Ups				5.00%	EU31			
Condo-Coops/Condo-Rental Walk-Ups				5.00%	DU31			
	-	Effective Tax Rate						
Income	\$21.02	\$40.89	\$58.70					
Expense	\$11.59	\$17.41	\$21.77					
Expense Ratio	55%	43%	37%					
Cap Rate	7.08%	6.70%	6.70%					
Approximate Market Value Range	\$73	\$188	\$296		5.797%			
Outer-borou	ıghs			Vacancy Rate	Bcat/Subcat			
Rental Walk-Ups				2.00%	RU31			
Cooperative Walk-Ups				2.00%	CU31			
Condominium Walk-Ups				2.00%	EU31			
Condo-Coops/Condo-Rental Walk-Ups				2.00%	DU31			
	Low	Median	High	-	Effective Tax Rate			
Income	\$11.54	\$17.28	\$30.45					
Expense	\$7.48	\$10.37	\$16.40					
Expense Ratio	65 %	60 %	54%					
Cap Rate	9.60%	7.66%	6.70%					
Approximate Market Value Range	\$26	\$51	\$112		5.797%			

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated								
	leu	Vacancy						
Manhatta	Rate	Bcat/Subcat						
Post-1973 Rental Elevator Buildings				4.00%	RR33			
Post-1973 Cooperative Elevator Build	ings			4.00%	CR33			
	Low	Median	High	_	Effective Tax			
	LOW	Metilali	підп	-	Rate			
Income	\$16.70	\$36.44	\$55.10					
Expense	\$10.08	\$16.22	\$20.93					
Expense Ratio	60%	45%	38%					
Cap Rate	7.78%	6.70%	6.70%					
Approximate Market Value Range	\$49	\$162	\$273		5.797%			
- -				Vacance				
Outer-borou	ighs			Vacancy	Bcat/Subcat			
	5			Rate				
Post-1973 Rental Elevator Buildings	•			2.00%	RR33			
Post-1973 Cooperative Elevator Build	ings		-	2.00%	CR33			
	Low	Median	High	-	Effective Tax			
			Ū		Rate			
Income	\$10.42	\$17.49	\$29.00					
Expense	\$6.89	\$10.47	\$15.77					
Expense Ratio	66%	60%	54%					
Cap Rate	10.30%	7.62%	6.70%					
Approximate Market Value Range	\$22	\$52	\$106		5.797%			

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated								
	Manhattan Vacancy Bcat/Subcat							
Pre-1974 Rental Elevator Buildings				3.00%	RR32			
Pre-1974 Cooperative Elevator Buildi	ngs			3.00%	CR32			
	-	Effective Tax Rate						
Income	\$12.51	\$20.81	\$40.52					
Expense	\$8.46	\$11.52	\$17.31					
Expense Ratio	Expense Ratio 68% 55% 43%							
Cap Rate	9.12%	7.11%	6.70%					
Approximate Market Value Range	\$27	\$72	\$186		5.797%			
Outer-borou	ıghs			Vacancy Rate	Bcat/Subcat			
Pre-1974 Rental Elevator Buildings				2.00%	RR32			
Pre-1974 Cooperative Elevator Buildi	ngs			2.00%	CR32			
	Low	Median	High	-	Effective Tax Rate			
Income	\$10.42	\$14.44	\$19.77					
Expense	\$6.89	\$8.97	\$11.56					
Expense Ratio	66%	62 %	58%					
Cap Rate	10.30%	8.38%	7.24%					
Approximate Market Value Range	\$22	\$39	\$63		5.797%			

Apartment Buildings with More Than 10 Units								
Including Rental Buildings, Cooperatives and Condominiums Residential Regulated								
Manhatta	n			Vacancy Rate	Bcat/Subcat			
Rental Walk-Ups				4.00%	RR31			
Cooperative Walk-Ups				4.00%	CR31			
	High	-	Effective Tax					
	•		Rate					
Income	\$14.62	\$26.08	\$44.84					
Expense	\$9.29	\$13.21	\$18.42					
Expense Ratio	64%	51%	41%					
Cap Rate	8.33%	6.70%	6.70%					
Approximate Market Value Range	\$38	\$103	\$211		5.797%			
				Vacancy				
Outer-borou	ıghs			-	Bcat/Subcat			
Rental Walk-Ups				3.00%	RR31			
Cooperative Walk-Ups				3.00%	CR31			
	Low	Median	High	_	Effective Tax			
		Mediali	піgн		Rate			
Income	\$10.46	\$14.60	\$21.61					
Expense	\$6.91	\$9.05	\$12.43					
Expense Ratio	66%	62 %	58 %					
Cap Rate	10.27%	8.33%	7.02%					
Approximate Market Value Range	\$22	\$39	\$72		5.797%			

Including Rental Buildings, Cooperatives and Condominums Borough Neighborhood Median Income Per Sq. Ft. Gross Income Multiplier Bcat Sub Bcat Income Group OUCENS ARPORT LA GUARDIA 16.73 9.13 RX06 A R08A OUCENS ARPORT LA GUARDIA 19.75 8.94 CX07 E C07E MANHATAN ALPHABET CITY 38.87 11.52 CX38 A C101 STATEN ISLAND ARPORT LA GUARDIA 10.74 RX03 A C101 STATEN ISLAND ARROCHAR-SHORE ACRES 11.34 8.76 RX03 A C102 STATEN ISLAND ARROCHAR-SHORE ACRES 11.34 8.76 RX03 A C102 STATEN ISLAND ARROCHAR-SHORE ACRES 13.34 8.76 RX03 A C102 STATEN ISLAND ARROCHAR-SHORE ACRES 13.34 10.77 RX03 A C102 DUEENS ASTORIA 10.53 0.00 CX06 B C032 STATE		Apartment B	uildings with L	ess Than 11 L	Jnits		
Borough Neighborhood Income prof. Multiplier Bcat Sub Bcat Croup QUEENS ARPORT LA GUARDIA 16.73 8.13 RX06 A R08A QUEENS ARPORT LA GUARDIA 19.75 8.94 CX07 E C37A MANHATTAN ARPORT LA GUARDIA 19.75 8.94 CX07 E C37A STATEN ISLAND ANADALE 10.81 10.17 RX05 B R05B STATEN ISLAND ANADALE 10.84 49.6 CX01 J C01J STATEN ISLAND ARROCHAR 11.34 8.76 RX03 A R03A QUEENS ARROCHAR 11.34 8.76 RX03 A R03A QUEENS ARVERNE 13.90 8.46 CX02 F C02F QUEENS ARVERNE 13.90 8.46 CX02 F C02F QUEENS ASTORIA 10.51 10.77 CX05 A C04A QUEENS		Including Rental Buil	dings, Cooper	atives and Cor	ndominiu	ıms	
OLDERNS AIRPORT LA GUARDIA 19.75 8.84 CX07 E C07E MANHATTAN ALPHABET CITY 23.52 12.89 RX11 C RT11C MANHATTAN ALPHABET CITY 35.87 11.52 CX10 A C10A. STATEN ISLAND NANADALE 13.64 10.77 RX05 B R058 STATEN ISLAND NANADALE 13.90 6.46 CX03 A R03A STATEN ISLAND NAROCHAR-SHORE ACRES 11.34 8.76 RX03 A R03A OULEENS ARVERNE 13.30 8.46 CX02 F C02F OULEENS ASTORIA CHENE 13.61 9.70 RX08 A R03A OULEENS ASTORIA CHENE 13.61 9.70 RX08 A R03A OULEENS ASTORIA CHENE 13.61 9.70 RX08 A R03A RODKUNN BATHESATE 15.64 9.82 CX14 I C02F	Borough	Neighborhood	Income Per	-	Bcat	Sub Bcat	
MANHATTAN ALPHABET CITY 29.32 12.89 RX11 C R11C STATEN ISLAND ALPHABET CITY 35.57 11.52 CX10 A C100A STATEN ISLAND ANNADALE 10.61 10.77 RX05 B R058 STATEN ISLAND ARNOCHAR 11.30 8.76 RX03 A R03A STATEN ISLAND ARNOCHAR SHORE ACRES 11.34 8.76 RX03 A R03A STATEN ISLAND ARNOCHAR SHORE ACRES 11.34 8.76 RX03 A R03A OUEENS RAVERNE 11.34 8.76 RX03 A R03A OUEENS ARVERNE 11.30 8.46 CX02 F C02F OUEENS ASTORIA 10.54 8.62 CX04 A R03A OUEENS ASTORIA 15.54 8.62 CX04 A C04E BROOKLYN BATH BEACH 115.54 9.62 CX04 A C04E <td< td=""><td>QUEENS</td><td>AIRPORT LA GUARDIA</td><td>16.73</td><td>9.13</td><td>RX08</td><td>A</td><td>R08A</td></td<>	QUEENS	AIRPORT LA GUARDIA	16.73	9.13	RX08	A	R08A
MANANATAN ALPHABET CITY 35.87 11.52 CX10 A C10A STATEN ISLAND ANNADALE 13.01 10.17 RX05 B RO5B STATEN ISLAND ANNADALE 13.44 8.76 RX03 A RC03A STATEN ISLAND ARROCHAR 11.34 8.76 RX03 A RC03A STATEN ISLAND ARROCHAR 11.34 8.76 RX03 A R03A STATEN ISLAND ARVERNE 13.30 8.76 RX03 A R03A OULEENS ASTORIA 20.94 8.00 CX0E F C02F OULEENS ASTORIA 20.94 8.00 CX0E B C03A BROOKLYN BATH	QUEENS	AIRPORT LA GUARDIA	19.75	8.94	CX07		C07E
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BROOKLYN BATH BEACH 13.61 10.17 RX05 B R055 BRONK, BATHGATE 13.61 9.62 CX04 I CO41 BRONK, BATHGATE 13.61 9.70 RX05 A R05A BRONK, BATHGATE 15.87 6.77 CX05 A C05A BRONK, BAYRIDGE 14.43 10.59 RX06 G C06G BRONK, BAYCHESTER 15.30 9.81 CX08 A R06A BRONK, BAYCHESTER 15.75 9.90 CX07 G C07G QUEENS BAYSIDE 18.75 9.90 CX07 G C07G BRONK, BEDFORD PARKNORWOOD 15.51 7.38 CX04 A C04A BROOK, BEDFORD PARKNORWOOD 15.51 7.38 CX04 A C04A BROOK, BEDFORD PARKNORWOOD 15.51 7.38 CX04 A C04A BROOK, BEDFORD SUVVESANT 10.08 4.88 CX01 C C01C C01C C01C <							
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BROOKLYN BUSH TERMINAL 10.08 6.16 RX01 A R01A BROOKLYN BUSH TERMINAL 10.08 4.96 CX01 J C01J BROOKLYN BUSHWICK 13.61 9.70 RX05 A R05A BROOKLYN BUSHWICK 13.90 8.53 CX02 G C02G QUEENS CAMBRIA HEIGHTS 11.34 10.55 RX03 B R03B QUEENS CAMBRIA HEIGHTS 13.90 8.46 CX02 F C02F BROOKLYN CANARSIE 11.34 10.55 RX03 B R03B BROOKLYN CANARSIE 16.87 8.56 CX05 D C05D BROOKLYN CARROLL GARDENS 15.81 10.21 RX07 B R07B							
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BROOKLYN CANARSIE 16.87 8.56 CX05 D C05D BROOKLYN CARROLL GARDENS 15.81 10.21 RX07 B R07B							
BROOKLYN CARROLL GARDENS 15.81 10.21 RX07 B R07B							
	BROOKLYN	CARROLL GARDENS	15.81	10.21	CX07		C05I

BRONX	CASTLE HILL/UNIONPORT	12.41	8.83	RX04	A	R04A
BRONX	CASTLE HILL/UNIONPORT	15.54	8.56	CX04	C	C04C
STATEN ISLAND	CASTLETON CORNERS	14.43	9.39	RX06	Ā	R06A
STATEN ISLAND	CASTLETON CORNERS	16.87	8.06	CX05	В	C05B
MANHATTAN	CHELSEA	34.93	13.73	RX12	D	R12D
MANHATTAN	CHELSEA	53.57	12.34	CX12	С	C12C
MANHATTAN	CHINATOWN	21.55	11.28	RX10	В	R10B
MANHATTAN	CHINATOWN	22.86	9.68	CX09	В	C09B
BRONX	CITY ISLAND	15.81	9.36	RX07	A	R07A
BRONX	CITY ISLAND	16.87	6.77	CX05	A	C05A
MANHATTAN	CIVIC CENTER	21.55	10.89	RX10	Н	R10H
MANHATTAN	CIVIC CENTER	22.86	9.68	CX09	В	C09B
MANHATTAN		29.32	13.24	RX11	D	R11D
MANHATTAN		35.87	11.68	CX10	В	C10B
BROOKLYN		21.55	11.28	RX10	В	R10B
BROOKLYN		20.94	10.21	CX08	F	C08F
STATEN ISLAND	CLOVE LAKES CLOVE LAKES	13.61 15.54	9.70 7.38	RX05 CX04	A	R05A C04A
BROOKLYN	COBBLE HILL	29.32	14.47	RX11	A E	R11E
BROOKLYN	COBBLE HILL	29.32	12.40	CX09	J	C09J
BROOKLYN	COBBLE HILL-WEST	21.55	12.40	RX10	C	R10C
BROOKLYN	COBBLE HILL-WEST	18.13	12.14	CX06	J	C06J
QUEENS	COLLEGE POINT	14.43	9.39	RX06	A	R06A
QUEENS	COLLEGE POINT	20.94	10.21	CX08	F	C08F
STATEN ISLAND	CONCORD	13.61	9.70	RX05	A	R05A
STATEN ISLAND	CONCORD	13.90	7.96	CX02	D	C02D
STATEN ISLAND	CONCORD-FOX HILLS	13.61	9.70	RX05	A	R05A
STATEN ISLAND	CONCORD-FOX HILLS	13.90	7.96	CX02	D	C02D
BROOKLYN	CONEY ISLAND	12.41	10.67	RX04	В	R04B
BROOKLYN	CONEY ISLAND	13.90	8.93	CX02	J	C02J
QUEENS	CORONA	15.81	9.36	RX07	A	R07A
QUEENS	CORONA	16.87	9.03	CX05	G	C05G
BRONX	COUNTRY CLUB	14.43	9.39	RX06	A	R06A
BRONX	COUNTRY CLUB	16.87	8.56	CX05	D	C05D
BRONX	CROTONA PARK	12.41	8.83	RX04	A	R04A
BRONX	CROTONA PARK	15.54	8.56	CX04	С	C04C
BROOKLYN	CROWN HEIGHTS	15.81	10.21	RX07	В	R07B
BROOKLYN	CROWN HEIGHTS	18.13	9.01	CX06	С	C06C
BROOKLYN	CYPRESS HILLS	12.41	8.83	RX04	A	R04A
BROOKLYN	CYPRESS HILLS	13.90	8.46	CX02	F	C02F
STATEN ISLAND	DONGAN HILLS	12.41	8.83	RX04	A	R04A
STATEN ISLAND	DONGAN HILLS	13.90	8.01	CX02	E	C02E
STATEN ISLAND	DONGAN HILLS-COLONY	13.61	9.70	RX05	A	R05A
STATEN ISLAND	DONGAN HILLS-COLONY	13.90	7.32	CX02	A	C02A
STATEN ISLAND	DONGAN HILLS-OLD TOWN	13.61	9.70	RX05	A	R05A
STATEN ISLAND	DONGAN HILLS-OLD TOWN	13.90	8.93	CX05	J	C02J
QUEENS	DOUGLASTON	12.41	10.67	RX04	В	R04B
QUEENS		15.54	9.62	CX04	B	C04I
BROOKLYN	DOWNTOWN-FULTON FERRY	21.55	11.28	RX10		R10B
BROOKLYN BROOKLYN	DOWNTOWN-FULTON FERRY DOWNTOWN-FULTON MALL	22.86 18.35	<u>10.14</u> 10.89	CX09 RX09	F B	C09F R09B
BROOKLYN	DOWNTOWN-FULTON MALL	22.86	10.89	CX09	G	C09G
BROOKLYN	DOWNTOWN-POLITON MALL	22.00	10.54	RX11	B	R11B
BROOKLYN	DOWNTOWN-METROTECH	29.32	10.88	CX09	F	C09F
BROOKLYN	DYKER HEIGHTS	15.81	10.14	RX07	B	R07B
BROOKLYN	DYKER HEIGHTS	16.87	8.93	CX05	F	C05F
QUEENS	EAST ELMHURST	15.81	9.36	RX07	A	R07A
QUEENS	EAST ELMHURST	19.75	8.88	CX07	D	C07D
BROOKLYN	EAST NEW YORK	10.08	6.16	RX01	A	R01A
BROOKLYN	EAST NEW YORK	10.08	4.85	CX01	В	C01B
BRONX	EAST TREMONT	12.41	8.83	RX04	A	R04A
BRONX	EAST TREMONT	16.87	8.06	CX05	В	C05B
MANHATTAN	EAST VILLAGE	29.32	13.24	RX11	D	R11D
MANHATTAN	EAST VILLAGE	35.87	11.87	CX10	С	C10C
QUEENS	ELMHURST	18.35	8.23	RX09	A	R09A
QUEENS	ELMHURST	19.75	8.88	CX07	D	C07D
STATEN ISLAND	ELTINGVILLE	13.61	9.70	RX05	A	R05A
STATEN ISLAND	ELTINGVILLE	13.90	8.93	CX05	J	C02J
QUEENS	FAR ROCKAWAY	12.41	8.83	RX04	A	R04A
QUEENS	FAR ROCKAWAY	13.90	8.93	CX02	J	C02J
MANHATTAN	FASHION	34.93	13.73	RX12	D	R12D
MANHATTAN	FASHION	49.07	12.18	CX11	В	C11B
BRONX	FIELDSTON	13.61	9.70	RX05	A	R05A
BRONX	FIELDSTON	16.87	9.68	CX05	Н	C05H
MANHATTAN	FINANCIAL	34.93	13.00	RX12	J	R12J

BROOKLYN FLA BROOKLYN FLA DUEENS FLO QUEENS FLO QUEENS FLU QUEENS FOR BRONX FOR BRONX FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA	ANCIAL ATBUSH-CENTRAL ATBUSH-CENTRAL ATBUSH-CENTRAL ATBUSH-EAST TBUSH-EAST ATBUSH-LEFFERTS GARDEN ATBUSH-LEFFERTS GARDEN ATBUSH-NORTH ATBUSH-NORTH ATBUSH-NORTH ATBUSH-NORTH ATRON ATIRON ATIRON ATIRON ATIRON ATIRON ATIRON ATIRON S DRAL PARK DRAL PARK DRAL PARK DS DRAL PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH SHING-SOUTH RDHAM REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE AMERCY ANT CITY	53.57 12.41 15.54 14.43 16.87 12.41 13.90 10.08 34.93 49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 18.35 16.87 11.34 15.54 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81 15.54	13.90 10.67 9.62 9.39 8.06 10.67 8.93 6.16 4.88 13.73 12.18 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.23 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.48 9.70 8.34 11.28 9.54 14.57 12.73 9.36 7.38	CX12 RX04 CX04 RX06 CX05 RX04 CX02 RX01 CX01 RX12 CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX10 CX09 RX08 CX08 RX10 CX09 RX09 CX05 RX09 CX05 RX09 CX05 RX09 CX05 RX03 CX04 RX09 CX05 RX03 CX04 RX09 CX05 RX03 CX04 RX11 CX10 RX12 CX05 RX11 CX10 RX12 CX05 RX11 CX10 RX12 CX05 RX10 CX05 RX11 CX12 CX12 CX12 CX12 CX12 CX12 CX12 C	J B A B B J A C D B B B I F F A H A A A A A A A A A A A A A	C12J R04B C04I C05B R04B C02J R01A C01C R12D C11B R09B C05I R09F C08F R10A C09H R08A C08A R09A C05D R03A C04A R09A C05D R03A C04A R09A C05D R03A C04A R09A C05D R03A C04A R09A C05D R03A C04A R09A C05D R03A C04A R09A C05D R03A C04A R09A C05D R11E C10J R05A C05C R10B C09A R12E C12G
BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA	ATBUSH-CENTRAL ATBUSH-EAST ATBUSH-EAST ATBUSH-LEFFERTS GARDEN ATBUSH-LEFFERTS GARDEN ATBUSH-NORTH ATBUSH-NORTH ATBUSH-NORTH ATIRON AT	15.54 14.43 16.87 12.41 13.90 10.08 14.93 20.94 20.94 20.94 20.94 20.94 20.92 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	9.62 9.39 8.06 10.67 8.93 6.16 4.88 13.73 12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX04 RX06 CX05 RX04 CX02 RX01 CX02 RX01 CX01 RX12 CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX10 CX08 RX10 CX08 RX09 CX08 RX09 CX05 RX09 CX05 RX03 CX04 RX09 CX05 RX03 CX04 RX09 CX05 RX11 CX10 RX12 CX05 RX11 CX10 RX05 CX05 RX11 CX05 RX12 CX05 RX12 CX12 CX12	I A B B A C D B B B B B I F F A A H A A A A A A A A A A A C B B A C B B A C C B B A C C D C D C D C D C D C D C D C C D C C D C C D C C D C C D C C D C C D C C D C C D C C D C C D C C D C C D C C C C D C C C C D C C D C	C04I R06A C05B R04B C02J R01A C01C R12D C11B R09B C05I R09F C08F R10A C09H R08A C08A R09A C05D R03A C04A R09A C04A R09A C05D R03A C04A R09A C05D R11E C10J R05A C05C R10B C09A R12E
BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR BRONX FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	ATBUSH-EAST ATBUSH-LEFFERTS GARDEN ATBUSH-LEFFERTS GARDEN ATBUSH-NORTH ATBUSH-NORTH ATBUSH-NORTH ATBON ATLANDS ATLANDS ATLANDS DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM RDHAM REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY AMERCY AMERCY ANT CITY	16.87 12.41 13.90 10.08 34.93 49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 35.87 13.61 16.87 21.55 22.86 34.93 35.57 15.81	8.06 10.67 8.93 6.16 4.88 13.73 12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX05 RX04 CX02 RX01 CX01 RX12 CX11 RX09 CX05 RX09 CX08 RX09 CX08 RX00 CX08 RX09 CX08 RX09 CX08 RX09 CX05 RX03 CX04 RX09 CX05 RX03 CX04 RX09 CX05 RX03 CX04 RX09 CX05 RX11 CX10 RX05 CX05 RX11 CX05 RX10 CX09 RX12 CX12 CX12	B B J A C D B B B I F F A A A A A A A A A A A A A A A A A	C05B R04B C02J R01A C01C R12D C11B R09B C05I R09F C08F R10A C08A R09A C05D R03A C05D R03A C05D R03A C05D R03A C05D R03A C05D R03A C04A R09A C05D R03A C05D R07 C05D R07 C05D R07 C05D C05D C05D C05D C05D C05D C05D C05D
BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA MANHATTAN FLA MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR BRONX FOR BRONX FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	ATBUSH-LEFFERTS GARDEN ATBUSH-LEFFERTS GARDEN ATBUSH-NORTH ATBUSH-NORTH ATBUSH-NORTH ATBON ATLANDS ATLANDS ATLANDS DRAL PARK DRAL PARK DRAL PARK DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-SOUTH JSHING-SOUTH JSHING-SOUTH RDHAM REST HILLS REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE WANUS WANUS WANUS AMERCY AMERCY ANT CITY	12.41 13.90 10.08 10.08 34.93 49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 20.94 21.55 22.86 16.73 20.94 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	10.67 8.93 6.16 4.88 13.73 12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX04 CX02 RX01 CX01 RX12 CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX09 CX08 RX09 CX08 RX09 CX08 RX09 CX08 RX09 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX05 RX10 CX09 RX12 CX12	B J A C D B B B I F A A A A A A A A A A A A A A A A A A	R04B C02J R01A C01C R12D C11B R09B C05I R09F C08F R10A C09H R08A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA MANHATTAN FLA MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR BRONX FOR BRONX FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	ATBUSH-LEFFERTS GARDEN ATBUSH-NORTH ATBUSH-NORTH ATBUSH-NORTH ATIRON ATIRON ATLANDS ATLANDS DRAL PARK DRAL PARK DRAL PARK DRAL PARK DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	13.90 10.08 10.08 34.93 49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	8.93 6.16 4.88 13.73 12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX02 RX01 CX01 RX12 CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX09 CX08 RX09 CX08 RX09 CX08 RX09 CX08 RX09 CX08 RX09 CX05 RX03 CX04 RX09 CX05 RX03 CX04 RX09 CX05 RX11 CX10 RX05 CX05 RX11 CX12 CX05 RX10 CX05 RX11 CX12 CX12	J A C D B B F F A A H A A A A D A A A D A A A C C B B A C C B B C G	C02J R01A C01C R12D C11B R09B C05I R09F C08F R10A C09H R08A C09H R08A C09H R08A C09A R09A C05D R03A C05D R03A C05D R03A C05D R03A C05D R03A C05D R03A C05D R03A C05D R03A C05D R09A C05C R10B C09A R12E
BROOKLYN FLA BROOKLYN FLA MANHATTAN FLA MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR BRONX FOR BRONX FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	ATBUSH-NORTH ATBUSH-NORTH ATBUSH-NORTH ATIRON ATLANDS ATLANDS DRAL PARK DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH JSHING-SOUTH JSHING-SOUTH RDHAM REST HILLS REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	10.08 10.08 34.93 49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	6.16 4.88 13.73 12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX01 CX01 RX12 CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX09 CX08 RX09 CX08 RX09 CX08 RX09 CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX05 RX10 CX09 RX12 CX12	A C D B F F A H A A A A D A A A C B B A E G	R01A C01C R12D C11B R09B C05I R09F C08F R10A C09H R08A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
BROOKLYN FLA MANHATTAN FLA MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FOR BRONX FOR BRONX FOR BRONX FOR BRONX FOR QUEENS FOR QUEENS FOR QUEENS FOR QUEENS FOR QUEENS FOR QUEENS GLE BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	ATBUSH-NORTH ATIRON ATIRON ATIRON ATIRON ATIRON ATLANDS DRAL PARK DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING SOUTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM REST HILLS REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	10.08 34.93 49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	4.88 13.73 12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX01 RX12 CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX10 CX08 RX09 CX08 RX09 CX08 RX09 CX05 RX03 CX04 RX09 CX04 RX09 CX04 RX11 CX10 RX05 CX05 RX11 CX09 RX12 CX12	C D B F F A H A A A A A D A A A A C B B A E G	C01C R12D C11B R09B C05I R09F C08F R10A C08A C08A C09H R08A C08A C09A R09A C05D R03A C04A R09A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
MANHATTAN FLA MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FOR QUEENS FOR QUEENS FOR QUEENS FOR QUEENS FOR QUEENS FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	ATIRON ATIRON ATIRON ATLANDS ATLANDS ATLANDS DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-NORTH JSHING-SOUTH SHING-SOUTH BHING-SOUTH RDHAM RDHAM RDHAM REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE AMERCY AMERCY ANT CITY	34.93 49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	13.73 12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX12 CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX09 CX08 RX09 CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX11 CX09 RX12 CX12	D B F F A H A A A A A A A A A A C B B A E G	R12D C11B R09B C05I C08F R10A C09H R08A C09A R09A C05D R03A C04A R09A C04A R09A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
MANHATTAN FLA BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FOR QUEENS FOR QUEENS FOR QUEENS FOR QUEENS FOR QUEENS GOE BROOKLYN FOR QUEENS GLE QUEENS GLE BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND	ATIRON ATLANDS ATLANDS DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH JSHING-SOUTH SHING-SOUTH RDHAM RDHAM RDHAM REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	49.07 18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 28.86 20.94 18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	12.18 10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX11 RX09 CX05 RX09 CX08 RX10 CX08 RX09 CX08 RX09 CX05 RX03 CX04 RX09 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX11 CX10 RX05 CX05 RX11 CX09 RX12 CX12	B B F A A A A A A A A A A A A A A C B B A E G	C11B R09B C05I R09F C08F R10A C09H R08A C08A R09A C05D R03A C04A R09A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
BROOKLYN FLA BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FOR BRONX FOR BRONX FOR QUEENS FOR QUEENS FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	ATLANDS ATLANDS DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS RT GREENE RT GREENE ENDALE ENDALE ENDALE ENDALE WANUS AMERCY AMERCY ANT CITY	18.35 16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	10.89 10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX09 CX05 RX09 CX08 RX10 CX09 RX08 CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	B F F A H A A A D A A A A A A A J C B B A C B B A C C B B A C C B C C C C	R09B C05I R09F C08F R10A C09H R08A C08A R09A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
BROOKLYN FLA QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR QUEENS FOR QUEENS FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN FOR BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV STATEN ISLAND GRA STATEN ISLAND GRA	ATLANDS DRAL PARK DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-SOUTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE WANUS WANUS WANUS AMERCY AMERCY ANT CITY	16.87 18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	10.90 9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX05 RX09 CX08 RX10 CX09 RX08 CX08 RX09 CX05 RX03 CX04 RX09 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX05 RX10 CX05 RX10 CX09 RX12 CX12	I F A A A A D A A A A A A A A C B B A C B B A C C B B C C C C	C05I R09F C08F R10A C09H R08A C08A R09A C05D R03A C04A R09A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FLO QUEENS FLO QUEENS FLU QUEENS FOR QUEENS FOR QUEENS FOR BROOKLYN FOR QUEENS GLE	DRAL PARK DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE WANUS WANUS WANUS AMERCY AMERCY ANT CITY	18.35 20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	9.13 10.21 9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX09 CX08 RX10 CX09 RX08 CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX01 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	F A A A A D A A A A I E J A C B B A E G	R09F C08F R10A C09H R08A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FLO QUEENS FLU BRONX FOR QUEENS FOR QUEENS FOR BROOKLYN FOR QUEENS GLE BROOKLYN GOV MANHATTAN GRA	DRAL PARK JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS RT GREENE RT GREENE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	20.94 21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	10.21 9.72 10.82 9.13 8.93 8.23 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX08 RX10 CX09 RX08 CX08 RX09 CX05 RX03 CX04 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX05 RX10 CX09 RX12 CX12	F A A A A D A A A A I E J A C B B A E G	C08F R10A C09H R08A C08A C05D R03A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FLU BRONX FOR QUEENS FOR QUEENS FOR QUEENS FOR BROOKLYN FOR QUEENS GLE BROOKLYN GOV MANHATTAN GRA	JSHING MEADOW PARK JSHING MEADOW PARK JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	21.55 22.86 16.73 20.94 18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	9.72 10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX10 CX09 RX08 CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX01 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	A H A A D A A A A I E J A C B B A E G	R10A C09H R08A C08A C05D R03A C04A R09A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR QUEENS FOR QUEENS FOR QUEENS FOR BROOKLYN FOR QUEENS GLE QUEENS GLE QUEENS GLE BROOKLYN FOR QUEENS GLE BROOKLYN FOR QUEENS GLE BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	JSHING MEADOW PARK JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM REST HILLS REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	22.86 16.73 20.94 18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	10.82 9.13 8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX09 RX08 CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX05 RX10 CX09 RX12 CX12	H A A D A A A A I E J C C B A E G	C09H R08A C08A C05D R03A C04A R09A C04A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FLU QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR QUEENS FOR QUEENS FOR QUEENS FOR BROOKLYN FOR QUEENS GOL BROOKLYN FOR QUEENS GLE BROOKLYN FOR QUEENS GLE BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	JSHING-NORTH JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS RT GREENE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	16.73 20.94 18.35 16.87 11.34 15.54 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	9.13 8.93 8.23 8.56 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX08 CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX11	A A D A A A A I E J A C C B B A E G	R08A C08A R09A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FLU QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR QUEENS FOR QUEENS FOR QUEENS FOR BROOKLYN FOR QUEENS GLE QUEENS GLE QUEENS GLE QUEENS GLE QUEENS GLE BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	JSHING-NORTH JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS RT GREENE RT GREENE ENDALE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	20.94 18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	8.93 8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX08 RX09 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 CX05 RX10 CX09 RX12 CX12	A A D A A I E J A C B B A C B C B C C B C C C C C C C C	C08A R09A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FLU QUEENS FLU BRONX FOR BRONX FOR QUEENS FOR BROOKLYN FOR BROOKLYN FOR QUEENS GLE QUEENS GLE BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA	JSHING-SOUTH JSHING-SOUTH RDHAM RDHAM REST HILLS REST HILLS RT GREENE ENDALE ENDALE WANUS WANUS WANUS AMERCY AMERCY ANT CITY	18.35 16.87 11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	8.23 8.56 8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX09 CX05 RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	A D A A I E J A C B B A C B B A C C B C G	R09A C05D R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
BRONX FOR BRONX FOR QUEENS FOR BROOKLYN FOR BROOKLYN FOR QUEENS GLE QUEENS GLE BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	RDHAM RDHAM REST HILLS REST HILLS RT GREENE RT GREENE ENDALE WANUS WANUS WANUS AMERCY AMERCY ANT CITY	11.34 15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	8.76 7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX03 CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	A A I E J A C B A C B A E G	R03A C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
BRONX FOR QUEENS FOR BROOKLYN FOR BROOKLYN FOR QUEENS GLE QUEENS GLE BROOKLYN GOV BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	RDHAM REST HILLS REST HILLS RT GREENE ENDALE ENDALE WANUS WANUS WANUS AMERCY AMERCY ANT CITY	15.54 18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	7.38 8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX04 RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	A A I J A C B A E G	C04A R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FOR QUEENS FOR BROOKLYN FOR QUEENS GLE QUEENS GLE BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	REST HILLS REST HILLS RT GREENE RT GREENE ENDALE ENDALE WANUS WANUS WANUS AMERCY AMERCY ANT CITY	18.35 20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	8.23 10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX09 CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	A I J A C B A E G	R09A C08I R11E C10J R05A C05C R10B C09A R12E
QUEENS FOR BROOKLYN FOR QUEENS GLE QUEENS GLE BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	REST HILLS RT GREENE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	20.94 29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	10.51 14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX08 RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	I E J C B A E G	C08I R11E C10J R05A C05C R10B C09A R12E
BROOKLYN FOR BROOKLYN FOR QUEENS GLE BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	RT GREENE RT GREENE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	29.32 35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	14.47 14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX11 CX10 RX05 CX05 RX10 CX09 RX12 CX12	J A C B A E G	R11E C10J R05A C05C R10B C09A R12E
BROOKLYN FOR QUEENS GLE QUEENS GLE BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	RT GREENE ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	35.87 13.61 16.87 21.55 22.86 34.93 53.57 15.81	14.18 9.70 8.34 11.28 9.54 14.57 12.73 9.36	CX10 RX05 CX05 RX10 CX09 RX12 CX12	J A C B A E G	C10J R05A C05C R10B C09A R12E
QUEENS GLE QUEENS GLE BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	ENDALE ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	13.61 16.87 21.55 22.86 34.93 53.57 15.81	9.70 8.34 11.28 9.54 14.57 12.73 9.36	RX05 CX05 RX10 CX09 RX12 CX12	A C B A E G	R05A C05C R10B C09A R12E
QUEENS GLE BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	ENDALE WANUS WANUS AMERCY AMERCY ANT CITY	16.87 21.55 22.86 34.93 53.57 15.81	8.34 11.28 9.54 14.57 12.73 9.36	CX05 RX10 CX09 RX12 CX12	C B A E G	C05C R10B C09A R12E
BROOKLYN GOV BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	WANUS WANUS AMERCY AMERCY ANT CITY	21.55 22.86 34.93 53.57 15.81	11.28 9.54 14.57 12.73 9.36	RX10 CX09 RX12 CX12	B A E G	R10B C09A R12E
BROOKLYN GOV MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	WANUS AMERCY AMERCY ANT CITY	22.86 34.93 53.57 15.81	9.54 14.57 12.73 9.36	CX09 RX12 CX12	A E G	C09A R12E
MANHATTAN GRA MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	AMERCY AMERCY ANT CITY	34.93 53.57 15.81	14.57 12.73 9.36	RX12 CX12	E G	R12E
MANHATTAN GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	AMERCY ANT CITY	53.57 15.81	12.73 9.36	CX12	G	
STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA	ANT CITY	15.81	9.36			0120
STATEN ISLAND GRA STATEN ISLAND GRA STATEN ISLAND GRA				RX07	A	R07A
STATEN ISLAND GRA		10.04	/ 38	CX04	A	C04A
STATEN ISLAND GRA	ASMERE	11.34	8.76	RX03	A	R03A
	ASMERE	13.90	7.32	CX02	A	C02A
BROOKLYN GRA	AVESEND	13.61	9.70	RX05	A	R05A
	AVESEND	15.54	8.40	CX04	В	C04B
	EAT KILLS	11.34	8.76	RX03	A	R03A
STATEN ISLAND GRE	EAT KILLS	13.90	7.94	CX02	В	C02B
STATEN ISLAND GRE	EAT KILLS-BAY TERRACE	13.61	9.70	RX05	A	R05A
	EAT KILLS-BAY TERRACE	13.90	8.93	CX02	J	C02J
	EENPOINT	21.55	11.28	RX10	В	R10B
	EENPOINT	22.86	9.86	CX09	С	C09C
	EENWICH VILLAGE-CENTRAL	34.93	13.73	RX12	D	R12D
	EENWICH VILLAGE-CENTRAL	49.07	12.60	CX11	D	C11D
	EENWICH VILLAGE-WEST	34.93	13.73	RX12	D	R12D
	EENWICH VILLAGE-WEST	53.57	12.18	CX12	B	C12B
	YMES HILL YMES HILL	10.08 10.08	6.16 4.96	RX01 CX01	A J	R01A C01J
	MMELS	13.61	9.70	RX05	A	R05A
	MMELS	15.54	7.38	CX04	A	C04A
	RLEM-CENTRAL	18.35	8.23	RX09	A	R09A
	RLEM-CENTRAL	18.13	6.15	CX06	A	C06A
	RLEM-EAST	16.73	9.13	RX08	A	R08A
	RLEM-EAST	19.75	7.56	CX07	A	C07A
MANHATTAN HAR	RLEM-UPPER	18.35	8.23	RX09	A	R09A
	RLEM-UPPER	16.87	6.77	CX05	A	C05A
	RLEM-WEST	10.08	6.16	RX01	A	R01A
	RLEM-WEST	10.08	4.96	CX01	J	C01J
	HBRIDGE/MORRIS HEIGHTS	12.41	8.83	RX04	A	R04A
	HBRIDGE/MORRIS HEIGHTS	13.90	8.46	CX02	F	C02F
	LCREST	16.73	10.39	RX08	В	R08B
	LCREST	18.13	9.63	CX06	F	C06F
	LLIS	16.73	10.39	RX08 CX09	B	R08B C09A
	LLIS LLISWOOD	22.86 18.35	9.54 8.23	RX09	A	R09A
	LLISWOOD	18.35	8.23 9.54	CX09	A A	C09A
	WARD BEACH	12.41	9.54 8.83	RX04	A	R04A
	WARD BEACH	13.90	8.46	CX02	F F	C02F
	GUENOT	13.61	9.70	RX05	A	R05A
	GUENOT	13.90	8.93	CX02	J	C02J
	NTS POINT	12.41	8.83	RX04	A	R04A
	NTS POINT	13.90	7.96	CX04	D	C04D

MANHATTAN	INWOOD	18.35	8.23	RX09	A	R09A
MANHATTAN	INWOOD	13.90	7.32	CX02	A	C02A
QUEENS	JACKSON HEIGHTS	21.55	11.28	RX10	B	R10B
QUEENS	JACKSON HEIGHTS	20.94	10.51	CX08	1	C08I
QUEENS	JAMAICA	18.35	8.23	RX09	Â	R09A
QUEENS	JAMAICA	19.75	9.35	CX07	F	C07F
QUEENS	JAMAICA ESTATES	11.34	8.76	RX03	Ă	R03A
QUEENS	JAMAICA ESTATES	16.87	10.90	CX05	1	C05I
QUEENS	JAMAICA HILLS	18.35	8.23	RX09	A	R09A
QUEENS	JAMAICA HILLS	16.87	8.06	CX05	В	C05B
MANHATTAN	JAVITS CENTER	34.93	12.68	RX12	С	R12C
MANHATTAN	JAVITS CENTER	35.87	11.68	CX10	В	C10B
BROOKLYN	KENSINGTON	15.81	10.21	RX07	В	R07B
BROOKLYN	KENSINGTON	19.75	8.94	CX07	E	C07E
QUEENS	KEW GARDENS	14.43	9.39	RX06	A	R06A
QUEENS	KEW GARDENS	19.75	9.90	CX07	G	C07G
BRONX	KINGSBRIDGE HTS/UNIV HTS	11.34	8.76	RX03	A	R03A
BRONX	KINGSBRIDGE HTS/UNIV HTS	16.87	8.56	CX05	D	C05D
BRONX	KINGSBRIDGE/JEROME PARK	13.61	9.70	RX05	A	R05A
BRONX	KINGSBRIDGE/JEROME PARK	13.90	8.53	CX02	G	C02G
MANHATTAN	KIPS BAY	34.93	13.73	RX12	D	R12D
MANHATTAN	KIPS BAY	49.07	12.18	CX11	В	C11B
QUEENS	LAURELTON	13.61	9.70	RX05	<u>A</u>	R05A
QUEENS		19.75	9.35	CX07	F	C07F
MANHATTAN		34.93	13.73	RX12	D	R12D
MANHATTAN		49.07	12.19	CX11	С	C11C
QUEENS		14.43	9.39	RX06	<u>A</u>	R06A
		16.87	8.93	CX05	F	C05F
STATEN ISLAND		16.73	9.13	RX08	<u>A</u>	R08A
STATEN ISLAND		16.87	9.35	CX07	F	C07F
QUEENS		15.81	9.36	RX07	<u>A</u>	R07A
QUEENS		18.13	9.63	CX06	F	C06F
MANHATTAN	LOWER EAST SIDE	21.55	11.28	RX10	В	R10B
MANHATTAN	LOWER EAST SIDE	22.86	10.14	CX09 RX08	F B	C09F R08B
BROOKLYN BROOKLYN	MADISON MADISON	18.13	10.39 12.14	CX06	J	C06J
BROOKLYN	MADISON MANHATTAN BEACH	13.61	12.14	RX05	B	R05B
BROOKLYN	MANHATTAN BEACH	13.90	8.93	CX02	J	C02J
MANHATTAN	MANHATTAN VALLEY	18.35	8.23	RX09	A	R09A
MANHATTAN	MANHATTAN VALLEY	15.54	7.38	CX04	Â	C04A
STATEN ISLAND	MANOR HEIGHTS	13.61	9.70	RX05	A	R05A
STATEN ISLAND	MANOR HEIGHTS	16.87	8.06	CX05	B	C05B
BROOKLYN	MARINE PARK	14.43	10.59	RX06	B	R06B
BROOKLYN	MARINE PARK	18.13	9.63	CX06	F	C06F
STATEN ISLAND	MARINERS HARBOR	12.41	10.67	RX04	B	R04B
STATEN ISLAND	MARINERS HARBOR	13.90	8.46	CX02	F	C02F
QUEENS	MASPETH	13.61	9.70	RX05	A	R05A
QUEENS	MASPETH	15.54	8.75	CX04	F	C04F
BRONX	MELROSE/CONCOURSE	12.41	8.83	RX04	A	R04A
BRONX	MELROSE/CONCOURSE	15.54	7.38	CX04	A	C04A
QUEENS	MIDDLE VILLAGE	14.43	9.39	RX06	A	R06A
QUEENS	MIDDLE VILLAGE	18.13	9.63	CX06	F	C06F
STATEN ISLAND	MIDLAND BEACH	15.81	12.38	RX07	С	R07C
STATEN ISLAND	MIDLAND BEACH	13.90	8.53	CX02	G	C02G
MANHATTAN	MIDTOWN CBD	34.93	13.00	RX12	J	R12J
MANHATTAN	MIDTOWN CBD	53.57	13.90	CX12	J	C12J
MANHATTAN	MIDTOWN EAST	34.93	13.73	RX12	D	R12D
MANHATTAN	MIDTOWN EAST	35.87	12.08	CX10	F	C10F
MANHATTAN	MIDTOWN WEST	34.93	14.57	RX12	E	R12E
MANHATTAN	MIDTOWN WEST	53.57	12.87	CX12	H	C12H
BROOKLYN	MIDWOOD	15.81	10.21	RX07	В	R07B
BROOKLYN		18.13	10.12	CX06		C06I
MANHATTAN		18.35	8.23	RX09	<u>A</u>	R09A
MANHATTAN	MORNINGSIDE HEIGHTS	20.94	9.00	CX09 RX06	B	C09B R06A
BRONX BRONX	MORRIS PARK/VAN NEST MORRIS PARK/VAN NEST	<u> </u>	9.39 8.06	CX05	A B	C05B
BRONX	MORRIS PARK/VAN NEST MORRISANIA/LONGWOOD	11.34	8.06	RX03	A	R03A
BRONX	MORRISANIA/LONGWOOD	11.34	7.32	CX02	A	C02A
BRONX	MOTT HAVEN/PORT MORRIS	12.41	8.83	RX04	A	R04A
BRONX	MOTT HAVEN/PORT MORRIS	13.90	7.32	CX02	A	C02A
BRONX	MOUNT HOPE/MOUNT EDEN	14.43	9.39	RX06	A	R06A
BRONX	MOUNT HOPE/MOUNT EDEN	19.75	8.53	CX07	ĉ	C07C
MANHATTAN	MURRAY HILL	34.93	13.73	RX12	D	R12D
MANHATTAN	MURRAY HILL	53.57	12.37	CX12	E	C12E
BROOKLYN	NAVY YARD	15.81	10.21	RX07	B	R07B
					<u> </u>	

BROOKLYN	NAVY YARD	18.13	9.63	CX06	F	C06F
STATEN ISLAND	NEW BRIGHTON	15.81	9.85	RX07	A	R07A
STATEN ISLAND	NEW BRIGHTON	15.54	8.40	CX04	B	C04B
STATEN ISLAND	NEW BRIGHTON-ST. GEORGE	18.35	8.23	RX09	A	R09A
STATEN ISLAND	NEW BRIGHTON-ST. GEORGE	13.90	7.94	CX02	В	C02B
STATEN ISLAND	NEW DORP	13.61	9.70	RX05	A	R05A
STATEN ISLAND	NEW DORP	13.90	8.01	CX02	E	C02E
STATEN ISLAND	NEW DORP-BEACH	11.34	8.76	RX03	A	R03A
STATEN ISLAND	NEW DORP-BEACH	16.87	8.82	CX05	E	C05E
STATEN ISLAND	NEW DORP-HEIGHTS	14.43	9.39	RX06	A	R06A
STATEN ISLAND	NEW DORP-HEIGHTS	15.54	7.38	CX04	A	C04A
STATEN ISLAND	NEW SPRINGVILLE	12.41	8.83	RX04	A	R04A
STATEN ISLAND	NEW SPRINGVILLE	13.90	8.53	CX02	G	C02G
STATEN ISLAND	OAKWOOD	15.81	9.36	RX07	A	R07A
STATEN ISLAND	IOAKWOOD	16.87	6.77	CX05	A	C05A
STATEN ISLAND	OAKWOOD-BEACH	13.61	9.70	RX05	A	R05A
STATEN ISLAND	OAKWOOD-BEACH	13.90	8.93	CX02	J	C02J
BROOKLYN	OCEAN HILL	12.41	8.83	RX04	Â	R04A
BROOKLYN	OCEAN HILL	13.90	8.01	CX02	E	C02E
BROOKLYN	OCEAN PARKWAY-NORTH	14.43	10.59	RX06	B	R06B
BROOKLYN	OCEAN PARKWAY-NORTH	16.87	9.03	CX05	G	C05G
BROOKLYN	OCEAN PARKWAY-SOUTH	16.73	10.39	RX08	B	R08B
BROOKLYN	OCEAN PARKWAY-SOUTH	19.75	9.35	CX07	F	C07F
BROOKLYN	OLD MILL BASIN	13.61	10.17	RX05	B	R05B
BROOKLYN	OLD MILL BASIN	16.87	10.90	CX05		C05I
QUEENS	OZONE PARK	14.43	9.39	RX06	A	R06A
QUEENS	OZONE PARK	18.13	9.01	CX06	C	C06C
BROOKLYN	PARK SLOPE	21.55	12.81	RX10	C	R10C
BROOKLYN	PARK SLOPE	35.87	12.58	CX10	H	C10H
BROOKLYN	PARK SLOPE SOUTH	21.55	12.81	RX10	C	R10C
BROOKLYN	PARK SLOPE SOUTH	35.87	12.43	CX10	G	C10G
BRONX	PARKCHESTER	12.41	8.83	RX04	A	R04A
BRONX	PARKCHESTER	15.54	7.38	CX04	A	C04A
BRONX	PELHAM GARDENS	14.43	9.39	RX06	A	R06A
BRONX	PELHAM GARDENS	16.87	11.38	CX05	J	C05J
BRONX	PELHAM PARKWAY NORTH	15.81	9.36	RX07	A	R07A
BRONX	PELHAM PARKWAY NORTH	18.13	9.01	CX06	С	C06C
BRONX	PELHAM PARKWAY SOUTH	12.41	8.83	RX04	A	R04A
BRONX	PELHAM PARKWAY SOUTH	13.90	7.94	CX02	В	C02B
STATEN ISLAND	PLEASANT PLAINS	16.73	9.13	RX06	A	R08A
STATEN ISLAND	PLEASANT PLAINS	18.13	9.01	CX06	С	C06C
STATEN ISLAND	PORT IVORY	10.08	6.16	RX01	A	R01A
STATEN ISLAND	PORT IVORY	10.08	4.96	CX01	J	C01J
STATEN ISLAND	PORT RICHMOND	16.73	10.39	RX08	В	R08B
STATEN ISLAND	PORT RICHMOND	15.54	8.63	CX04	E	C04E
STATEN ISLAND	PRINCES BAY	18.35	10.89	RX08	Н	R09H
STATEN ISLAND	PRINCES BAY	18.13	9.01	CX06	С	C06C
BROOKLYN	PROSPECT HEIGHTS	18.35	12.62	RX09	С	R09C
BROOKLYN	PROSPECT HEIGHTS	18.13	12.14	CX06	J	C06J
QUEENS	QUEENS VILLAGE	16.73	10.39	RX08	В	R08B
QUEENS	QUEENS VILLAGE	19.75	9.90	CX07	G	C07G
BROOKLYN	RED HOOK	14.43	9.39	RX06	A	R06A
BROOKLYN	RED HOOK	15.54	8.63	CX04	E	C04E
QUEENS	REGO PARK	18.35	8.23	RX09	A	R09A
QUEENS	REGO PARK	19.75	9.90	CX07	G	C07G
QUEENS	RICHMOND HILL	14.43	9.39	RX06	A	R06A
QUEENS	RICHMOND HILL	16.87	8.56	CX05	D	C05D
STATEN ISLAND	RICHMONDTOWN	21.55	9.72	RX10	A	R10A
STATEN ISLAND	RICHMONDTOWN	22.86	9.68	CX09	В	C09B
QUEENS	RIDGEWOOD	11.34	8.76	RX03	A	R03A
QUEENS	RIDGEWOOD	13.90	7.94	CX02	В	C02B
BRONX	RIVERDALE	14.43	9.39	RX06	A	R06A
BRONX	RIVERDALE	18.13	9.01	CX06	С	C06C
QUEENS	ROCKAWAY PARK	16.73	9.13	RX08	A	R08A
QUEENS	ROCKAWAY PARK	15.54	9.62	CX04		C04I
STATEN ISLAND	ROSEBANK	12.41	8.83	RX04	A	R04A
STATEN ISLAND	ROSEBANK	13.90	7.94	CX02	В	C02B
QUEENS	ROSEDALE	11.34	8.76	RX03	A	R03A
QUEENS	ROSEDALE	13.90	7.94	CX02	В	C02B
STATEN ISLAND	ROSSVILLE	13.61	9.70	RX05	A	R05A
STATEN ISLAND	ROSSVILLE	13.90	8.93	CX02	J	C02J
BRONX	SCHUYLERVILLE/PELHAM BAY	15.81	9.36	RX07	A	R07A
BRONX	SCHUYLERVILLE/PELHAM BAY	19.75	8.53	CX07	С	C07C
	SEAGATE	16.73	10.39	RX08	В	R08B
BROOKLYN BROOKLYN	SEAGATE	16.87	9.03	RX05	G	R05G

		14.42	10.50			DOCD
BROOKLYN BROOKLYN	SHEEPSHEAD BAY SHEEPSHEAD BAY	<u>14.43</u> 18.13	10.59 9.01	RX06 CX06	B C	R06B C06C
STATEN ISLAND	SILVER LAKE	14.43	9.39	RX06	A	 R06A
		13.90		CX02		C02J
STATEN ISLAND		13.90	8.93	RX05	J	
QUEENS	SO. JAMAICA-BAISLEY PARK		9.70		<u>A</u>	R05A
QUEENS	SO. JAMAICA-BAISLEY PARK	13.90	8.93	CX02	J	C02J
MANHATTAN	SOHO	34.93	13.73	RX12	D	R12D
MANHATTAN	SOHO	35.87	12.08	CX10	F	C10F
BRONX	SOUNDVIEW	13.61	9.70	RX05	A	R05A
BRONX	SOUNDVIEW	15.54	8.56	CX04	С	C04C
STATEN ISLAND	SOUTH BEACH	11.34	8.76	RX03	A	R03A
STATEN ISLAND	SOUTH BEACH	13.90	8.93	CX02	J	C02J
QUEENS	SOUTH JAMAICA	10.08	6.16	RX01	A	R01A
QUEENS	SOUTH JAMAICA	10.08	4.81	CX01	Α	C01A
QUEENS	SOUTH OZONE PARK	14.43	9.39	RX06	A	R06A
QUEENS	SOUTH OZONE PARK	19.75	9.35	CX07	F	C07F
MANHATTAN	SOUTHBRIDGE	29.32	12.89	RX11	С	R11C
MANHATTAN	SOUTHBRIDGE	22.86	10.82	CX09	Н	C09H
QUEENS	SPRINGFIELD GARDENS	10.08	6.16	RX01	A	R01A
QUEENS	SPRINGFIELD GARDENS	10.08	4.81	CX01	A	C01A
QUEENS	ST. ALBANS	16.73	9.13	RX08	A	R08A
QUEENS	ST. ALBANS	20.94	9.00	CX08	B	C08B
STATEN ISLAND	STAPLETON	13.61	9.00	RX05	A	R05A
	ISTAPLETON	13.01	<u>9.70</u> 7.94	CX02	B	C02B
STATEN ISLAND	STAPLETON-CLIFTON	12.41	8.83	RX04	A	R04A
STATEN ISLAND	STAPLETON-CLIFTON	13.90	7.94	CX02	B	C02B
QUEENS	SUNNYSIDE	16.73	9.13	RX08	A	R08A
QUEENS	SUNNYSIDE	20.94	8.93	CX08	A	C08A
STATEN ISLAND	SUNNYSIDE	10.08	6.16	RX01	A	R01A
STATEN ISLAND	SUNNYSIDE	10.08	4.96	CX01	J	C01J
BROOKLYN	SUNSET PARK	18.35	10.89	RX09	В	R09B
BROOKLYN	SUNSET PARK	19.75	9.90	CX07	G	C07G
BRONX	THROGS NECK	14.43	9.39	RX06	A	R06A
BRONX	THROGS NECK	18.13	9.01	CX06	С	C06C
STATEN ISLAND	TODT HILL	16.73	9.13	RX08	A	R08A
STATEN ISLAND	TODT HILL	16.87	8.06	CX05	В	C05B
STATEN ISLAND	TOMPKINSVILLE	18.35	8.23	RX09	A	R09A
STATEN ISLAND	TOMPKINSVILLE	13.90	7.32	CX02	A	C02A
STATEN ISLAND	TOTTENVILLE	11.34	10.55	RX03	B	R03B
STATEN ISLAND	TOTTENVILLE	13.90	8.53	CX02	G	C02G
STATEN ISLAND	TRAVIS	13.61	10.17	RX05	B	R05B
STATEN ISLAND	TRAVIS	13.90	8.93	CX02	J	C02J
MANHATTAN	TRIBECA	21.55	11.28	RX10	B	R10B
MANHATTAN	TRIBECA	35.87	11.68	CX10	B	C10B
				RX12		
MANHATTAN	UPPER EAST SIDE (59-79)	34.93	14.57		E	R12E
MANHATTAN	UPPER EAST SIDE (59-79)	49.07	12.84	CX11	F	C11F
MANHATTAN	UPPER EAST SIDE (79-96)	34.93	13.73	RX12	D	R12D
MANHATTAN	UPPER EAST SIDE (79-96)	35.87	11.87	CX10	С	C10C
MANHATTAN	UPPER EAST SIDE (96-110)	18.35	10.89	RX09	В	R09B
MANHATTAN	UPPER EAST SIDE (96-110)	22.86	9.54	CX09	A	C09A
MANHATTAN	UPPER WEST SIDE (59-79)	29.32	12.89	RX11	С	R11C
MANHATTAN	UPPER WEST SIDE (59-79)	35.87	11.68	CX10	В	C10B
MANHATTAN	UPPER WEST SIDE (79-96)	34.93	12.68	RX12	С	R12C
MANHATTAN	UPPER WEST SIDE (79-96)	35.87	11.52	CX10	A	C10A
MANHATTAN	UPPER WEST SIDE (96-116)	29.32	10.88	RX11	В	R11B
MANHATTAN	UPPER WEST SIDE (96-116)	22.86	9.86	CX09	С	C09C
BRONX	WAKEFIELD	12.41	8.83	RX04	Α	R04A
BRONX	WAKEFIELD	13.90	8.53	CX02	G	C02G
MANHATTAN	WASHINGTON HEIGHTS LOWER	15.81	9.36	RX07	Ă	R07A
MANHATTAN	WASHINGTON HEIGHTS LOWER	16.87	6.77	CX05	A	C05A
MANHATTAN	WASHINGTON HEIGHTS UPPER	13.61	9.70	RX05	A	R05A
MANHATTAN	WASHINGTON HEIGHTS UPPER	13.90	7.32	CX02	A	C02A
STATEN ISLAND	WEST NEW BRIGHTON	10.08	6.16	RX01	A	R01A
STATEN ISLAND	WEST NEW BRIGHTON	10.08	4.96	CX01	J	C01J
BRONX	WESTCHESTER	11.34	8.76	RX03	A	R03A
BRONX	WESTCHESTER	13.90	8.01	CX02	E	C02E
STATEN ISLAND		14.43		RX06		 R06A
			9.39		A	
STATEN ISLAND	WESTERLEIGH	15.54	7.38	CX04	A	C04A
	WHITESTONE	18.35	8.23	RX09 CX09	A	R09A C09A
QUEENS		00.00		i rixinu l	A	CIUMA
QUEENS	WHITESTONE	22.86	9.54			
QUEENS BRONX	WHITESTONE WILLIAMSBRIDGE	11.34	8.76	RX03	A	R03A
QUEENS BRONX BRONX	WHITESTONE WILLIAMSBRIDGE WILLIAMSBRIDGE	11.34 13.90	8.76 8.46	RX03 CX02	A F	R03A C02F
QUEENS BRONX BRONX BROOKLYN	WHITESTONE WILLIAMSBRIDGE WILLIAMSBRIDGE WILLIAMSBURG-CENTRAL	11.34 13.90 10.08	8.76 8.46 6.16	RX03 CX02 RX01	A F A	R03A C02F R01A
QUEENS BRONX BRONX	WHITESTONE WILLIAMSBRIDGE WILLIAMSBRIDGE	11.34 13.90	8.76 8.46	RX03 CX02	A F	R03A C02F

BROOKLYN	WILLIAMSBURG-EAST	20.94	10.27	CX08	G	C08G
BROOKLYN	WILLIAMSBURG-NORTH	21.55	11.28	RX10	В	R10B
BROOKLYN	WILLIAMSBURG-NORTH	22.86	10.54	CX09	G	C09G
BROOKLYN	WILLIAMSBURG-SOUTH	21.55	12.81	RX10	С	R10C
BROOKLYN	WILLIAMSBURG-SOUTH	20.94	10.83	CX08	J	C08J
STATEN ISLAND	WILLOWBROOK	12.41	8.83	RX04	A	R04A
STATEN ISLAND	WILLOWBROOK	15.54	8.40	CX04	В	C04B
BROOKLYN	WINDSOR TERRACE	21.55	11.28	RX10	В	R10B
BROOKLYN	WINDSOR TERRACE	19.75	10.17	CX07	J	C07J
QUEENS	WOODHAVEN	13.61	9.70	RX05	A	R05A
QUEENS	WOODHAVEN	16.87	8.93	CX05	F	C05F
BRONX	WOODLAWN	14.43	9.39	RX06	A	R06A
BRONX	WOODLAWN	16.87	8.06	CX05	В	C05B
QUEENS	WOODSIDE	18.35	8.23	RX09	A	R09A
QUEENS	WOODSIDE	22.86	9.54	CX09	A	C09A
BROOKLYN	WYCKOFF HEIGHTS	14.43	9.39	RX06	A	R06A
BROOKLYN	WYCKOFF HEIGHTS	15.54	8.58	CX04	D	C04D

Primary Hotels								
	Luxury & Super Luxury							
Rooms Less Than	106	Rooms Between	106 - 379	Rooms More Than	379			
Typical Total Income per Room Range	\$128,272 - \$266,726	Typical Total Income per Room Range	\$116,119 - \$206,249	Typical Total Income per Room Range	\$102,988 - \$159,535			
Expense Ratio	55% - 70%	Expense Ratio	55% - 74%	Expense Ratio	55% - 76%			
Minimum Occupancy Rate	74%	Minimum Occupancy Rate	77%	Minimum Occupancy Rate	87%			
Base Cap Rate	8.60%	Base Cap Rate	8.85%	Base Cap Rate	8.75%			

	Class 1								
Rooms Less Than	94	Rooms Between	94 - 300	Rooms More Than	300				
Typical Total Income per Room Range	\$100,706 - \$212,735	Typical Total Income per Room Range	\$71,325 - \$110,864	Typical Total Income per Room Range	\$62,278 - \$112,112				
Expense Ratio	50% - 69%	Expense Ratio	50% - 6 9 %	Expense Ratio	50% - 74%				
Minimum Occupancy Rate	72%	Minimum Occupancy Rate	82%	Minimum Occupancy Rate	85%				
Base Cap Rate	9.75%	Base Cap Rate	9.65%	Base Cap Rate	9.45%				

	Primary Hotels								
	Class 2								
Rooms Less Than	81	Rooms Between	81 - 220	Rooms More Than	220				
Typical Total Income per Room Range	\$48,860 - \$82,822	Typical Total Income per Room Range	\$48,890 - \$82,420	Typical Total Income per Room Range	\$57,312 - \$81,837				
Expense Ratio	49% - 64%	Expense Ratio	49% - 65%	Expense Ratio	49% - 68%				
Minimum Occupancy Rate	78%	Minimum Occupancy Rate	79%	Minimum Occupancy Rate	83%				
Base Cap Rate	9.95%	Base Cap Rate	9.85%	Base Cap Rate	9.60%				
		C	lass 3						
Rooms Less Than	45	Rooms Between	45 - 105	Rooms More Than	105				
Typical Total Income per Room Range	\$31,353 - \$58,432	Typical Total Income per Room Range	\$29,566 - \$52,061	Typical Total Income per Room Range	\$35,854 - \$56,739				
Expense Ratio	47% - 67%	Expense Ratio	47% - 67%	Expense Ratio	47% - 65%				
Minimum Occupancy Rate	69 %	Minimum Occupancy Rate	73%	Minimum Occupancy Rate	82%				
Base Cap Rate	10.85%	Base Cap Rate	10.80%	Base Cap Rate	10.55%				

Primary Hotels								
Class 4								
Rooms Less Than	32	Rooms Between	32 - 69	Rooms More Than	69			
Typical Total Income per Room Range	\$21,711 - \$37,585	Typical Total Income per Room Range	\$20,579 - \$32,317	Typical Total Income per Room Range	\$19,742 - \$29,857			
Expense Ratio	36% - 59%	Expense Ratio	36% - 62%	Expense Ratio	36% - 59%			
Minimum Occupancy Rate	61%	Minimum Occupancy Rate	63%	Minimum Occupancy Rate	72%			
Base Cap Rate	11.05%	Base Cap Rate	10.90%	Base Cap Rate	10.80%			

Secondary Hotels							
Apartment Hotel		Dormitory		Hostel/SRO/Social Services			
Typical Total Income per Room Range	\$19,144 - \$30,005	Typical Total Income per Room Range	\$13,125 - \$42,202	Typical Total Income per Room Range	\$12,420 - \$20,364		
Expense Ratio	25% - 54%	Expense Ratio	22% - 4 9 %	Expense Ratio	25% - 58%		
Minimum Occupancy Rate	80%	Minimum Occupancy Rate	90%	Minimum Occupancy Rate	65%		
Base Cap Rate	10.35%	Base Cap Rate	10.35%	Base Cap Rate	10.35%		

Income and Expense Trend Factors				
Guidelines Category	Median Income Trend Factor	Median Expense Trend Factor		
Offices				
Office Buildings Manhattan	3.44%	3.45%		
Other Office Buildings Citywide	3.44%	3.45%		
Retail				
One Story and Multi-Story Retail Manhattan	5.39%	5.44%		
Mixed-Use/Miscellaneous Retail Manhattan	5.39%	5.44%		
All Retail Outer Boroughs	3.07%	2.86%		
Industrial and Garages				
Factories and Warehouses Citywide	6.06%	5.44%		
Self Storage Facilities Citywide	1.89%	1.81%		
Lofts Citywide	5.53%	2.71%		
Garages Citywide	4.49%	3.55%		

Income and Expense Trend Factors					
Guidelines Category	Median Income Trend Factor	Median Expense Trend Factor			
Residential Unregulated					
Post-1973 Rental Elevator Buildings Manhattan Post-1973 Rental Elevator Buildings Outer-Boroughs	3.30% 4.40%	5.10% 3.10%			
Pre-1974 Rental Elevator Buildings Manhattan	3.80%	3.20%			
Pre-1974 Rental Elevator Buildings Outer-Boroughs Rental Walk-Ups Manhattan	3.50% 4.20%	1.90% 3.40%			
Rental Walk-Ups Outer-Boroughs	3.50%	3.00%			
Residential Regulated					
Post-1973 Rental Elevator Buildings Manhattan	3.70%	6.10%			
Post-1973 Rental Elevator Buildings Outer-Boroughs	3.60%	1.70%			
Pre-1974 Rental Elevator Buildings Manhattan	5.80%	3.20%			
Pre-1974 Rental Elevator Buildings Outer-Boroughs	5.00%	3.60%			
Rental Walk-Ups Manhattan	4.80%	4.20%			
Rental Walk-Ups Outer-Boroughs	4.20%	2.90%			