

## Subject Property Location

Report Date: 06/27/2019

**Property Address** [REDACTED]  
**City, State & Zip** NEW YORK, NY 10021-4102  
**County** NEW YORK COUNTY  
**Mailing Address** [REDACTED], NEW YORK, NY 10021-4102  
**Thomas Bros Pg-Grid**

**Property Use** Single Family Residential  
**Parcel Number** [REDACTED]  
**Census Tract** 0130.00

## Legal Description

|                            |                 |
|----------------------------|-----------------|
| <b>Lot</b>                 | 10              |
| <b>Tract No</b>            |                 |
| <b>Abbrev. Description</b> | LOT:10 BLK:1386 |

## Ownership Information

|                      |            |                       |               |
|----------------------|------------|-----------------------|---------------|
| <b>Owner Name(s)</b> | [REDACTED] | <b>Sales Price</b>    |               |
|                      |            | <b>Sale Date</b>      | 12/23/2011    |
|                      |            | <b>Recording Date</b> | 01/10/2012    |
| <b>Vesting</b>       | Company    | <b>Recorder Doc #</b> | 2012000008342 |

## Financing Details at Time of Purchase

No financing details available

## Current Lien

| Date                 | Lender | Amount | Purchase Money |
|----------------------|--------|--------|----------------|
| No details available |        |        |                |

## Estimated Current Value Range

|                               |   |
|-------------------------------|---|
| <b>Date As of:</b> 27-06-2019 | - |
|-------------------------------|---|

## Property Characteristics

|  |                           |                           |                           |           |                         |           |
|--|---------------------------|---------------------------|---------------------------|-----------|-------------------------|-----------|
|  | <b>Bedrooms</b>           |                           | <b>Year Built</b>         | 1910      | <b>Living Area (SF)</b> | 18,814    |
|  | <b>Bathrooms/Partial</b>  |                           | <b>Garage/No. of Cars</b> |           | <b>Price (\$/SF)</b>    |           |
|  | <b>Total Rooms</b>        |                           | <b>Stories/Floors</b>     | 6 Stories | <b>Lot Size (SF/AC)</b> | 5,108/.12 |
|  | <b>Construction Type</b>  |                           | <b>No. of Units</b>       | 1         | <b>Fireplace</b>        |           |
|  | <b>Exterior Walls</b>     |                           | <b>No. of Buildings</b>   | 1         | <b>Pool</b>             |           |
|  | <b>Roof Material/Type</b> |                           | <b>Basement Type/Area</b> |           | <b>Heat Type</b>        |           |
|  | <b>Foundation Type</b>    |                           | <b>Style</b>              |           | <b>A/C</b>              |           |
|  | <b>Property Type</b>      | Residential               | <b>View</b>               |           | <b>Elevator</b>         |           |
|  | <b>Land Use</b>           | Single Family Residential | <b>Zoning</b>             |           | <b>R8B</b>              |           |

## Assessment & Taxes

|  |                            |             |                            |                                 |                      |               |
|--|----------------------------|-------------|----------------------------|---------------------------------|----------------------|---------------|
|  | <b>Assessment Year</b>     | 2017        | <b>Tax Year</b>            | 2017                            | <b>Tax Exemption</b> | Miscellaneous |
|  | <b>Total Taxable Value</b> | \$1,646,457 | <b>Tax Amount</b>          | \$335,630                       | <b>Tax Rate Area</b> |               |
|  | <b>Land Value</b>          | \$317,484   | <b>Tax Account ID</b>      | [REDACTED]                      |                      |               |
|  | <b>Improvement Value</b>   | \$1,328,973 | <b>Tax Status</b>          |                                 |                      |               |
|  | <b>Improvement Ratio</b>   | 80.72%      | <b>Delinquent Tax Year</b> |                                 |                      |               |
|  | <b>Total Value</b>         |             | \$77,478,000               | <b>Market Improvement Value</b> |                      | \$62,538,000  |
|  | <b>Market Land Value</b>   |             | \$14,940,000               | <b>Market Value Year</b>        |                      | 2017          |

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## Subject Property Location

Report Date: 06/27/2019

Property Address



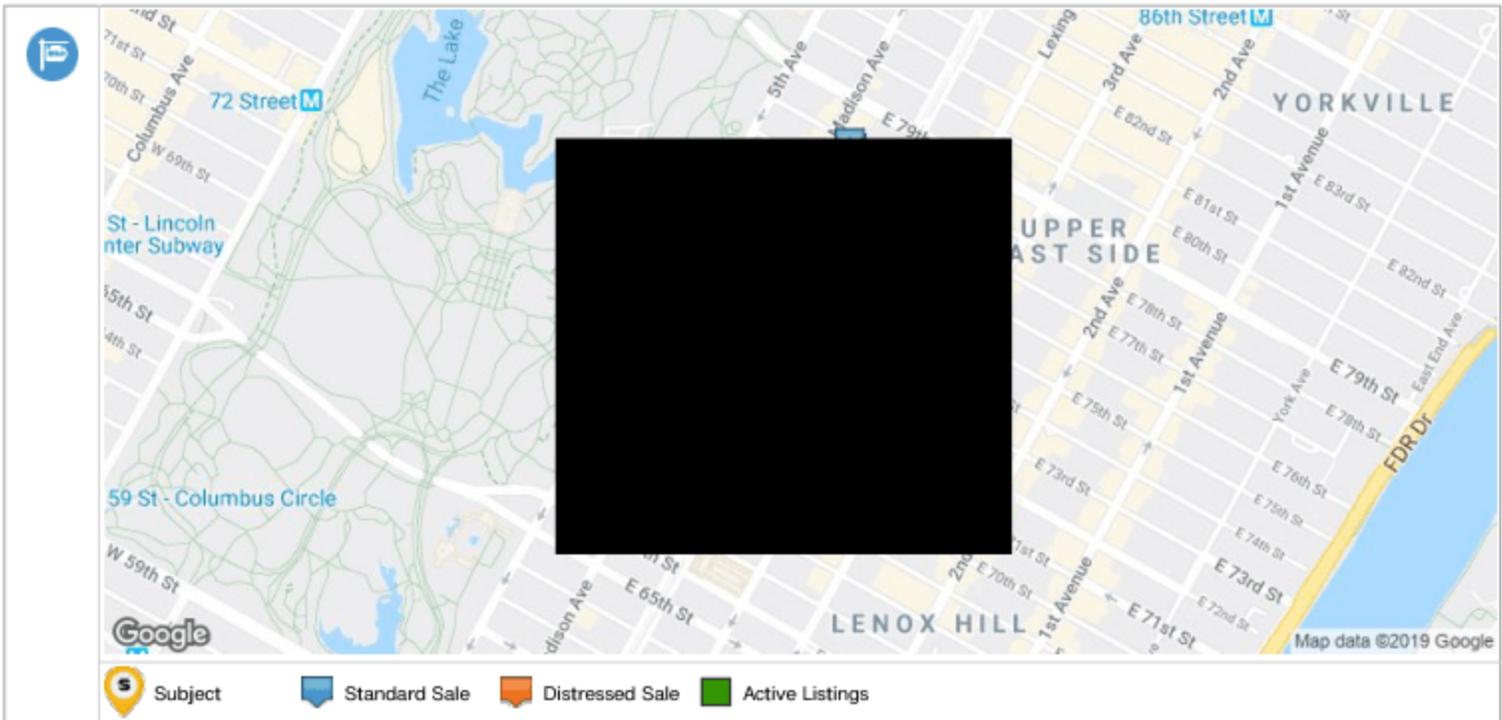
Order ID: R3563450

City, State & Zip

NEW YORK, NY 10021-4102

## Comparables Overview

|                  | Subject                 | High Comparable | Low Comparable | Average     |
|------------------|-------------------------|-----------------|----------------|-------------|
| Address          | NEW YORK, NY 10021-4102 |                 |                |             |
| Distance (Mi)    |                         | 0.13            | 0.29           | 0.11        |
| Subdivision      |                         |                 | CONDOMINIUM    |             |
| APN              |                         |                 |                |             |
| Recording Date   | 01/10/2012              | 10/05/2018      | 10/25/2018     | 04/08/2019  |
| Purchase Price   |                         | \$31,950,000    | \$565,000      | \$2,420,000 |
| Living Area (SF) | 18,814                  | 9,413           | 360            | 1,100       |
| Price (\$/SF)    |                         | \$3,394/SF      | \$1,569/SF     | \$2,200/SF  |
| Lot Size (SF/AC) | 5,108/.12               | 2,529/.06       | 10,217/.23     |             |
| BR/BA            | 0/0                     | 0/0             | 0/0            | 0/0         |
| Year Built       | 1910                    | 1910            | 1923           | 1982        |



## Subject Property

|  |                             |                        |   |
|--|-----------------------------|------------------------|---|
| <b>Address</b>  [REDACTED] NEW YORK, NY 10021-4102 |                             | <b>Distance (Mi)</b>   |   |
| <b>Owner</b> [REDACTED]  |                             | <b>County</b> NEW YORK |   |
| <b>Seller Name</b>   |                             | <b>APN</b> [REDACTED]  |   |
| <b>Sale Price</b>  | <b>Recording Date</b>       | 01/10/2012             | <b>Census</b> 0130.00                     |
| <b>Sale Date</b> 12/23/2011  | <b>Recorder Doc Number</b>  | 2012000008342          | <b>Land Use</b> Single Family Residential |
| <b>Sale Type</b>   | <b>Document Description</b> |                        | <b>Tract No.</b>                          |
| <b>Price Code</b>  | <b>Assessed Total</b>       | \$1,646,457            | <b>Map Reference</b>                      |
| <b>Loan Amount</b>   | <b>Assessed Improvement</b> | \$1,328,973            | <b>Subdivision</b>                        |
| <b>Lender Name</b>   | <b>Assessed Land</b>        | \$317,484              | <b>Zoning</b> R8B                         |
| <b>Prior 1st Mtg. Amount</b>   | <b>Prior Sale Price</b>     |                        | <b>Prior Sale Type</b>                    |
| <b>Prior 2nd Mtg. Amount</b>   | <b>Prior Sale Date</b>      |                        | <b>Prior Recording Date</b>               |
| <b>Bedrooms</b> 0  | <b>Year Built</b>           | 1910                   | <b>Living Area (SF)</b> 18,814            |
| <b>Bathrooms/Partial</b>   | <b>Garage/No. of Cars</b>   |                        | <b>Price (\$/SF)</b>                      |
| <b>Total Rooms</b> 0   | <b>Stories/Floors</b>       | 6 Stories              | <b>Lot Size (SF/AC)</b> 5,108/.12         |
| <b>Construction Type</b>   | <b>No. of Units</b>         | 1                      | <b>Fireplace</b> 0                        |
| <b>Exterior Walls</b>  | <b>No. of Buildings</b>     | 1                      | <b>Pool</b> N                             |
| <b>Roof Material/Type</b>  | <b>Basement Type/Area</b>   |                        | <b>Heat Type</b>                          |
| <b>Foundation Type</b>   | <b>Style</b>                |                        | <b>A/C</b>                                |
| <b>Property Type</b> Residential   | <b>View</b>                 |                        | <b>Elevator</b>                           |

## Area Sales Analysis

|                              |                          |                                |            |                                |             |
|------------------------------|--------------------------|--------------------------------|------------|--------------------------------|-------------|
| <b>Total Area Sales</b>      | \$104,868,710            | <b>Median # of Baths</b>       | NaN        | <b>Median Lot Size (SF/AC)</b> | 1,839 /.04  |
| <b>Price Range - 2 years</b> | \$609,000 - \$13,550,000 | <b>Median # of Bedrooms</b>    |            | <b>Median Year Built</b>       | 1951        |
| <b>Age Range</b>             | 7 - 120                  | <b>Median Living Area (SF)</b> | 1,702      | <b>Median Value</b>            | \$3,175,000 |
| <b>Median Age</b>            | 68                       | <b>Median Price (\$/SF)</b>    | \$1,597/SF |                                |             |

## Comparable # 1

|   |                             |                           |   |
|---|-----------------------------|---------------------------|---|
| <b>Address</b>  [REDACTED] |                             | <b>Distance (Mi)</b> 0.11 |   |
| <b>Owner</b> [REDACTED]   |                             | <b>County</b> NEW YORK    |   |
| <b>Seller Name</b> [REDACTED]   |                             | <b>APN</b> [REDACTED]     |   |
| <b>Sale Price</b> \$4,453,750   | <b>Recording Date</b>       | 07/24/2018                | <b>Census</b> 0130.00                     |
| <b>Sale Date</b> 07/12/2018   | <b>Recorder Doc Number</b>  | [REDACTED]                | <b>Land Use</b> Condominium (Residential) |
| <b>Sale Type</b> Full Sale  | <b>Document Description</b> | Deed                      | <b>Tract No.</b>                          |
| <b>Price Code</b> Full amount stated on document.   | <b>Assessed Total</b>       | \$468,520                 | <b>Map Reference</b>                      |
| <b>Loan Amount</b> \$3,563,000  | <b>Assessed Improvement</b> | \$397,599                 | <b>Subdivision</b>                        |
| <b>Lender Name</b> JPMORGAN CHASE BANK NA   | <b>Assessed Land</b>        | \$70,921                  | <b>Zoning</b> R10                         |
| <b>Prior 1st Mtg. Amount</b>  | <b>Prior Sale Price</b>     |                           | <b>Prior Sale Type</b>                    |
| <b>Prior 2nd Mtg. Amount</b>  | <b>Prior Sale Date</b>      |                           | <b>Prior Recording Date</b>               |
| <b>Bedrooms</b> 0   | <b>Year Built</b>           |                           | <b>Living Area (SF)</b> 2,430             |
| <b>Bathrooms/Partial</b>  | <b>Garage/No. of Cars</b>   |                           | <b>Price (\$/SF)</b> \$1,833/SF           |
| <b>Total Rooms</b> 0  | <b>Stories/Floors</b>       |                           | <b>Lot Size (SF/AC)</b>                   |
| <b>Construction Type</b>  | <b>No. of Units</b>         | 1                         | <b>Fireplace</b> 0                        |
| <b>Exterior Walls</b>   | <b>No. of Buildings</b>     |                           | <b>Pool</b> N                             |
| <b>Roof Material/Type</b>   | <b>Basement Type/Area</b>   |                           | <b>Heat Type</b>                          |
| <b>Foundation Type</b>  | <b>Style</b>                |                           | <b>A/C</b>                                |
| <b>Property Type</b> Residential  | <b>View</b>                 |                           | <b>Elevator</b>                           |

### Comparable # 2

|                       |                                 |                      |               |                      |                           |
|-----------------------|---------------------------------|----------------------|---------------|----------------------|---------------------------|
| Address               | [REDACTED]                      |                      | Distance (Mi) | 0.11                 |                           |
| Owner                 | [REDACTED]                      |                      | County        | NEW YORK             |                           |
| Seller Name           | [REDACTED]                      |                      | APN           | [REDACTED]           |                           |
| Sale Price            | \$2,420,000                     | Recording Date       | 04/08/2019    | Census               | 0130.00                   |
| Sale Date             | 03/29/2019                      | Recorder Doc Number  | [REDACTED]    | Land Use             | Condominium (Residential) |
| Sale Type             | Full Sale                       | Document Description | Deed          | Tract No.            |                           |
| Price Code            | Full amount stated on document. | Assessed Total       | \$143,153     | Map Reference        |                           |
| Loan Amount           | \$1,694,000                     | Assessed Improvement | \$90,690      | Subdivision          |                           |
| Lender Name           | CITIZENS BANK, N.A.             | Assessed Land        | \$52,463      | Zoning               | R10                       |
| Prior 1st Mtg. Amount |                                 | Prior Sale Price     |               | Prior Sale Type      |                           |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      |               | Prior Recording Date |                           |
| Bedrooms              | 0                               | Year Built           | 1982          | Living Area (SF)     | 1,100                     |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |               | Price (\$/SF)        | \$2,200/SF                |
| Total Rooms           | 0                               | Stories/Floors       |               | Lot Size (SF/AC)     |                           |
| Construction Type     |                                 | No. of Units         | 1             | Fireplace            | 0                         |
| Exterior Walls        |                                 | No. of Buildings     | 1             | Pool                 | N                         |
| Roof Material/Type    |                                 | Basement Type/Area   |               | Heat Type            |                           |
| Foundation Type       |                                 | Style                |               | A/C                  |                           |
| Property Type         | Residential                     | View                 | Corner        | Elevator             |                           |

### Comparable # 3

|                       |                                 |                      |               |                      |  |
|-----------------------|---------------------------------|----------------------|---------------|----------------------|--|
| Address               | [REDACTED]                      |                      | Distance (Mi) | 0.11                 |  |
| Owner                 | [REDACTED] LLC                  |                      | County        | NEW YORK             |  |
| Seller Name           | [REDACTED]                      |                      | APN           | [REDACTED]           |  |
| Sale Price            | \$18,250,000                    | Recording Date       | 12/04/2018    | Census               | 0122.00  |
| Sale Date             | 11/21/2018                      | Recorder Doc Number  | [REDACTED]    | Land Use             | Boarding House, Rooming House, Apt Hotel, Transien |
| Sale Type             | Full Sale                       | Document Description | Deed          | Tract No.            |  |
| Price Code            | Full amount stated on document. | Assessed Total       | \$1,242,919   | Map Reference        |  |
| Loan Amount           | \$12,000,000                    | Assessed Improvement | \$814,100     | Subdivision          |  |
| Lender Name           | METROPOLITAN COMMERCIAL BANK    | Assessed Land        | \$428,819     | Zoning               | R8B  |
| Prior 1st Mtg. Amount |                                 | Prior Sale Price     |               | Prior Sale Type      |  |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      |               | Prior Recording Date |  |
| Bedrooms              | 0                               | Year Built           | 1900          | Living Area (SF)     | 11,245   |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |               | Price (\$/SF)        | \$1,623/SF   |
| Total Rooms           | 0                               | Stories/Floors       | 5 Stories     | Lot Size (SF/AC)     | 3,715/.09  |
| Construction Type     |                                 | No. of Units         | 10            | Fireplace            | 0  |
| Exterior Walls        |                                 | No. of Buildings     | 2             | Pool                 | N  |
| Roof Material/Type    |                                 | Basement Type/Area   |               | Heat Type            |  |
| Foundation Type       |                                 | Style                |               | A/C                  |  |
| Property Type         | Multi-Family                    | View                 |               | Elevator             |  |

**Comparable # 4**

|                              |                                 |                             |                         |
|------------------------------|---------------------------------|-----------------------------|-------------------------|
| <b>Address</b>               | 4 [REDACTED]                    | <b>Distance (Mi)</b>        | 0.13                    |
| <b>Owner</b>                 | [REDACTED]                      | <b>County</b>               | NEW YORK                |
| <b>Seller Name</b>           | [REDACTED]                      | <b>APN</b>                  | [REDACTED]              |
| <b>Sale Price</b>            | \$31,950,000                    | <b>Recording Date</b>       | 10/05/2018              |
| <b>Sale Date</b>             | 09/27/2018                      | <b>Recorder Doc Number</b>  | [REDACTED]              |
| <b>Sale Type</b>             | Full Sale                       | <b>Document Description</b> | Deed                    |
| <b>Price Code</b>            | Full amount stated on document. | <b>Assessed Total</b>       | \$582,474               |
| <b>Loan Amount</b>           | \$15,000,000                    | <b>Assessed Improvement</b> | \$460,525               |
| <b>Lender Name</b>           | JPMORGAN CHASE BANK, N.A.       | <b>Assessed Land</b>        | \$121,949               |
| <b>Prior 1st Mtg. Amount</b> |                                 | <b>Prior Sale Price</b>     |                         |
| <b>Prior 2nd Mtg. Amount</b> |                                 | <b>Prior Sale Date</b>      |                         |
| <b>Bedrooms</b>              | 0                               | <b>Year Built</b>           | 1910                    |
| <b>Bathrooms/Partial</b>     |                                 | <b>Garage/No. of Cars</b>   |                         |
| <b>Total Rooms</b>           | 0                               | <b>Stories/Floors</b>       | 6 Stories               |
| <b>Construction Type</b>     |                                 | <b>No. of Units</b>         | 1                       |
| <b>Exterior Walls</b>        |                                 | <b>No. of Buildings</b>     | 1                       |
| <b>Roof Material/Type</b>    |                                 | <b>Basement Type/Area</b>   |                         |
| <b>Foundation Type</b>       |                                 | <b>Style</b>                | Mansion                 |
| <b>Property Type</b>         | Residential                     | <b>View</b>                 |                         |
|                              |                                 | <b>Land Use</b>             | Townhouse (Residential) |
|                              |                                 | <b>Map Reference</b>        |                         |
|                              |                                 | <b>Subdivision</b>          |                         |
|                              |                                 | <b>Zoning</b>               | R8B                     |
|                              |                                 | <b>Prior Sale Type</b>      |                         |
|                              |                                 | <b>Prior Recording Date</b> |                         |
|                              |                                 | <b>Living Area (SF)</b>     | 9,413                   |
|                              |                                 | <b>Price (\$/SF)</b>        | \$3,394/SF              |
|                              |                                 | <b>Lot Size (SF/AC)</b>     | 2,529/.06               |
|                              |                                 | <b>Fireplace</b>            | 0                       |
|                              |                                 | <b>Pool</b>                 | N                       |
|                              |                                 | <b>Heat Type</b>            |                         |
|                              |                                 | <b>A/C</b>                  |                         |
|                              |                                 | <b>Elevator</b>             |                         |

**Comparable # 5**

|                              |                                 |                             |                             |
|------------------------------|---------------------------------|-----------------------------|-----------------------------|
| <b>Address</b>               | 5 [REDACTED]                    | <b>Distance (Mi)</b>        | 0.17                        |
| <b>Owner</b>                 | [REDACTED]                      | <b>County</b>               | NEW YORK                    |
| <b>Seller Name</b>           | [REDACTED]                      | <b>APN</b>                  | [REDACTED]                  |
| <b>Sale Price</b>            | \$1,050,000                     | <b>Recording Date</b>       | 07/30/2018                  |
| <b>Sale Date</b>             | 07/19/2018                      | <b>Recorder Doc Number</b>  | [REDACTED]                  |
| <b>Sale Type</b>             | Full Sale                       | <b>Document Description</b> | Deed                        |
| <b>Price Code</b>            | Full amount stated on document. | <b>Assessed Total</b>       | \$116,724                   |
| <b>Loan Amount</b>           |                                 | <b>Assessed Improvement</b> | \$92,446                    |
| <b>Lender Name</b>           |                                 | <b>Assessed Land</b>        | \$24,278                    |
| <b>Prior 1st Mtg. Amount</b> |                                 | <b>Prior Sale Price</b>     |                             |
| <b>Prior 2nd Mtg. Amount</b> |                                 | <b>Prior Sale Date</b>      |                             |
| <b>Bedrooms</b>              | 0                               | <b>Year Built</b>           | 1969                        |
| <b>Bathrooms/Partial</b>     |                                 | <b>Garage/No. of Cars</b>   |                             |
| <b>Total Rooms</b>           | 0                               | <b>Stories/Floors</b>       | 18 Stories                  |
| <b>Construction Type</b>     |                                 | <b>No. of Units</b>         | 1                           |
| <b>Exterior Walls</b>        |                                 | <b>No. of Buildings</b>     | 1                           |
| <b>Roof Material/Type</b>    |                                 | <b>Basement Type/Area</b>   |                             |
| <b>Foundation Type</b>       |                                 | <b>Style</b>                |                             |
| <b>Property Type</b>         | Residential                     | <b>View</b>                 |                             |
|                              |                                 | <b>Land Use</b>             | Condominium (Residential)   |
|                              |                                 | <b>Map Reference</b>        |                             |
|                              |                                 | <b>Subdivision</b>          | THE PARK AVENUE CONDOMINIUM |
|                              |                                 | <b>Zoning</b>               | R10                         |
|                              |                                 | <b>Prior Sale Type</b>      |                             |
|                              |                                 | <b>Prior Recording Date</b> |                             |
|                              |                                 | <b>Living Area (SF)</b>     | 713                         |
|                              |                                 | <b>Price (\$/SF)</b>        | \$1,473/SF                  |
|                              |                                 | <b>Lot Size (SF/AC)</b>     |                             |
|                              |                                 | <b>Fireplace</b>            | 0                           |
|                              |                                 | <b>Pool</b>                 | N                           |
|                              |                                 | <b>Heat Type</b>            |                             |
|                              |                                 | <b>A/C</b>                  |                             |
|                              |                                 | <b>Elevator</b>             |                             |

**Comparable # 6**

|                              |                                 |                             |                           |
|------------------------------|---------------------------------|-----------------------------|---------------------------|
| <b>Address</b>               | 6 [REDACTED]                    | <b>Distance (Mi)</b>        | 0.18                      |
| <b>Owner</b>                 | [REDACTED] LLC                  | <b>County</b>               | NEW YORK                  |
| <b>Seller Name</b>           | [REDACTED]                      | <b>APN</b>                  | [REDACTED]                |
| <b>Sale Price</b>            | \$1,099,710                     | <b>Recording Date</b>       | 05/14/2019                |
| <b>Sale Date</b>             | 04/26/2019                      | <b>Recorder Doc Number</b>  | [REDACTED]                |
| <b>Sale Type</b>             | Full Sale                       | <b>Document Description</b> | Deed                      |
| <b>Price Code</b>            | Full amount stated on document. | <b>Assessed Total</b>       | \$156,668                 |
| <b>Loan Amount</b>           | \$756,000                       | <b>Assessed Improvement</b> | \$124,081                 |
| <b>Lender Name</b>           | THE NORTHERN TRUST COMPANY      | <b>Assessed Land</b>        | \$32,587                  |
| <b>Prior 1st Mtg. Amount</b> |                                 | <b>Prior Sale Price</b>     |                           |
| <b>Prior 2nd Mtg. Amount</b> |                                 | <b>Prior Sale Date</b>      |                           |
| <b>Bedrooms</b>              | 0                               | <b>Year Built</b>           | 1969                      |
| <b>Bathrooms/Partial</b>     |                                 | <b>Garage/No. of Cars</b>   |                           |
| <b>Total Rooms</b>           | 0                               | <b>Stories/Floors</b>       | 18 Stories                |
| <b>Construction Type</b>     |                                 | <b>No. of Units</b>         | 1                         |
| <b>Exterior Walls</b>        |                                 | <b>No. of Buildings</b>     | 1                         |
| <b>Roof Material/Type</b>    |                                 | <b>Basement Type/Area</b>   |                           |
| <b>Foundation Type</b>       |                                 | <b>Style</b>                |                           |
| <b>Property Type</b>         | Residential                     | <b>View</b>                 |                           |
|                              |                                 | <b>Census</b>               | 0120.00                   |
|                              |                                 | <b>Land Use</b>             | Condominium (Residential) |
|                              |                                 | <b>Map Reference</b>        |                           |
|                              |                                 | <b>Subdivision</b>          |                           |
|                              |                                 | <b>Zoning</b>               | R10                       |
|                              |                                 | <b>Prior Sale Type</b>      |                           |
|                              |                                 | <b>Prior Recording Date</b> |                           |
|                              |                                 | <b>Living Area (SF)</b>     | 957                       |
|                              |                                 | <b>Price (\$/SF)</b>        | \$1,149/SF                |
|                              |                                 | <b>Lot Size (SF/AC)</b>     | 8,325/.19                 |
|                              |                                 | <b>Fireplace</b>            | 0                         |
|                              |                                 | <b>Pool</b>                 | N                         |
|                              |                                 | <b>Heat Type</b>            |                           |
|                              |                                 | <b>A/C</b>                  |                           |
|                              |                                 | <b>Elevator</b>             |                           |

**Comparable # 7**

|                              |                                 |                             |  |
|------------------------------|---------------------------------|-----------------------------|--|
| <b>Address</b>               | 7 [REDACTED]                    | <b>Distance (Mi)</b>        | 0.22   |
| <b>Owner</b>                 | [REDACTED] LLC                  | <b>County</b>               | NEW YORK   |
| <b>Seller Name</b>           | [REDACTED]                      | <b>APN</b>                  | [REDACTED]   |
| <b>Sale Price</b>            | \$4,450,000                     | <b>Recording Date</b>       | 05/20/2019   |
| <b>Sale Date</b>             | 05/17/2019                      | <b>Recorder Doc Number</b>  | [REDACTED]   |
| <b>Sale Type</b>             | Full Sale                       | <b>Document Description</b> | Deed   |
| <b>Price Code</b>            | Full amount stated on document. | <b>Assessed Total</b>       | \$678,609  |
| <b>Loan Amount</b>           | \$2,000,000                     | <b>Assessed Improvement</b> | \$417,449  |
| <b>Lender Name</b>           | NEW YORK COMMUNITY BANK         | <b>Assessed Land</b>        | \$261,160  |
| <b>Prior 1st Mtg. Amount</b> |                                 | <b>Prior Sale Price</b>     |  |
| <b>Prior 2nd Mtg. Amount</b> |                                 | <b>Prior Sale Date</b>      |  |
| <b>Bedrooms</b>              | 0                               | <b>Year Built</b>           | 1910   |
| <b>Bathrooms/Partial</b>     |                                 | <b>Garage/No. of Cars</b>   |  |
| <b>Total Rooms</b>           | 0                               | <b>Stories/Floors</b>       | 4 Stories  |
| <b>Construction Type</b>     |                                 | <b>No. of Units</b>         | 10   |
| <b>Exterior Walls</b>        |                                 | <b>No. of Buildings</b>     | 1  |
| <b>Roof Material/Type</b>    |                                 | <b>Basement Type/Area</b>   |  |
| <b>Foundation Type</b>       |                                 | <b>Style</b>                |  |
| <b>Property Type</b>         | Multi-Family                    | <b>View</b>                 |  |
|                              |                                 | <b>Census</b>               | 0122.00  |
|                              |                                 | <b>Land Use</b>             | Boarding House, Rooming House, Apt Hotel, Transien |
|                              |                                 | <b>Map Reference</b>        |  |
|                              |                                 | <b>Subdivision</b>          |  |
|                              |                                 | <b>Zoning</b>               | R8B  |
|                              |                                 | <b>Prior Sale Type</b>      |  |
|                              |                                 | <b>Prior Recording Date</b> |  |
|                              |                                 | <b>Living Area (SF)</b>     | 6,094  |
|                              |                                 | <b>Price (\$/SF)</b>        | \$730/SF   |
|                              |                                 | <b>Lot Size (SF/AC)</b>     | 2,008/.05  |
|                              |                                 | <b>Fireplace</b>            | 0  |
|                              |                                 | <b>Pool</b>                 | N  |
|                              |                                 | <b>Heat Type</b>            |  |
|                              |                                 | <b>A/C</b>                  |  |
|                              |                                 | <b>Elevator</b>             |  |



### Comparable # 10

|                       |                                 |                      |               |                      |                           |
|-----------------------|---------------------------------|----------------------|---------------|----------------------|---------------------------|
| Address               | [REDACTED]                      |                      | Distance (Mi) | 0.26                 |                           |
| Owner                 | [REDACTED]                      |                      | County        | NEW YORK             |                           |
| Seller Name           | [REDACTED]                      |                      | APN           | [REDACTED]           |                           |
| Sale Price            | \$13,750,000                    | Recording Date       | 09/05/2018    | Census               | 0128.00                   |
| Sale Date             | 08/27/2018                      | Recorder Doc Number  | [REDACTED]    | Land Use             | Condominium (Residential) |
| Sale Type             | Full Sale                       | Document Description | Deed          | Tract No.            |                           |
| Price Code            | Full amount stated on document. | Assessed Total       | \$645,907     | Map Reference        |                           |
| Loan Amount           | \$8,250,000                     | Assessed Improvement | \$521,493     | Subdivision          |                           |
| Lender Name           | FIRST REPUBLIC BANK             | Assessed Land        | \$124,414     | Zoning               | R10                       |
| Prior 1st Mtg. Amount | \$1,100,000                     | Prior Sale Price     | \$20,000,000  | Prior Sale Type      | Full Sale                 |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      | 06/26/2008    | Prior Recording Date | 07/07/2008                |
| Bedrooms              | 0                               | Year Built           | 1920          | Living Area (SF)     | 7,324                     |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |               | Price (\$/SF)        | \$1,877/SF                |
| Total Rooms           | 0                               | Stories/Floors       | 13 Stories    | Lot Size (SF/AC)     |                           |
| Construction Type     |                                 | No. of Units         | 1             | Fireplace            | 0                         |
| Exterior Walls        |                                 | No. of Buildings     | 1             | Pool                 | N                         |
| Roof Material/Type    |                                 | Basement Type/Area   |               | Heat Type            |                           |
| Foundation Type       |                                 | Style                |               | A/C                  |                           |
| Property Type         | Residential                     | View                 |               | Elevator             |                           |

### Comparable # 11

|                       |                                 |                      |               |                      |                           |
|-----------------------|---------------------------------|----------------------|---------------|----------------------|---------------------------|
| Address               | [REDACTED]                      |                      | Distance (Mi) | 0.28                 |                           |
| Owner                 | [REDACTED]                      |                      | County        | NEW YORK             |                           |
| Seller Name           | [REDACTED]                      |                      | APN           | [REDACTED]           |                           |
| Sale Price            | \$8,200,000                     | Recording Date       | 04/23/2019    | Census               | 0128.00                   |
| Sale Date             | 04/16/2019                      | Recorder Doc Number  | [REDACTED]    | Land Use             | Single Family Residential |
| Sale Type             | Full Sale                       | Document Description | Deed          | Tract No.            |                           |
| Price Code            | Full amount stated on document. | Assessed Total       | \$243,463     | Map Reference        |                           |
| Loan Amount           |                                 | Assessed Improvement | \$147,833     | Subdivision          |                           |
| Lender Name           |                                 | Assessed Land        | \$95,630      | Zoning               | R8B                       |
| Prior 1st Mtg. Amount |                                 | Prior Sale Price     | \$6,700,000   | Prior Sale Type      | Full Sale                 |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      | 07/27/2007    | Prior Recording Date | 08/17/2007                |
| Bedrooms              | 0                               | Year Built           | 1910          | Living Area (SF)     | 4,314                     |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |               | Price (\$/SF)        | \$1,901/SF                |
| Total Rooms           | 0                               | Stories/Floors       | 5 Stories     | Lot Size (SF/AC)     | 1,632/.04                 |
| Construction Type     |                                 | No. of Units         | 1             | Fireplace            | 0                         |
| Exterior Walls        |                                 | No. of Buildings     | 1             | Pool                 | N                         |
| Roof Material/Type    |                                 | Basement Type/Area   |               | Heat Type            |                           |
| Foundation Type       |                                 | Style                |               | A/C                  |                           |
| Property Type         | Residential                     | View                 |               | Elevator             |                           |

### Comparable # 12

|                               |                                 |                             |            |                             |                           |
|-------------------------------|---------------------------------|-----------------------------|------------|-----------------------------|---------------------------|
| <b>Address</b> 12 [REDACTED]  |                                 | <b>Distance (Mi)</b>        |            | 0.29                        |                           |
| <b>Owner</b> [REDACTED]       |                                 | <b>County</b>               |            | NEW YORK                    |                           |
| <b>Seller Name</b> [REDACTED] |                                 | <b>APN</b>                  |            | [REDACTED]                  |                           |
| <b>Sale Price</b>             | \$9,000,000                     | <b>Recording Date</b>       | 09/24/2018 | <b>Census</b>               | 0128.00                   |
| <b>Sale Date</b>              | 09/18/2018                      | <b>Recorder Doc Number</b>  | [REDACTED] | <b>Land Use</b>             | Single Family Residential |
| <b>Sale Type</b>              | Full Sale                       | <b>Document Description</b> | Deed       | <b>Tract No.</b>            |                           |
| <b>Price Code</b>             | Full amount stated on document. | <b>Assessed Total</b>       | \$257,598  | <b>Map Reference</b>        |                           |
| <b>Loan Amount</b>            | \$5,000,000                     | <b>Assessed Improvement</b> | \$177,004  | <b>Subdivision</b>          |                           |
| <b>Lender Name</b>            |                                 | <b>Assessed Land</b>        | \$80,594   | <b>Zoning</b>               | R8B                       |
| <b>Prior 1st Mtg. Amount</b>  |                                 | <b>Prior Sale Price</b>     |            | <b>Prior Sale Type</b>      |                           |
| <b>Prior 2nd Mtg. Amount</b>  |                                 | <b>Prior Sale Date</b>      |            | <b>Prior Recording Date</b> |                           |
| <b>Bedrooms</b>               | 0                               | <b>Year Built</b>           | 1910       | <b>Living Area (SF)</b>     | 3,800                     |
| <b>Bathrooms/Partial</b>      |                                 | <b>Garage/No. of Cars</b>   |            | <b>Price (\$/SF)</b>        | \$2,368/SF                |
| <b>Total Rooms</b>            | 0                               | <b>Stories/Floors</b>       | 3 Stories  | <b>Lot Size (SF/AC)</b>     | 1,916/.04                 |
| <b>Construction Type</b>      |                                 | <b>No. of Units</b>         | 1          | <b>Fireplace</b>            | 0                         |
| <b>Exterior Walls</b>         |                                 | <b>No. of Buildings</b>     | 1          | <b>Pool</b>                 | N                         |
| <b>Roof Material/Type</b>     |                                 | <b>Basement Type/Area</b>   |            | <b>Heat Type</b>            |                           |
| <b>Foundation Type</b>        |                                 | <b>Style</b>                |            | <b>A/C</b>                  |                           |
| <b>Property Type</b>          | Residential                     | <b>View</b>                 |            | <b>Elevator</b>             |                           |

### Comparable # 13

|                               |                                 |                             |            |                             |                                  |
|-------------------------------|---------------------------------|-----------------------------|------------|-----------------------------|----------------------------------|
| <b>Address</b> 13 [REDACTED]  |                                 | <b>Distance (Mi)</b>        |            | 0.29                        |                                  |
| <b>Owner</b> [REDACTED]       |                                 | <b>County</b>               |            | NEW YORK                    |                                  |
| <b>Seller Name</b> [REDACTED] |                                 | <b>APN</b>                  |            | [REDACTED]                  |                                  |
| <b>Sale Price</b>             | \$640,000                       | <b>Recording Date</b>       | 03/15/2019 | <b>Census</b>               | 0128.00                          |
| <b>Sale Date</b>              | 03/12/2019                      | <b>Recorder Doc Number</b>  | [REDACTED] | <b>Land Use</b>             | Condominium (Residential)        |
| <b>Sale Type</b>              | Full Sale                       | <b>Document Description</b> | Deed       | <b>Tract No.</b>            |                                  |
| <b>Price Code</b>             | Full amount stated on document. | <b>Assessed Total</b>       | \$70,714   | <b>Map Reference</b>        |                                  |
| <b>Loan Amount</b>            |                                 | <b>Assessed Improvement</b> | \$57,949   | <b>Subdivision</b>          | 157 EAST 72ND STREET CONDOMINIUM |
| <b>Lender Name</b>            |                                 | <b>Assessed Land</b>        | \$12,765   | <b>Zoning</b>               | R10A                             |
| <b>Prior 1st Mtg. Amount</b>  |                                 | <b>Prior Sale Price</b>     | \$550,000  | <b>Prior Sale Type</b>      | Full Sale                        |
| <b>Prior 2nd Mtg. Amount</b>  |                                 | <b>Prior Sale Date</b>      | 04/12/2011 | <b>Prior Recording Date</b> | 04/20/2011                       |
| <b>Bedrooms</b>               | 0                               | <b>Year Built</b>           | 1923       | <b>Living Area (SF)</b>     | 545                              |
| <b>Bathrooms/Partial</b>      |                                 | <b>Garage/No. of Cars</b>   |            | <b>Price (\$/SF)</b>        | \$1,174/SF                       |
| <b>Total Rooms</b>            | 0                               | <b>Stories/Floors</b>       | 15 Stories | <b>Lot Size (SF/AC)</b>     | 10,217/.23                       |
| <b>Construction Type</b>      |                                 | <b>No. of Units</b>         | 1          | <b>Fireplace</b>            | 0                                |
| <b>Exterior Walls</b>         |                                 | <b>No. of Buildings</b>     | 1          | <b>Pool</b>                 | N                                |
| <b>Roof Material/Type</b>     |                                 | <b>Basement Type/Area</b>   |            | <b>Heat Type</b>            |                                  |
| <b>Foundation Type</b>        |                                 | <b>Style</b>                |            | <b>A/C</b>                  |                                  |
| <b>Property Type</b>          | Residential                     | <b>View</b>                 |            | <b>Elevator</b>             |                                  |

### Comparable # 14

|                       |                                 |                      |                                  |
|-----------------------|---------------------------------|----------------------|----------------------------------|
| Address               | 14 [REDACTED]                   | Distance (Mi)        | 0.29                             |
| Owner                 | [REDACTED]                      | County               | NEW YORK                         |
| Seller Name           | [REDACTED]                      | APN                  | [REDACTED]                       |
| Sale Price            | \$565,000                       | Recording Date       | 10/25/2018                       |
| Sale Date             | 08/30/2018                      | Recorder Doc Number  | [REDACTED]                       |
| Sale Type             | Full Sale                       | Document Description | Deed                             |
| Price Code            | Full amount stated on document. | Assessed Total       | \$44,821                         |
| Loan Amount           |                                 | Assessed Improvement | \$36,739                         |
| Lender Name           |                                 | Assessed Land        | \$8,082                          |
| Prior 1st Mtg. Amount |                                 | Prior Sale Price     |                                  |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      |                                  |
| Bedrooms              | 0                               | Year Built           | 1923                             |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |                                  |
| Total Rooms           | 0                               | Stories/Floors       | 15 Stories                       |
| Construction Type     |                                 | No. of Units         | 1                                |
| Exterior Walls        |                                 | No. of Buildings     | 1                                |
| Roof Material/Type    |                                 | Basement Type/Area   |                                  |
| Foundation Type       |                                 | Style                |                                  |
| Property Type         | Residential                     | View                 |                                  |
|                       |                                 |                      | 157 EAST 72ND STREET CONDOMINIUM |
|                       |                                 |                      | R10A                             |
|                       |                                 |                      | Prior Sale Type                  |
|                       |                                 |                      | Prior Recording Date             |
|                       |                                 |                      | Living Area (SF)                 |
|                       |                                 |                      | Price (\$/SF)                    |
|                       |                                 |                      | Lot Size (SF/AC)                 |
|                       |                                 |                      | Fireplace                        |
|                       |                                 |                      | Pool                             |
|                       |                                 |                      | Heat Type                        |
|                       |                                 |                      | A/C                              |
|                       |                                 |                      | Elevator                         |

### Comparable # 15

|                       |                                 |                      |                      |
|-----------------------|---------------------------------|----------------------|----------------------|
| Address               | 15 [REDACTED]                   | Distance (Mi)        | 0.32                 |
| Owner                 | [REDACTED]                      | County               | NEW YORK             |
| Seller Name           | [REDACTED]                      | APN                  | [REDACTED]           |
| Sale Price            | \$1,715,000                     | Recording Date       | 08/01/2018           |
| Sale Date             | 07/30/2018                      | Recorder Doc Number  | [REDACTED]           |
| Sale Type             | Full Sale                       | Document Description | Deed                 |
| Price Code            | Full amount stated on document. | Assessed Total       | \$201,238            |
| Loan Amount           | \$1,165,000                     | Assessed Improvement | \$164,232            |
| Lender Name           | CITIBANK NA                     | Assessed Land        | \$37,006             |
| Prior 1st Mtg. Amount |                                 | Prior Sale Price     |                      |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      |                      |
| Bedrooms              | 0                               | Year Built           | 1986                 |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |                      |
| Total Rooms           | 0                               | Stories/Floors       | 31 Stories           |
| Construction Type     |                                 | No. of Units         | 1                    |
| Exterior Walls        |                                 | No. of Buildings     | 1                    |
| Roof Material/Type    |                                 | Basement Type/Area   |                      |
| Foundation Type       |                                 | Style                |                      |
| Property Type         | Residential                     | View                 |                      |
|                       |                                 |                      | 188 EAST 70TH STREET |
|                       |                                 |                      | C1-9                 |
|                       |                                 |                      | Prior Sale Type      |
|                       |                                 |                      | Prior Recording Date |
|                       |                                 |                      | Living Area (SF)     |
|                       |                                 |                      | Price (\$/SF)        |
|                       |                                 |                      | Lot Size (SF/AC)     |
|                       |                                 |                      | Fireplace            |
|                       |                                 |                      | Pool                 |
|                       |                                 |                      | Heat Type            |
|                       |                                 |                      | A/C                  |
|                       |                                 |                      | Elevator             |

### Comparable # 16

|                       |                                 |                      |            |                      |                           |
|-----------------------|---------------------------------|----------------------|------------|----------------------|---------------------------|
| Address               | [REDACTED]                      |                      |            | Distance (Mi)        | 0.32                      |
| Owner                 | [REDACTED]                      |                      |            | County               | NEW YORK                  |
| Seller Name           | [REDACTED]                      |                      |            | APN                  | [REDACTED]                |
| Sale Price            | \$1,850,000                     | Recording Date       | 11/13/2018 | Census               | 0120.00                   |
| Sale Date             | 10/31/2018                      | Recorder Doc Number  | [REDACTED] | Land Use             | Condominium (Residential) |
| Sale Type             | Full Sale                       | Document Description | Deed       | Tract No.            |                           |
| Price Code            | Full amount stated on document. | Assessed Total       | \$256,678  | Map Reference        |                           |
| Loan Amount           | \$500,000                       | Assessed Improvement | \$209,476  | Subdivision          |                           |
| Lender Name           | INTERAUDI BANK                  | Assessed Land        | \$47,202   | Zoning               | C1-9                      |
| Prior 1st Mtg. Amount |                                 | Prior Sale Price     |            | Prior Sale Type      |                           |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      |            | Prior Recording Date |                           |
| Bedrooms              | 0                               | Year Built           | 1986       | Living Area (SF)     | 1,396                     |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |            | Price (\$/SF)        | \$1,325/SF                |
| Total Rooms           | 0                               | Stories/Floors       | 31 Stories | Lot Size (SF/AC)     |                           |
| Construction Type     |                                 | No. of Units         | 1          | Fireplace            | 0                         |
| Exterior Walls        |                                 | No. of Buildings     | 1          | Pool                 | N                         |
| Roof Material/Type    |                                 | Basement Type/Area   |            | Heat Type            |                           |
| Foundation Type       |                                 | Style                |            | A/C                  |                           |
| Property Type         | Residential                     | View                 |            | Elevator             |                           |

### Comparable # 17

|                       |                                 |                      |            |                      |                           |
|-----------------------|---------------------------------|----------------------|------------|----------------------|---------------------------|
| Address               | [REDACTED]                      |                      |            | Distance (Mi)        | 0.32                      |
| Owner                 | [REDACTED]                      |                      |            | County               | NEW YORK                  |
| Seller Name           | [REDACTED]                      |                      |            | APN                  | [REDACTED]                |
| Sale Price            | \$2,375,000                     | Recording Date       | 10/09/2018 | Census               | 0142.00                   |
| Sale Date             | 10/04/2018                      | Recorder Doc Number  | [REDACTED] | Land Use             | Condominium (Residential) |
| Sale Type             | Full Sale                       | Document Description | Deed       | Tract No.            |                           |
| Price Code            | Full amount stated on document. | Assessed Total       | \$152,724  | Map Reference        |                           |
| Loan Amount           |                                 | Assessed Improvement | \$107,890  | Subdivision          |                           |
| Lender Name           |                                 | Assessed Land        | \$44,834   | Zoning               | C5-1                      |
| Prior 1st Mtg. Amount |                                 | Prior Sale Price     |            | Prior Sale Type      |                           |
| Prior 2nd Mtg. Amount |                                 | Prior Sale Date      |            | Prior Recording Date |                           |
| Bedrooms              | 0                               | Year Built           | 1958       | Living Area (SF)     | 1,295                     |
| Bathrooms/Partial     |                                 | Garage/No. of Cars   |            | Price (\$/SF)        | \$1,834/SF                |
| Total Rooms           | 0                               | Stories/Floors       | 16 Stories | Lot Size (SF/AC)     |                           |
| Construction Type     |                                 | No. of Units         | 1          | Fireplace            | 0                         |
| Exterior Walls        |                                 | No. of Buildings     | 1          | Pool                 | N                         |
| Roof Material/Type    |                                 | Basement Type/Area   |            | Heat Type            |                           |
| Foundation Type       |                                 | Style                |            | A/C                  |                           |
| Property Type         | Residential                     | View                 |            | Elevator             |                           |

### Comparable # 18

|                       |                                 |                      |                           |
|-----------------------|---------------------------------|----------------------|---------------------------|
| Address               | 18 [REDACTED]                   | Distance (Mi)        | 0.33                      |
| Owner                 | [REDACTED]                      | County               | NEW YORK                  |
| Seller Name           | [REDACTED]                      | APN                  | [REDACTED]                |
| Sale Price            | \$1,825,000                     | Recording Date       | 10/31/2018                |
| Sale Date             | 10/25/2018                      | Recorder Doc Number  | [REDACTED]                |
| Sale Type             | Full Sale                       | Census               | 0120.00                   |
| Price Code            | Full amount stated on document. | Land Use             | Condominium (Residential) |
| Loan Amount           | \$860,000                       | Document Description | Deed                      |
| Lender Name           |                                 | Assessed Total       | \$258,747                 |
| Prior 1st Mtg. Amount |                                 | Assessed Improvement | \$211,164                 |
| Prior 2nd Mtg. Amount |                                 | Assessed Land        | \$47,583                  |
| Bedrooms              | 0                               | Prior Sale Price     |                           |
| Bathrooms/Partial     |                                 | Prior Sale Date      |                           |
| Total Rooms           | 0                               | Year Built           | 1986                      |
| Construction Type     |                                 | Garage/No. of Cars   |                           |
| Exterior Walls        |                                 | Stories/Floors       | 31 Stories                |
| Roof Material/Type    |                                 | No. of Units         | 1                         |
| Foundation Type       |                                 | No. of Buildings     | 1                         |
| Property Type         | Residential                     | Basement Type/Area   |                           |
|                       |                                 | Style                |                           |
|                       |                                 | View                 |                           |
|                       |                                 | Living Area (SF)     | 1,396                     |
|                       |                                 | Price (\$/SF)        | \$1,307/SF                |
|                       |                                 | Lot Size (SF/AC)     |                           |
|                       |                                 | Fireplace            | 0                         |
|                       |                                 | Pool                 | N                         |
|                       |                                 | Heat Type            |                           |
|                       |                                 | A/C                  |                           |
|                       |                                 | Elevator             |                           |

### Comparable # 19

|                       |                                 |                      |                                   |
|-----------------------|---------------------------------|----------------------|-----------------------------------|
| Address               | 19 [REDACTED]                   | Distance (Mi)        | 0.33                              |
| Owner                 | [REDACTED] LLC                  | County               | NEW YORK                          |
| Seller Name           | [REDACTED]                      | APN                  | [REDACTED]                        |
| Sale Price            | \$11,125,000                    | Recording Date       | 06/13/2019                        |
| Sale Date             | 06/03/2019                      | Recorder Doc Number  | [REDACTED]                        |
| Sale Type             | Full Sale                       | Census               | 0128.00                           |
| Price Code            | Full amount stated on document. | Land Use             | Duplex (2 units, any combination) |
| Loan Amount           | \$7,231,250                     | Document Description | Deed                              |
| Lender Name           | JPMORGAN CHASE BANK, N.A.       | Assessed Total       | \$300,962                         |
| Prior 1st Mtg. Amount |                                 | Assessed Improvement | \$167,713                         |
| Prior 2nd Mtg. Amount |                                 | Assessed Land        | \$133,249                         |
| Bedrooms              | 0                               | Prior Sale Price     |                                   |
| Bathrooms/Partial     |                                 | Prior Sale Date      |                                   |
| Total Rooms           | 0                               | Year Built           | 1920                              |
| Construction Type     |                                 | Garage/No. of Cars   |                                   |
| Exterior Walls        |                                 | Stories/Floors       | 4 Stories                         |
| Roof Material/Type    |                                 | No. of Units         | 2                                 |
| Foundation Type       |                                 | No. of Buildings     | 1                                 |
| Property Type         | Multi-Family (Residential)      | Basement Type/Area   |                                   |
|                       |                                 | Style                |                                   |
|                       |                                 | View                 |                                   |
|                       |                                 | Living Area (SF)     | 4,320                             |
|                       |                                 | Price (\$/SF)        | \$2,575/SF                        |
|                       |                                 | Lot Size (SF/AC)     | 1,839/.04                         |
|                       |                                 | Fireplace            | 0                                 |
|                       |                                 | Pool                 | N                                 |
|                       |                                 | Heat Type            |                                   |
|                       |                                 | A/C                  |                                   |
|                       |                                 | Elevator             |                                   |

**Comparable # 20**

|                              |                                 |                             |                           |
|------------------------------|---------------------------------|-----------------------------|---------------------------|
| <b>Address</b>               | 20 [REDACTED]                   | <b>Distance (Mi)</b>        | 0.33                      |
| <b>Owner</b>                 | [REDACTED]                      | <b>County</b>               | NEW YORK                  |
| <b>Seller Name</b>           | [REDACTED]                      | <b>APN</b>                  | [REDACTED]                |
| <b>Sale Price</b>            | \$2,625,000                     | <b>Recording Date</b>       | 07/27/2018                |
| <b>Sale Date</b>             | 07/16/2018                      | <b>Recorder Doc Number</b>  | [REDACTED]                |
| <b>Sale Type</b>             | Full Sale                       | <b>Document Description</b> | Deed                      |
| <b>Price Code</b>            | Full amount stated on document. | <b>Assessed Total</b>       | \$157,478                 |
| <b>Loan Amount</b>           | \$1,968,750                     | <b>Assessed Improvement</b> | \$111,228                 |
| <b>Lender Name</b>           |                                 | <b>Assessed Land</b>        | \$46,250                  |
| <b>Prior 1st Mtg. Amount</b> |                                 | <b>Prior Sale Price</b>     |                           |
| <b>Prior 2nd Mtg. Amount</b> |                                 | <b>Prior Sale Date</b>      |                           |
| <b>Bedrooms</b>              | 0                               | <b>Year Built</b>           | 1958                      |
| <b>Bathrooms/Partial</b>     |                                 | <b>Garage/No. of Cars</b>   |                           |
| <b>Total Rooms</b>           | 0                               | <b>Stories/Floors</b>       | 16 Stories                |
| <b>Construction Type</b>     |                                 | <b>No. of Units</b>         | 1                         |
| <b>Exterior Walls</b>        |                                 | <b>No. of Buildings</b>     | 1                         |
| <b>Roof Material/Type</b>    |                                 | <b>Basement Type/Area</b>   |                           |
| <b>Foundation Type</b>       |                                 | <b>Style</b>                |                           |
| <b>Property Type</b>         | Residential                     | <b>View</b>                 |                           |
|                              |                                 | <b>Census</b>               | 0142.00                   |
|                              |                                 | <b>Land Use</b>             | Condominium (Residential) |
|                              |                                 | <b>Tract No.</b>            |                           |
|                              |                                 | <b>Map Reference</b>        |                           |
|                              |                                 | <b>Subdivision</b>          | CHARLES HOUSE CONDOMINIUM |
|                              |                                 | <b>Zoning</b>               | C5-1                      |
|                              |                                 | <b>Prior Sale Type</b>      |                           |
|                              |                                 | <b>Prior Recording Date</b> |                           |
|                              |                                 | <b>Living Area (SF)</b>     | 1,162                     |
|                              |                                 | <b>Price (\$/SF)</b>        | \$2,259/SF                |
|                              |                                 | <b>Lot Size (SF/AC)</b>     |                           |
|                              |                                 | <b>Fireplace</b>            | 0                         |
|                              |                                 | <b>Pool</b>                 | N                         |
|                              |                                 | <b>Heat Type</b>            |                           |
|                              |                                 | <b>A/C</b>                  |                           |
|                              |                                 | <b>Elevator</b>             |                           |

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## Subject Property Location

**Property Address** [REDACTED]  
**City, State & Zip** NEW YORK, NY 10021-4102  
**County** NEW YORK COUNTY  
**Mailing Address** [REDACTED], NEW YORK, NY 10021-4102

Report Date: 06/27/2019

Order ID: R3563451

**Property Use** Single Family Residential  
**Parcel Number** [REDACTED]

## Legal Description

|                            |                 |
|----------------------------|-----------------|
| <b>Lot</b>                 | 10              |
| <b>Tract No</b>            |                 |
| <b>Abbrev. Description</b> | LOT:10 BLK:1386 |

## Ownership Information

|                      |            |                       |               |
|----------------------|------------|-----------------------|---------------|
| <b>Owner Name(s)</b> | [REDACTED] | <b>Sales Price</b>    |               |
|                      |            | <b>Sale Date</b>      | 12/23/2011    |
|                      |            | <b>Recording Date</b> | 01/10/2012    |
| <b>Vesting</b>       | Company    | <b>Recorder Doc #</b> | 2012000008342 |

## Transaction Summary

| Trans ID | Recording Date | Document Type | Document Description | Sales Price / Loan Amount | Document Number | Buyer / Borrower | Seller     |
|----------|----------------|---------------|----------------------|---------------------------|-----------------|------------------|------------|
| 1        | 01/10/2012     | Deed          | Deed                 |                           | 2012000008342   | [REDACTED]       | [REDACTED] |

## Transaction Details

### Transfer

|  |  |            |                             |                         |                                     |                          |
|--|--|------------|-----------------------------|-------------------------|-------------------------------------|--------------------------|
|  | <b>Transaction ID</b>                              | 1          | <b>Recorder Doc Number</b>  | 2012000008342           | <b>Partial Interest Transferred</b> |                          |
|  | <b>Sale Date</b>                                   | 12/23/2011 | <b>Document Type</b>        | Deed                    | <b>Type of Transaction</b>          | Non Arms-Length Transfer |
|  | <b>Sale Price</b>                                  |            | <b>Document Description</b> | Deed                    | <b>Multiple APNs on Deed</b>        |                          |
|  | <b>Recorder Book/Page</b>                          |            | <b>Recording Date</b>       | 01/10/2012              | <b>Property Use</b>                 |                          |
|  | <b>Buyer 1</b>                                     | ██████     | <b>Buyer 1 Entity</b>       | Company or Corporation  | <b>Buyer Vesting</b>                |                          |
|  | <b>Buyer 2</b>                                     |            | <b>Buyer 2 Entity</b>       |                         | <b>Buyer Mailing Address</b>        | ████████████████████     |
|  | <b>Seller 1</b>                                    | ██████████ | <b>Seller 1 Entity</b>      | Company or Corporation  | <b>Seller Mailing Address</b>       | ████████████████████     |
|  | <b>Seller 2</b>                                    |            | <b>Seller 2 Entity</b>      |                         | <b>Legal City/ Muni/ Township</b>   |                          |
|  | <b>Legal Recorder's Map Ref</b>                    |            | <b>Legal Subdivision</b>    |                         | <b>Legal Section/ Twn/ Rng/ Mer</b> |                          |
|  | <b>Legal Brief Description/ Unit/ Phase/ Tract</b> |            |                             | ID2011122700736001/ / / | <b>Title Company Name</b>           |                          |

## Transaction History Legend

|   |                      |   |                  |   |                     |
|---|----------------------|---|------------------|---|---------------------|
|  | Transfer             |  | Mortgage         |  | Mortgage Assignment |
|  | Foreclosure Activity |  | Mortgage Release |   |                     |

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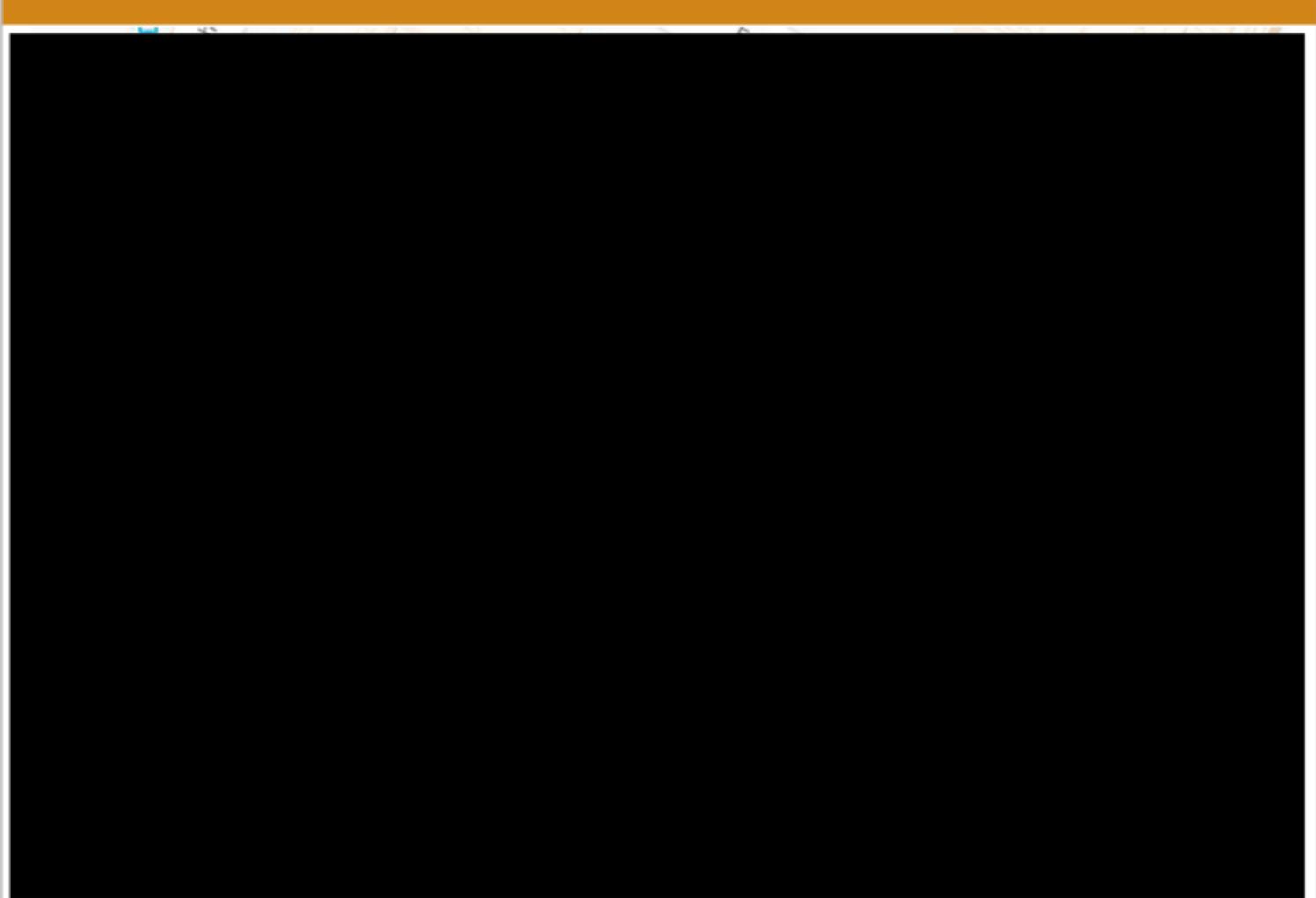
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Subject Property Location

Report Date: 06/27/2019

Property Address [REDACTED]  
City, State & Zip NEW YORK, NY 10021-4102  
County NEW YORK COUNTY  
Mailing Address [REDACTED], NEW YORK, NY 10021-4102

Property Use Single Family Residential  
Parcel Number [REDACTED]



 Subject

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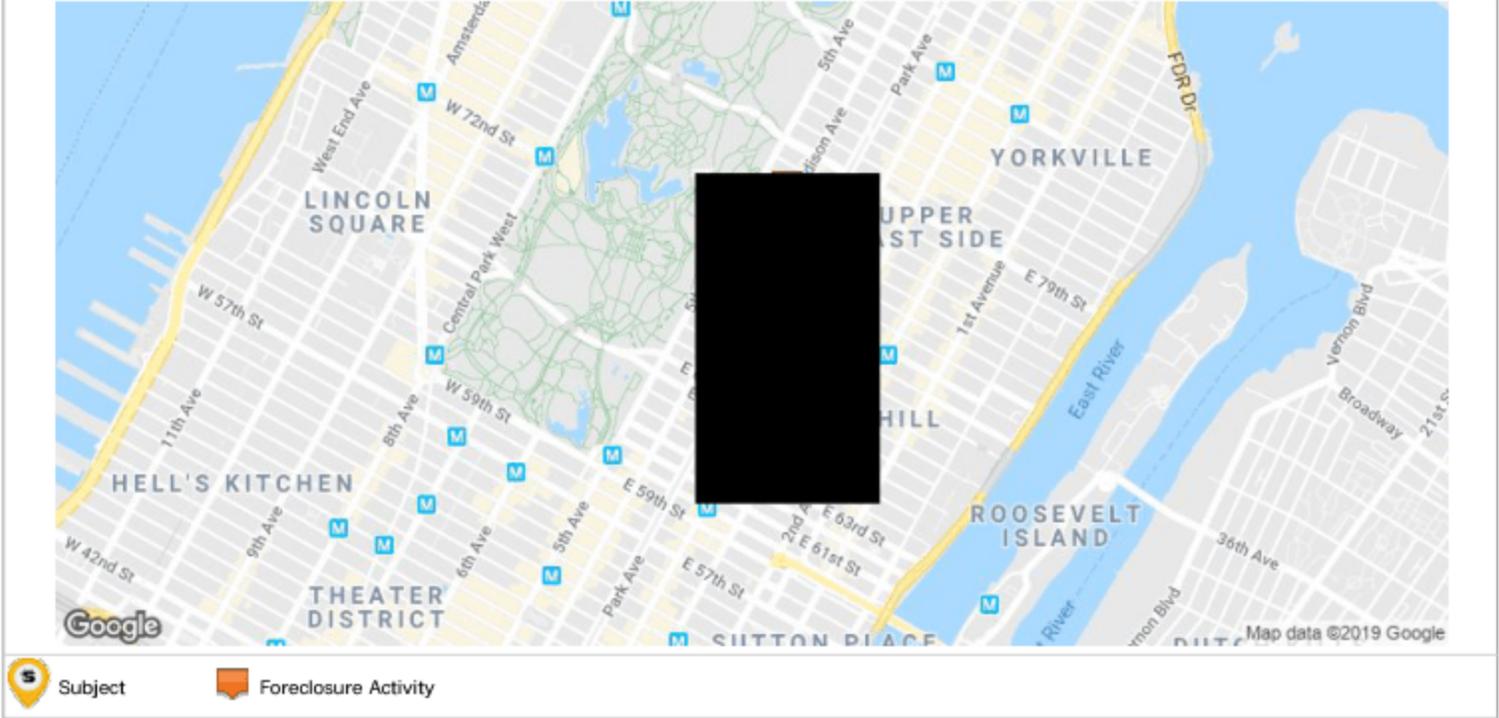
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## Subject Property Location

Report Date: 06/27/2019

**Property Address** [REDACTED]  
**City, State & Zip** NEW YORK, NY 10021-4102  
**County** NEW YORK COUNTY  
**Mailing Address** [REDACTED], NEW YORK, NY 10021-4102

**Property Use** Single Family Residential  
**Parcel Number** [REDACTED]



## Neighborhood Foreclosure Activity

|                            |            |
|----------------------------|------------|
| <b>1. Property Address</b> | [REDACTED] |
| REO                        | 03/16/2017 |
| <b>2. Property Address</b> | [REDACTED] |
| REO                        | 09/11/2018 |

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## Subject Property Location

Report Date: 06/27/2019

**Property Address** [REDACTED]  
**City, State & Zip** NEW YORK, NY 10021-4102  
**County** NEW YORK COUNTY  
**Mailing Address** [REDACTED], NEW YORK, NY 10021-4102

**Property Use** Single Family Residential  
**Parcel Number** [REDACTED]

### Population

| Year           | Zip 10021 | National    |
|----------------|-----------|-------------|
| 2000           | 51,426    | 281,421,906 |
| 2009           | 51,557    | 309,731,508 |
| 2014           | 51,811    | 324,062,684 |
| Growth Rate    |           | 1.0 %       |
| Growth Centile | 38.0 %    |             |

### Households

| Year                   | Zip 10021 | National    |
|------------------------|-----------|-------------|
| 2000                   | 30,856    | 105,480,101 |
| 2009                   | 30,484    | 116,523,156 |
| 2014                   | 30,593    | 122,109,448 |
| Household Growth Rate  |           | 1.1 %       |
| Average Household Size | 1.7       | 2.6         |

### Families

| Year               | Zip 10021 | National   |
|--------------------|-----------|------------|
| 2000               | 10,677    | 71,787,347 |
| 2009               | 10,192    | 77,956,117 |
| Family Growth Rate |           | 0.9 %      |

### Age Distribution

| Age   | Zip 10021 | National |
|-------|-----------|----------|
| 0-4   | 4.5 %     | 6.8 %    |
| 5-9   | 2.7 %     | 6.7 %    |
| 10-14 | 2.2 %     | 6.6 %    |
| 15-19 | 1.8 %     | 7.1 %    |
| 20-24 | 4.9 %     | 6.9 %    |
| 25-44 | 36.1 %    | 27.0 %   |
| 45-64 | 30.6 %    | 26.0 %   |
| 65-84 | 13.9 %    | 10.9 %   |
| 85+   | 3.3 %     | 1.9 %    |

### Median Age

| Year         | Zip 10021 | National |
|--------------|-----------|----------|
| 2009         | 43.3      | 36.9     |
| Male Ratio   | 44.2 %    | 49.2 %   |
| Female Ratio | 55.8 %    | 50.8 %   |

## Household Income

| Income        | Zip 10021 | National |
|---------------|-----------|----------|
| % < \$25K     | 8.1 %     | 20.9 %   |
| % \$25K-50K   | 9.1 %     | 24.4 %   |
| % \$50K-100K  | 27.0 %    | 35.3 %   |
| % \$100K-150K | 22.4 %    | 11.7 %   |
| % >\$150K     | 33.5 %    | 7.6 %    |

## Median Household Income

| Year              | Zip 10021    | National    |
|-------------------|--------------|-------------|
| 2009              | \$111,234.00 | \$54,719.00 |
| 2014              | \$118,012.00 | \$56,938.00 |
| Per Capita Income | \$103,323.00 | \$27,277.00 |

## Household Income Centile

|          |        |
|----------|--------|
| National | 98.0 % |
| State    | 96.0 % |

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## Subject Property Location

Report Date: 06/27/2019

**Property Address** [REDACTED]  
**City, State & Zip** NEW YORK, NY 10021-4102  
**County** NEW YORK COUNTY  
**Mailing Address** [REDACTED], NEW YORK, NY 10021-4102

**Property Use** Single Family Residential  
**Parcel Number** [REDACTED]

| Nearby Neighbor #1       |   |                           |      |                         |            |
|--------------------------|---|---------------------------|------|-------------------------|------------|
| <b>Address</b>           |   | [REDACTED]                |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             |   | [REDACTED]                |      | <b>Lot Size (SF/AC)</b> | 5,108/.12  |
| <b>Bedrooms</b>          | 0 | <b>Year Built</b>         | 1910 | <b>Living Area (SF)</b> | 18,814     |
| <b>Bathrooms/Partial</b> |   | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

| Nearby Neighbor #2       |   |                           |      |                         |            |
|--------------------------|---|---------------------------|------|-------------------------|------------|
| <b>Address</b>           |   | [REDACTED]                |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             |   | [REDACTED]                |      | <b>Lot Size (SF/AC)</b> | 2,554/.06  |
| <b>Bedrooms</b>          | 0 | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 11,496     |
| <b>Bathrooms/Partial</b> |   | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

| Nearby Neighbor #3       |   |                           |      |                         |            |
|--------------------------|---|---------------------------|------|-------------------------|------------|
| <b>Address</b>           |   | [REDACTED]                |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             |   | [REDACTED]                |      | <b>Lot Size (SF/AC)</b> | 2,759/.06  |
| <b>Bedrooms</b>          | 0 | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 10,960     |
| <b>Bathrooms/Partial</b> |   | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

| Nearby Neighbor #4       |   |                           |      |                         |            |
|--------------------------|---|---------------------------|------|-------------------------|------------|
| <b>Address</b>           |   | [REDACTED]                |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             |   | [REDACTED]                |      | <b>Lot Size (SF/AC)</b> | 2,510/.06  |
| <b>Bedrooms</b>          | 0 | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 9,002      |
| <b>Bathrooms/Partial</b> |   | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

| Nearby Neighbor #5       |   |                           |      |                         |            |
|--------------------------|---|---------------------------|------|-------------------------|------------|
| <b>Address</b>           |   | [REDACTED]                |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             |   | [REDACTED]                |      | <b>Lot Size (SF/AC)</b> | 2,510/.06  |
| <b>Bedrooms</b>          | 0 | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 12,060     |
| <b>Bathrooms/Partial</b> |   | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

| Nearby Neighbor #6       |   |                           |      |                         |            |
|--------------------------|---|---------------------------|------|-------------------------|------------|
| <b>Address</b>           |   | [REDACTED]                |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             |   | [REDACTED]                |      | <b>Lot Size (SF/AC)</b> | 2,111/.05  |
| <b>Bedrooms</b>          | 0 | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 8,125      |
| <b>Bathrooms/Partial</b> |   | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

**Nearby Neighbor #7**

|                          |            |                           |      |                         |            |
|--------------------------|------------|---------------------------|------|-------------------------|------------|
| <b>Address</b>           | [REDACTED] |                           |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             | [REDACTED] |                           |      | <b>Lot Size (SF/AC)</b> | 2,220/.05  |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 10,013     |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

**Nearby Neighbor #8**

|                          |            |                           |      |                         |            |
|--------------------------|------------|---------------------------|------|-------------------------|------------|
| <b>Address</b>           | [REDACTED] |                           |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             | [REDACTED] |                           |      | <b>Lot Size (SF/AC)</b> | 2,299/.05  |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 6,230      |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

**Nearby Neighbor #9**

|                          |            |                           |      |                         |            |
|--------------------------|------------|---------------------------|------|-------------------------|------------|
| <b>Address</b>           | [REDACTED] |                           |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             | [REDACTED] |                           |      | <b>Lot Size (SF/AC)</b> | 2,299/.05  |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1910 | <b>Living Area (SF)</b> | 5,400      |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

**Nearby Neighbor #10**

|                          |            |                           |      |                         |            |
|--------------------------|------------|---------------------------|------|-------------------------|------------|
| <b>Address</b>           | [REDACTED] |                           |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             | [REDACTED] |                           |      | <b>Lot Size (SF/AC)</b> | 1,671/.04  |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 6,900      |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

**Nearby Neighbor #11**

|                          |            |                           |      |                         |            |
|--------------------------|------------|---------------------------|------|-------------------------|------------|
| <b>Address</b>           | [REDACTED] |                           |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             | [REDACTED] |                           |      | <b>Lot Size (SF/AC)</b> | 2,248/.05  |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1899 | <b>Living Area (SF)</b> | 6,798      |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

**Nearby Neighbor #12**

|                          |            |                           |      |                         |            |
|--------------------------|------------|---------------------------|------|-------------------------|------------|
| <b>Address</b>           | [REDACTED] |                           |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             | [REDACTED] |                           |      | <b>Lot Size (SF/AC)</b> | 1,600/.04  |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1901 | <b>Living Area (SF)</b> | 7,285      |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

**Nearby Neighbor #13**

|                          |            |                           |      |                         |            |
|--------------------------|------------|---------------------------|------|-------------------------|------------|
| <b>Address</b>           | [REDACTED] |                           |      | <b>APN</b>              | [REDACTED] |
| <b>Owner</b>             | [REDACTED] |                           |      | <b>Lot Size (SF/AC)</b> | 1,600/.04  |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1901 | <b>Living Area (SF)</b> | 7,285      |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |      | <b>Phones</b>           |            |

### Nearby Neighbor #14

|                          |            |                           |                         |                         |       |
|--------------------------|------------|---------------------------|-------------------------|-------------------------|-------|
| <b>Address</b>           | [REDACTED] |                           | <b>APN</b>              | [REDACTED]              |       |
| <b>Owner</b>             | [REDACTED] |                           | <b>Lot Size (SF/AC)</b> | 1,600/.04               |       |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1901                    | <b>Living Area (SF)</b> | 7,285 |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |                         | <b>Phones</b>           |       |

### Nearby Neighbor #15

|                          |            |                           |                         |                         |       |
|--------------------------|------------|---------------------------|-------------------------|-------------------------|-------|
| <b>Address</b>           | [REDACTED] |                           | <b>APN</b>              | [REDACTED]              |       |
| <b>Owner</b>             | [REDACTED] |                           | <b>Lot Size (SF/AC)</b> | 1,607/.04               |       |
| <b>Bedrooms</b>          | 0          | <b>Year Built</b>         | 1899                    | <b>Living Area (SF)</b> | 4,963 |
| <b>Bathrooms/Partial</b> |            | <b>Garage/No. of Cars</b> |                         | <b>Phones</b>           |       |

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## Subject Property Location

Report Date: 06/27/2019

**Property Address** [REDACTED]  
**City, State & Zip** NEW YORK, NY 10021-4102  
**County** NEW YORK COUNTY  
**Mailing Address** [REDACTED], NEW YORK, NY 10021-4102

**Property Use** Single Family Residential  
**Parcel Number** [REDACTED]

## Public School Summary

| School Name                         | Grades                    | Distance from Subject Property |
|-------------------------------------|---------------------------|--------------------------------|
| PS 6 LILLIE D BLAKE                 | Grade KG - Grade 5        | 0.51 miles                     |
| ELLA BAKER SCHOOL                   | Prekindergarten - Grade 8 | 0.53 miles                     |
| JHS 167 ROBERT F WAGNER             | Grade 6 - Grade 8         | 0.43 miles                     |
| MANHATTAN INTERNATIONAL HIGH SCHOOL | Grade 9 - Grade 12        | 0.53 miles                     |

### PS 6 LILLIE D BLAKE

|  |                    |                     |     |
|--|--------------------|---------------------|-----|
| <b>Address</b>                             | [REDACTED]         | <b>Kindergarten</b> | 122 |
|  |                    | <b>Grade 1</b>      | 132 |
| <b>Phone Number</b>                        | [REDACTED]         | <b>Grade 2</b>      | 135 |
| <b>Distance from Subject Property</b>      | 0.51 miles         | <b>Grade 3</b>      | 98  |
| <b>Grades</b>                              | Grade KG - Grade 5 | <b>Grade 4</b>      | 110 |
| <b>Student Teacher Ratio</b>               | 1:14.4             | <b>Grade 5</b>      | 111 |
| <b>Full Time Equivalent Administrators</b> | 55                 | <b>Total</b>        | 708 |
| <b>API Score</b>                           | N/A                |                     |     |

### ELLA BAKER SCHOOL

|  |                           |                        |     |
|--|---------------------------|------------------------|-----|
| <b>Address</b>                             | [REDACTED]                | <b>Prekindergarten</b> | N/A |
|  |                           | <b>Kindergarten</b>    | 44  |
| <b>Phone Number</b>                        | [REDACTED]                | <b>Grade 1</b>         | 31  |
| <b>Distance from Subject Property</b>      | 0.53 miles                | <b>Grade 2</b>         | 37  |
| <b>Grades</b>                              | Prekindergarten - Grade 8 | <b>Grade 3</b>         | 37  |
| <b>Student Teacher Ratio</b>               | 1:15.6                    | <b>Grade 4</b>         | 32  |
| <b>Full Time Equivalent Administrators</b> | 21                        | <b>Grade 5</b>         | 25  |
| <b>API Score</b>                           | N/A                       | <b>Grade 6</b>         | 22  |
|  |                           | <b>Grade 7</b>         | 22  |
|  |                           | <b>Grade 8</b>         | 21  |
|  |                           | <b>Total</b>           | 271 |

**JHS 167 ROBERT F WAGNER**

|  |                   |                |      |
|--|-------------------|----------------|------|
| <b>Address</b>                             | [REDACTED]        | <b>Grade 6</b> | 351  |
|  |                   | <b>Grade 7</b> | 364  |
| <b>Phone Number</b>                        | [REDACTED]        | <b>Grade 8</b> | 396  |
| <b>Distance from Subject Property</b>      | 0.43 miles        | <b>Total</b>   | 1111 |
| <b>Grades</b>                              | Grade 6 - Grade 8 |                |      |
| <b>Student Teacher Ratio</b>               | 1:16.0            |                |      |
| <b>Full Time Equivalent Administrators</b> | 76.68             |                |      |
| <b>API Score</b>                           | N/A               |                |      |

**MANHATTAN INTERNATIONAL HIGH SCHOOL**

|  |                    |                 |     |
|--|--------------------|-----------------|-----|
| <b>Address</b>                             | [REDACTED]         | <b>Grade 9</b>  | 119 |
|  |                    | <b>Grade 10</b> | 74  |
| <b>Phone Number</b>                        | [REDACTED]         | <b>Grade 11</b> | 62  |
| <b>Distance from Subject Property</b>      | 0.53 miles         | <b>Grade 12</b> | 54  |
| <b>Grades</b>                              | Grade 9 - Grade 12 | <b>Total</b>    | 309 |
| <b>Student Teacher Ratio</b>               | 1:15.5             |                 |     |
| <b>Full Time Equivalent Administrators</b> | 19.98              |                 |     |
| <b>API Score</b>                           | N/A                |                 |     |

**SCHOOL DISTRICTS****NEW YORK CITY GEOGRAPHIC DISTRICT # 2**

|                     |                    |                                    |        |                                    |       |
|---------------------|--------------------|------------------------------------|--------|------------------------------------|-------|
| <b>Address</b>      | 333 7TH AVE-7TH FL | <b>Pupil Teacher Ratio</b>         | 15.6:1 | <b>No of Teacher Aids</b>          | N/A   |
|                     | NEW YORK, NY 10001 | <b>Total Enrollment</b>            | 60,687 | <b>No of Guidance Counselors</b>   | 156.6 |
| <b>Phone Number</b> | [REDACTED]         | <b>No of High School Graduates</b> | 7,544  | <b>No of School Administrators</b> | 242.8 |
| <b>Grades</b>       | PK- 12             | <b>Number of Teachers</b>          | 3883.1 | <b>Number of Schools</b>           | 103   |

**About****Public Schools**

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

**API Index**

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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## Subject Property Location

Report Date: 06/27/2019

**Property Address** [REDACTED]  
**City, State & Zip** NEW YORK, NY 10021-4102  
**County** NEW YORK COUNTY  
**Mailing Address** [REDACTED], NEW YORK, NY 10021-4102

**Property Use** Single Family Residential  
**Parcel Number** [REDACTED]

## Private School Summary

| School Name                                | Grades                         | Distance from Subject Property |
|--|--------------------------------|--------------------------------|
| DOMINICAN ACADEMY                          | Grade 9 - Grade 12             | 0.19 miles                     |
| BUCKLEY SCHOOL                             | Kindergarten - Grade 9         | 0.20 miles                     |
| HEWITT SCHOOL                              | Kindergarten - Grade 12        | 0.21 miles                     |
| MANHATTAN HIGH SCHOOL FOR GIRLS            | Grade 9 - Grade 12             | 0.26 miles                     |
| RABBI ARTHUR SCHNEIER PARK EAST DAY SCHOOL | Prekindergarten - Grade 8      | 0.33 miles                     |
| ST JEAN BAPTISTE HIGH SCHOOL               | Grade 9 - Grade 12             | 0.34 miles                     |
| PHILOSOPHY DAY SCHOOL                      | Prekindergarten - Grade 2      | 0.39 miles                     |
| THE ALLEN-STEVENSON SCHOOL                 | Kindergarten - Grade 9         | 0.39 miles                     |
| ST VINCENT FERRER HIGH SCHOOL              | Grade 9 - Grade 12             | 0.40 miles                     |
| RUDOLF STEINER SCHOOL                      | Prekindergarten - Grade 12     | 0.40 miles                     |
| THE GENEVA SCHOOL OF MANHATTAN             | Prekindergarten - Grade 8      | 0.43 miles                     |
| BIRCH WATHEN LENOX SCHOOL                  | Kindergarten - Grade 12        | 0.45 miles                     |
| THE BROWNING SCHOOL                        | Kindergarten - Grade 12        | 0.48 miles                     |
| ALL SOULS SCHOOL                           | Prekindergarten - Kindergarten | 0.49 miles                     |
| CATHEDRAL SCHOOL OF THE HOLY T             | Prekindergarten - Grade 8      | 0.52 miles                     |

## DOMINICAN ACADEMY

|  |                    |                 |     |
|--|--------------------|-----------------|-----|
| <b>Address</b>                             | [REDACTED]         | <b>Grade 9</b>  | 53  |
|  |                    | <b>Grade 10</b> | 81  |
| <b>Phone Number</b>                        | [REDACTED]         | <b>Grade 11</b> | 65  |
| <b>Distance from Subject Property</b>      | 0.19 miles         | <b>Grade 12</b> | 58  |
| <b>Gender</b>                              | All-Female         | <b>Total</b>    | 257 |
| <b>Grades</b>                              | Grade 9 - Grade 12 |                 |     |
| <b>Affiliation</b>                         | Roman Catholic     |                 |     |
| <b>Student Teacher Ratio</b>               | 1:11.0             |                 |     |
| <b>Full Time Equivalent Administrators</b> | 23.3               |                 |     |

## BUCKLEY SCHOOL

|  |                        |                     |     |
|--|------------------------|---------------------|-----|
| <b>Address</b>                             | [REDACTED]             | <b>Kindergarten</b> | 43  |
|  |                        | <b>Grade 1</b>      | 40  |
| <b>Phone Number</b>                        | [REDACTED]             | <b>Grade 2</b>      | 41  |
| <b>Distance from Subject Property</b>      | 0.20 miles             | <b>Grade 3</b>      | 40  |
| <b>Gender</b>                              | All-Male               | <b>Grade 4</b>      | 42  |
| <b>Grades</b>                              | Kindergarten - Grade 9 | <b>Grade 5</b>      | 34  |
| <b>Affiliation</b>                         | Nonsectarian           | <b>Grade 6</b>      | 43  |
| <b>Student Teacher Ratio</b>               | 1:6.3                  | <b>Grade 7</b>      | 38  |
| <b>Full Time Equivalent Administrators</b> | 57.4                   | <b>Grade 8</b>      | 33  |
|  |                        | <b>Grade 9</b>      | 6   |
|  |                        | <b>Total</b>        | 360 |

**HEWITT SCHOOL**

|  |                         |                     |     |
|--|-------------------------|---------------------|-----|
| <b>Address</b>                             |                         | <b>Kindergarten</b> | 48  |
|  |                         | <b>Grade 1</b>      | 41  |
| <b>Phone Number</b>                        |                         | <b>Grade 2</b>      | 43  |
| <b>Distance from Subject Property</b>      | 0.21 miles              | <b>Grade 3</b>      | 43  |
| <b>Gender</b>                              | All-Female              | <b>Grade 4</b>      | 38  |
| <b>Grades</b>                              | Kindergarten - Grade 12 | <b>Grade 5</b>      | 45  |
| <b>Affiliation</b>                         | Nonsectarian            | <b>Grade 6</b>      | 31  |
| <b>Student Teacher Ratio</b>               | 1:6.8                   | <b>Grade 7</b>      | 41  |
| <b>Full Time Equivalent Administrators</b> | 72                      | <b>Grade 8</b>      | 36  |
|  |                         | <b>Grade 9</b>      | 33  |
|  |                         | <b>Grade 10</b>     | 34  |
|  |                         | <b>Grade 11</b>     | 26  |
|  |                         | <b>Grade 12</b>     | 27  |
|  |                         | <b>Total</b>        | 486 |

**MANHATTAN HIGH SCHOOL FOR GIRLS**

|  |                    |                 |     |
|--|--------------------|-----------------|-----|
| <b>Address</b>                             |                    | <b>Grade 9</b>  | 36  |
|  |                    | <b>Grade 10</b> | 49  |
| <b>Phone Number</b>                        |                    | <b>Grade 11</b> | 49  |
| <b>Distance from Subject Property</b>      | 0.26 miles         | <b>Grade 12</b> | 50  |
| <b>Gender</b>                              | All-Female         | <b>Total</b>    | 184 |
| <b>Grades</b>                              | Grade 9 - Grade 12 |                 |     |
| <b>Affiliation</b>                         | Jewish             |                 |     |
| <b>Student Teacher Ratio</b>               | N/A                |                 |     |
| <b>Full Time Equivalent Administrators</b> | N/A                |                 |     |

**RABBI ARTHUR SCHNEIER PARK EAST DAY SCHOOL**

|  |                           |                        |     |
|--|---------------------------|------------------------|-----|
| <b>Address</b>                             |                           | <b>Prekindergarten</b> | 96  |
|  |                           | <b>Kindergarten</b>    | 23  |
| <b>Phone Number</b>                        |                           | <b>Grade 1</b>         | 8   |
| <b>Distance from Subject Property</b>      | 0.33 miles                | <b>Grade 2</b>         | 14  |
| <b>Gender</b>                              | Coed                      | <b>Grade 3</b>         | 9   |
| <b>Grades</b>                              | Prekindergarten - Grade 8 | <b>Grade 4</b>         | 18  |
| <b>Affiliation</b>                         | Jewish                    | <b>Grade 5</b>         | 8   |
| <b>Student Teacher Ratio</b>               | 1:6.0                     | <b>Grade 6</b>         | 17  |
| <b>Full Time Equivalent Administrators</b> | 19.3                      | <b>Grade 7</b>         | 10  |
|  |                           | <b>Grade 8</b>         | 8   |
|  |                           | <b>Total</b>           | 211 |

**ST JEAN BAPTISTE HIGH SCHOOL**

|  |                    |                 |     |
|--|--------------------|-----------------|-----|
| <b>Address</b>                             | [REDACTED]         | <b>Grade 9</b>  | 112 |
|  |                    | <b>Grade 10</b> | 117 |
| <b>Phone Number</b>                        | [REDACTED]         | <b>Grade 11</b> | 115 |
| <b>Distance from Subject Property</b>      | 0.34 miles         | <b>Grade 12</b> | 82  |
| <b>Gender</b>                              | All-Female         | <b>Total</b>    | 426 |
| <b>Grades</b>                              | Grade 9 - Grade 12 |                 |     |
| <b>Affiliation</b>                         | Roman Catholic     |                 |     |
| <b>Student Teacher Ratio</b>               | 1:13.7             |                 |     |
| <b>Full Time Equivalent Administrators</b> | 31                 |                 |     |

**PHILOSOPHY DAY SCHOOL**

|  |                           |                        |    |
|--|---------------------------|------------------------|----|
| <b>Address</b>                             | [REDACTED]                | <b>Prekindergarten</b> | 30 |
|  |                           | <b>Kindergarten</b>    | 17 |
| <b>Phone Number</b>                        | [REDACTED]                | <b>Grade 1</b>         | 15 |
| <b>Distance from Subject Property</b>      | 0.39 miles                | <b>Grade 2</b>         | 12 |
| <b>Gender</b>                              | Coed                      | <b>Total</b>           | 74 |
| <b>Grades</b>                              | Prekindergarten - Grade 2 |                        |    |
| <b>Affiliation</b>                         | Nonsectarian              |                        |    |
| <b>Student Teacher Ratio</b>               | 1:4.6                     |                        |    |
| <b>Full Time Equivalent Administrators</b> | 9.6                       |                        |    |

**THE ALLEN-STEVENSON SCHOOL**

|  |                        |                     |     |
|--|------------------------|---------------------|-----|
| <b>Address</b>                             | [REDACTED]             | <b>Kindergarten</b> | 46  |
|  |                        | <b>Grade 1</b>      | 48  |
| <b>Phone Number</b>                        | [REDACTED]             | <b>Grade 2</b>      | 44  |
| <b>Distance from Subject Property</b>      | 0.39 miles             | <b>Grade 3</b>      | 44  |
| <b>Gender</b>                              | All-Male               | <b>Grade 4</b>      | 45  |
| <b>Grades</b>                              | Kindergarten - Grade 9 | <b>Grade 5</b>      | 44  |
| <b>Affiliation</b>                         | Nonsectarian           | <b>Grade 6</b>      | 38  |
| <b>Student Teacher Ratio</b>               | 1:7.5                  | <b>Grade 7</b>      | 42  |
| <b>Full Time Equivalent Administrators</b> | 52.6                   | <b>Grade 8</b>      | 33  |
|  |                        | <b>Grade 9</b>      | 9   |
|  |                        | <b>Total</b>        | 393 |

**ST VINCENT FERRER HIGH SCHOOL**

|  |                    |                 |     |
|--|--------------------|-----------------|-----|
| <b>Address</b>                             | [REDACTED]         | <b>Grade 9</b>  | 134 |
|  |                    | <b>Grade 10</b> | 134 |
| <b>Phone Number</b>                        | [REDACTED]         | <b>Grade 11</b> | 114 |
| <b>Distance from Subject Property</b>      | 0.40 miles         | <b>Grade 12</b> | 117 |
| <b>Gender</b>                              | All-Female         | <b>Total</b>    | 499 |
| <b>Grades</b>                              | Grade 9 - Grade 12 |                 |     |
| <b>Affiliation</b>                         | Roman Catholic     |                 |     |
| <b>Student Teacher Ratio</b>               | 1:18.3             |                 |     |
| <b>Full Time Equivalent Administrators</b> | 27.3               |                 |     |

**RUDOLF STEINER SCHOOL**

|  |                            |                        |     |
|--|----------------------------|------------------------|-----|
| <b>Address</b>                             | [REDACTED]                 | <b>Prekindergarten</b> | 24  |
|  |                            | <b>Kindergarten</b>    | 46  |
| <b>Phone Number</b>                        | [REDACTED]                 | <b>Grade 1</b>         | 26  |
| <b>Distance from Subject Property</b>      | 0.40 miles                 | <b>Grade 2</b>         | 26  |
| <b>Gender</b>                              | Coed                       | <b>Grade 3</b>         | 23  |
| <b>Grades</b>                              | Prekindergarten - Grade 12 | <b>Grade 4</b>         | 20  |
| <b>Affiliation</b>                         | Nonsectarian               | <b>Grade 5</b>         | 24  |
| <b>Student Teacher Ratio</b>               | 1:7.3                      | <b>Grade 6</b>         | 25  |
| <b>Full Time Equivalent Administrators</b> | 44.4                       | <b>Grade 7</b>         | 20  |
|  |                            | <b>Grade 8</b>         | 18  |
|  |                            | <b>Grade 9</b>         | 23  |
|  |                            | <b>Grade 10</b>        | 19  |
|  |                            | <b>Grade 11</b>        | 25  |
|  |                            | <b>Grade 12</b>        | 27  |
|  |                            | <b>Total</b>           | 346 |

**THE GENEVA SCHOOL OF MANHATTAN**

|  |                                      |                        |     |
|--|--------------------------------------|------------------------|-----|
| <b>Address</b>                             | [REDACTED]                           | <b>Prekindergarten</b> | 19  |
|  |                                      | <b>Kindergarten</b>    | 10  |
| <b>Phone Number</b>                        | [REDACTED]                           | <b>Grade 1</b>         | 12  |
| <b>Distance from Subject Property</b>      | 0.43 miles                           | <b>Grade 2</b>         | 12  |
| <b>Gender</b>                              | Coed                                 | <b>Grade 3</b>         | 10  |
| <b>Grades</b>                              | Prekindergarten - Grade 8            | <b>Grade 4</b>         | 6   |
| <b>Affiliation</b>                         | Christian (no specific denomination) | <b>Grade 5</b>         | 11  |
| <b>Student Teacher Ratio</b>               | 1:8.4                                | <b>Grade 6</b>         | 16  |
| <b>Full Time Equivalent Administrators</b> | 11                                   | <b>Grade 7</b>         | 9   |
|  |                                      | <b>Grade 8</b>         | 6   |
|  |                                      | <b>Total</b>           | 111 |

**BIRCH WATHEN LENOX SCHOOL**

|  |                         |                     |     |
|--|-------------------------|---------------------|-----|
| <b>Address</b>                             |                         | <b>Kindergarten</b> | 32  |
|  |                         | <b>Grade 1</b>      | 37  |
| <b>Phone Number</b>                        |                         | <b>Grade 2</b>      | 29  |
| <b>Distance from Subject Property</b>      | 0.45 miles              | <b>Grade 3</b>      | 37  |
| <b>Gender</b>                              | Coed                    | <b>Grade 4</b>      | 31  |
| <b>Grades</b>                              | Kindergarten - Grade 12 | <b>Grade 5</b>      | 39  |
| <b>Affiliation</b>                         | Nonsectarian            | <b>Grade 6</b>      | 34  |
| <b>Student Teacher Ratio</b>               | 1:7.3                   | <b>Grade 7</b>      | 43  |
| <b>Full Time Equivalent Administrators</b> | 66.3                    | <b>Grade 8</b>      | 41  |
|  |                         | <b>Grade 9</b>      | 43  |
|  |                         | <b>Grade 10</b>     | 44  |
|  |                         | <b>Grade 11</b>     | 45  |
|  |                         | <b>Grade 12</b>     | 26  |
|  |                         | <b>Total</b>        | 481 |

**THE BROWNING SCHOOL**

|  |                         |                     |     |
|--|-------------------------|---------------------|-----|
| <b>Address</b>                             |                         | <b>Kindergarten</b> | 33  |
|  |                         | <b>Grade 1</b>      | 33  |
| <b>Phone Number</b>                        |                         | <b>Grade 2</b>      | 29  |
| <b>Distance from Subject Property</b>      | 0.48 miles              | <b>Grade 3</b>      | 30  |
| <b>Gender</b>                              | All-Male                | <b>Grade 4</b>      | 30  |
| <b>Grades</b>                              | Kindergarten - Grade 12 | <b>Grade 5</b>      | 31  |
| <b>Affiliation</b>                         | Nonsectarian            | <b>Grade 6</b>      | 27  |
| <b>Student Teacher Ratio</b>               | 1:8.4                   | <b>Grade 7</b>      | 27  |
| <b>Full Time Equivalent Administrators</b> | 45.4                    | <b>Grade 8</b>      | 30  |
|  |                         | <b>Grade 9</b>      | 29  |
|  |                         | <b>Grade 10</b>     | 32  |
|  |                         | <b>Grade 11</b>     | 21  |
|  |                         | <b>Grade 12</b>     | 29  |
|  |                         | <b>Total</b>        | 381 |

**ALL SOULS SCHOOL**

|  |                                |                        |     |
|--|--------------------------------|------------------------|-----|
| <b>Address</b>                             | [REDACTED]                     | <b>Prekindergarten</b> | 138 |
|  |                                | <b>Kindergarten</b>    | 22  |
| <b>Phone Number</b>                        | [REDACTED]                     | <b>Total</b>           | 160 |
| <b>Distance from Subject Property</b>      | 0.49 miles                     |                        |     |
| <b>Gender</b>                              | Coed                           |                        |     |
| <b>Grades</b>                              | Prekindergarten - Kindergarten |                        |     |
| <b>Affiliation</b>                         | Nonsectarian                   |                        |     |
| <b>Student Teacher Ratio</b>               | 1:7.3                          |                        |     |
| <b>Full Time Equivalent Administrators</b> | 3                              |                        |     |

**CATHEDRAL SCHOOL OF THE HOLY T**

|  |                           |                        |    |
|--|---------------------------|------------------------|----|
| <b>Address</b>                             | [REDACTED]                | <b>Prekindergarten</b> | 29 |
|  |                           | <b>Kindergarten</b>    | 6  |
| <b>Phone Number</b>                        | [REDACTED]                | <b>Grade 1</b>         | 8  |
| <b>Distance from Subject Property</b>      | 0.52 miles                | <b>Grade 2</b>         | 9  |
| <b>Gender</b>                              | Coed                      | <b>Grade 3</b>         | 9  |
| <b>Grades</b>                              | Prekindergarten - Grade 8 | <b>Grade 4</b>         | 11 |
| <b>Affiliation</b>                         | N/A                       | <b>Grade 5</b>         | 3  |
| <b>Student Teacher Ratio</b>               | 1:3.9                     | <b>Grade 6</b>         | 10 |
| <b>Full Time Equivalent Administrators</b> | 17.6                      | <b>Grade 7</b>         | 7  |
|  |                           | <b>Grade 8</b>         | 5  |
|  |                           | <b>Total</b>           | 97 |

## About

### Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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