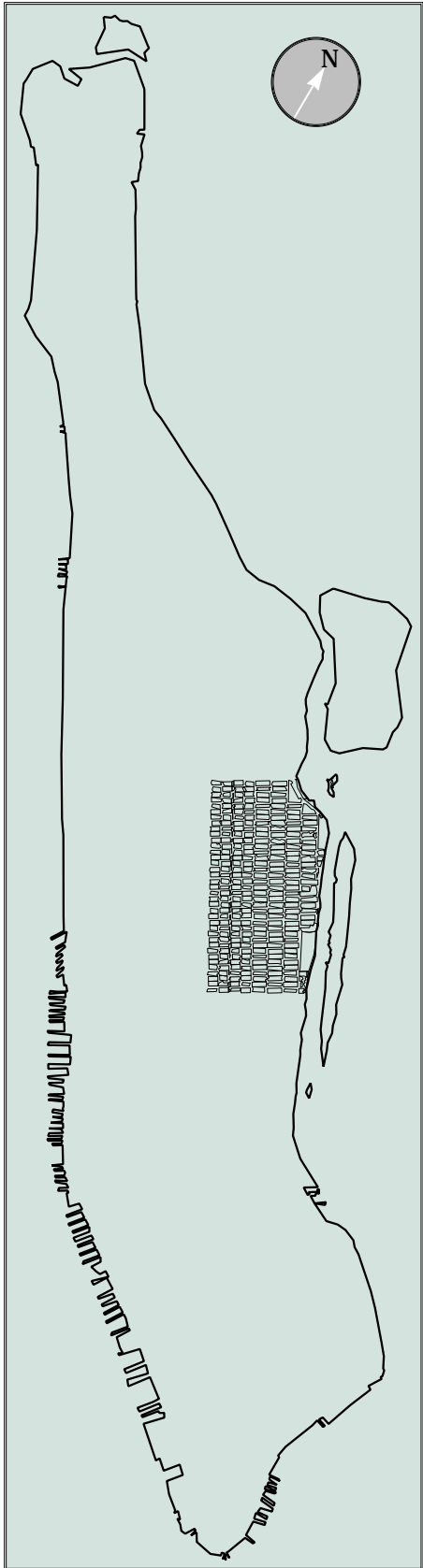


THE UPPER EAST SIDE



RENT STABILIZED MANHATTAN: AN APARTMENT BUILDING INCOME AND EXPENSE PROFILE

Background



Household Profile

	<u>Upper East Side</u>	<u>Manhattan</u>
Population:	213,700	1,440,861
Households:	<u>123,307</u>	<u>710,607</u>
Renters:	86,488	583,633
Homeowners:	36,819	126,974
Single Person Households:	53.5%	49.5%
Households with Children:	13.1%	14%
Average Household Size:	1.7 people	2 people
Median Income, Renters:	\$42,000	\$23,050
Median Income, Homeowners:	\$100,000	\$70,000

Source: 1993 New York City Housing and Vacancy Survey

Housing Profile

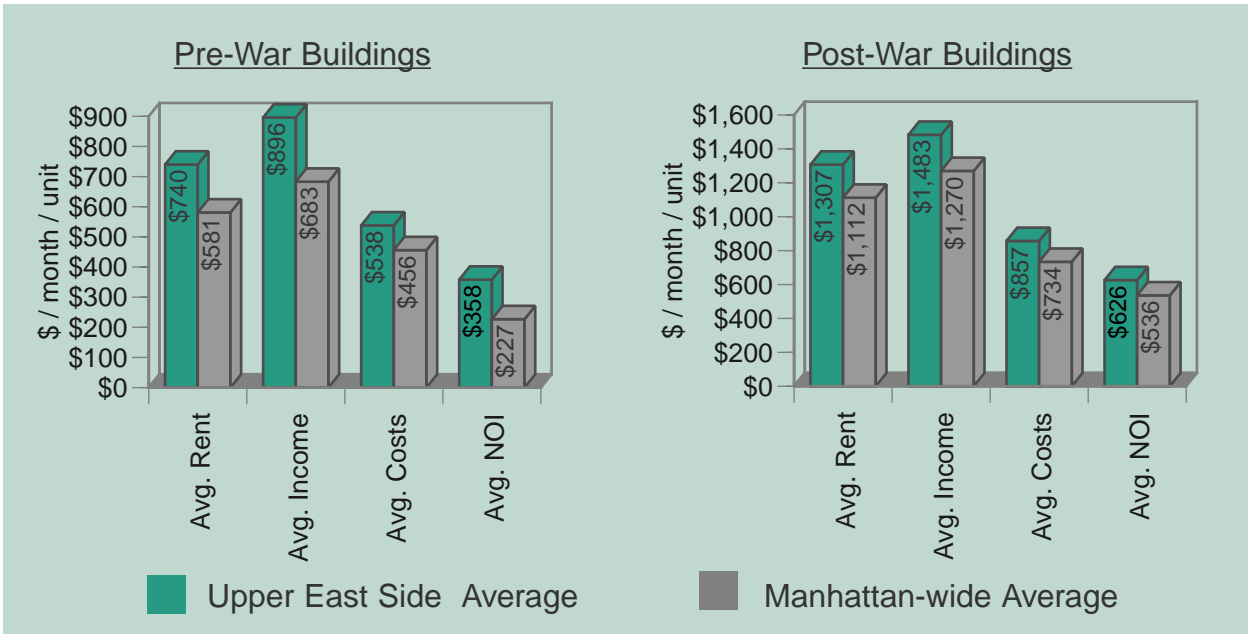
	<u>Upper East Side</u>	<u>Manhattan</u>	<u>New York City</u>
DWELLING SIZE			
Studios	18.9%	16.4%	7%
One Bedroom	40.2%	43.2%	35.7%
Two Bedrooms	30.7%	29%	33.5%
Three Bedrooms	10.2%	11.3%	23.8%
REGULATORY STATUS OF HOUSING			
Owner Occupied	29.9%	17.9%	29%
<i>"Conventional"</i>	<i>0.5%*</i>	<i>.7%</i>	<i>19.3%</i>
<i>Coop/Condominium</i>	<i>29.4%^Ω</i>	<i>17.2%</i>	<i>9.7%</i>
Rental Housing	70.1%	81.8%	71%
<i>Rent Stabilized</i>	<i>50.2%</i>	<i>50.0%</i>	<i>35.2%</i>
<i>Rent Controlled</i>	<i>6.5%</i>	<i>6.7%</i>	<i>3.7%</i>
<i>Public Housing</i>	<i>1.1%*</i>	<i>7.6%</i>	<i>6.2%</i>
<i>Other Regulated</i>	<i>2.9%</i>	<i>8.9%</i>	<i>6.1%</i>
<i>Unregulated</i>	<i>9.3%</i>	<i>8.6%</i>	<i>19.8%</i>

* Interpret with caution due to small number of dwellings

^Ω Includes private as well as Mitchell-Lama coop/condominium buildings

Source: 1993 New York City Housing and Vacancy Survey

Financial Overview



Pre-War* Buildings

(dollars / apartment / month)

Building Size Category	Bldgs	Units [§]	Average Rent	Average Income	Average Costs	Average NOI [†]
11-19 units	478	7,262	\$628	\$900	\$553	\$347
Change, 1993-94	-	-	4.8%	6.2%	0.6%	5.6%
20-99 units	604	18,369	\$717	\$860	\$516	\$344
Change	-	-	6.7%	5.9%	3.6%	2.2%
100+ units	20	9,421	\$873	\$964	\$569	\$395
Change	-	-	9.2%	8.7%	9.9%	-1.1%

Post-War* Buildings

(dollars / apartment / month)

Building Size Category	Bldgs	Units [§]	Average Rent	Average Income	Average Costs	Average NOI [†]
11-19 units	-	-	-	-	-	-
Change, 1993-94	-	-	-	-	-	-
20-99 units	38	2,168	\$864	\$968	\$627	\$341
Change	-	-	3.3%	3.0%	-0.1%	3.1%
100+ units	64	17,164	\$1,366	\$1,550	\$887	\$663
Change	-	-	3.0%	2.6%	-1.5%	4.2%

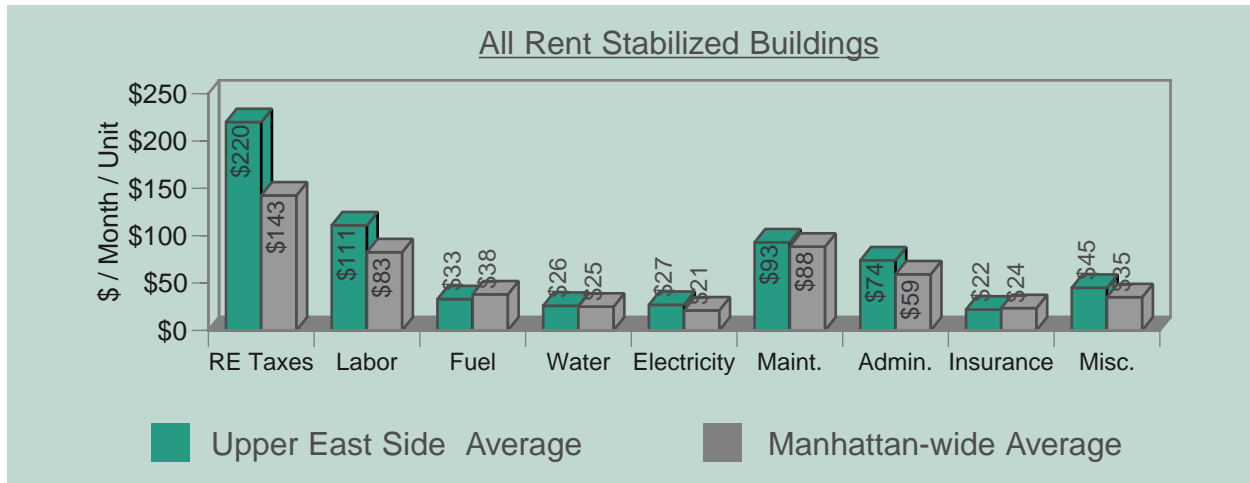
* "Pre-War" refers to properties constructed before 1947, while "Post-War" refers to properties constructed after 1946

[§] "Units" refers to the number of units located in buildings that filed RPIE forms in 1995

[†] "NOI" refers to Net Operating Income, the amount of net income not consumed by operating costs

Source: New York City Department of Finance, 1995 RPIE filings

Operating Costs



Pre-War* Buildings

Building Type	Units	R.E. Taxes	Labor	Fuel	Water	Lights	Maint.	Admin.	Insurance	Misc.	Total
11-19 units	7,262	\$213	\$24	\$43	\$29	\$22	\$90	\$69	\$31	\$32	\$553
<i>Change 93-94</i>	-	-	-	-	-	-	-	-	-	-	0.6%
20-99 units	18,369	\$183	\$61	\$34	\$26	\$17	\$80	\$62	\$22	\$33	\$516
<i>Change</i>	-	-	-	-	-	-	-	-	-	-	3.6%
100+ units	9,421	\$163	\$121	\$23	\$21	\$40	\$93	\$53	\$17	\$37	\$569
<i>Change</i>	-	-	-	-	-	-	-	-	-	-	9.9%

MAINTENANCE COSTS

Bldg. Type:	Cleaning	Repairs	Decorating
11-19 units	\$5	\$76	\$9
20-99 units	\$3	\$67	\$10
100+ units	\$0	\$76	\$17

ADMINISTRATIVE COSTS

Bldg. Type:	Management	Advertising	Leasing
11-19 units	\$62	\$2	\$5
20-99 units	\$56	\$1	\$5
100+ units	\$50	\$2	\$1

Post-War* Buildings

Type	Units	R.E. Taxes	Labor	Fuel	Water	Lights	Maint.	Admin.	Insurance	Misc.	Total
11-19 units	-	-	-	-	-	-	-	-	-	-	-
<i>Change 93-94</i>	-	-	-	-	-	-	-	-	-	-	-
20-99 units	2,168	\$211	\$121	\$28	\$25	\$20	\$83	\$70	\$25	\$44	\$627
<i>Change</i>	-	-	-	-	-	-	-	-	-	-	-0.1%
100+ units	17,164	\$296	\$196	\$33	\$28	\$35	\$109	\$100	\$20	\$69	\$887
<i>Change</i>	-	-	-	-	-	-	-	-	-	-	-1.5%

MAINTENANCE COSTS

Bldg. Type	Cleaning	Repairs	Decorating
11-19 units	-	-	-
20-99 units	\$2	\$69	\$12
100+ units	\$3	\$90	\$16

ADMINISTRATIVE COSTS

Bld. Type:	Management	Advertising	Leasing
11-19 units	-	-	-
20-99 units	\$64	\$1	\$5
100+ units	\$91	\$2	\$7

* "Pre-War" refers to properties built before 1947, while "Post-War" refers to properties constructed after 1946

Totals may not add due to rounding

Source: New York City Department of Finance, 1995 RPIE filings

Sources of Income

Pre-War* Buildings

PROPORTION OF GROSS REVENUES EARNED FROM:

Building Type	Bldgs	Units	Apartment Rents	Retail Rents	Office Rents	Other Uses†	Services	Total
< 11 units	274	2,152	60%	30%	4%	1%	5%	100%
11-19 units	334	4,918	80%	16%	1%	1%	2%	100%
20-99 units	472	14,998	89%	7%	1%	2%	1%	100%
100+ units	54	8,223	85%	7%	6%	-	2%	100%

† "Other Uses" refers to industrial, warehousing and garage space
Totals may not add due to rounding

MEDIAN RENTS FOR COMMERCIAL AND OTHER NON-RESIDENTIAL USES:

Bldg. Type:	(\$ / Sq. Ft / Year)				
	Retail Space	Office Space	Industrial Space	Warehousing Space	Parking (\$/Space/Yr)
< 11 units	\$49.10	\$22.80	-	-	-
11-19 units	\$37.50	.	-	-	-
20-99 units	\$31.20	.	-	-	.
100+ units	.	.	-	-	.
All	\$40.00	\$22.80	-	-	.

° Too few observations to calculate reliable statistics

Post-War* Buildings

PROPORTION OF GROSS REVENUES EARNED FROM:

Building Type	Bldgs	Units	Apartment Rents	Retail Rents	Office Rents	Other Uses†	Services	Total
< 11 units	.	.	.	.	.	.	.	100%
11-19 units	.	.	.	.	.	.	.	100%
20-99 units	62	3,267	94%	5%	1%	-	1%	100%
100+ units	55	11,507	86%	7%	1%	4%	2%	100%

† "Other Uses" refers to industrial, warehousing and garage space
Totals may not add due to rounding

MEDIAN RENTS FOR COMMERCIAL AND OTHER NON-RESIDENTIAL USES:

Bldg. Type:	(\$ / Sq. Ft / Year)				
	Retail Space	Office Space	Industrial Space	Warehousing Space	Parking (\$/Space/Yr)
< 11 units	.	-	-	-	-
11-19 units	.	-	-	-	-
20-99 units	.	-	-	-	-
100+ units	\$30.60	.	-	-	\$2,010
All	\$33.50	\$37.80	-	-	-

° Too few observations to calculate reliable statistics

* "Pre-War" refers to properties constructed before 1947 and "Post-War" refers to properties constructed after 1946
Totals may not add to 100% due to rounding

Source: New York City Tax Commission, 1995 TCIE filings