

Individual Cooperative Interest Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address *REMOVED* Unit # City New York State NY Zip Code 10021

Borrower Current Owner County MANHATTAN

Legal Description

Project Name Phase # N/A Map Reference GOOGLE MAP Census Tract 0134.00

Occupant Owner Tenant (Market Rent) Tenant (Regulated Rent) Vacant Monthly Maintenance Fee \$ 3,283 per year per month

Property Rights Appraised Cooperative Other Expiration Date of Proprietary Lease N/A Special Assessments \$

Assignment Type Purchase Transaction Refinance Transaction Other (describe) FAIR MARKET VALUE

Lender/Client Address

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). STREETEASY - \$3,095,000 - 11 DAYS ON MARKET.

SUBJECT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

CONTRACT

Contract Price \$ Date of Contract Is the property seller the current owner? Yes No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			Cooperative Housing Trends			Cooperative Housing		Present Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	1 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	250	Low	NEW	Multi-Family	41 %
Neighborhood Boundaries	SEE LOCATION MAP					3,500+	High	70+	Commercial	45 %
						800	Pred.	65	Other	12 %

Neighborhood Description SUBJECT NEIGHBORHOOD IS THE UPPER EAST SIDE.

NEIGHBORHOOD

Market Conditions (including support for the above conclusions) AS PER ZILLOW.COM AND PAIRED SALES ANALYSIS, HOMES IN SUBJECT MARKET HAVE BEEN STABLE WITHIN THE PAST YEAR.

Is there a demonstrated market acceptance of the cooperative form of ownership in the subject neighborhood? Yes No If No, describe

Topography LEVEL Size TYPICAL TO AREA Density AVERAGE View RESIDENTIAL

Specific Zoning Classification R8B Zoning Description GENERAL RESIDENCE DISTRICT

Zoning Compliance Legal Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? Yes No

No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

PROJECT SITE

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private

Electricity Water Street MACADAM

Gas Sanitary Sewer Alley NONE

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 3604970089F FEMA Map Date 09/05/2007

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

General Description General Description General Description Car Storage

of Units 215 Existing Condition GOOD Type of Parking

of Buildings 1 Proposed Exterior Walls BRICK/STUCCO Guest Parking Yes No

of Stories 20 Under Construction Roof Surface GOOD Total # of Parking Spaces

of Elevators YES Year Built 1963 Window Type GOOD Ratio (spaces/units)

Project Description Detached Row or Townhouse Garden Mid-Rise High-Rise Other (describe) LOW-RISE

Project Primary Occupancy Principle Residence Second Home or Recreational Tenant

Cooperative Project Management Sponsor/Developer Cooperative Board Management Agent - Provide name of management company. N/A

Is the cooperative project part of a master association? Yes No If Yes, describe

Was the project created by the conversion of existing building(s) into a cooperative? Yes No If Yes, describe the original use and date of conversion. N/A

PROJECT DESCRIPTION

Is there any commercial space in the project? Yes No If Yes, describe and indicate the number of commercial units and the overall percentage of the commercial space. N/A

Describe the project amenities (including security features, recreational facilities, etc.). FULL SERVICE BUILDING, 24-HOUR DOORMAN, ROOF DECK & LAUNDRY.

Are the units and project amenities typical and complete? Yes No If No, describe

Describe the condition of the project and quality of construction. GOOD CONDITION.

Are there fees, other than regular monthly maintenance fees or monthly assessments, such as special assessments, etc. for use of facilities? Yes No If Yes, describe and comment on compatibility to other projects in the market area. N/A

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UNIT DESCRIPTION	Is there any information known to the appraiser about the project that could make its marketability different than other properties in its market area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																							
	Does the project generally conform to the neighborhood (style, condition, quality of construction, remodeling, appeal to market, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																							
Utilities included in unit charge <input type="checkbox"/> None <input checked="" type="checkbox"/> Heat <input type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Cable <input type="checkbox"/> Other (describe)																																								
Is it typical to have these utilities included in the unit charge for projects in the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																								
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Finished area above grade contains: 8 Rooms 5 Bedrooms 3 Baths 2,547 Square Feet of Gross Living Area Above Grade																																								
Additional features (special energy efficient items, etc.) NONE NOTED																																								
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). SUBJECT IS IN OVERALL GOOD CONDITION WITH HIGH END APPLIANCES AND FIXTURES.																																								
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																								
COOPERATIVE PROJECT INFORMATION	The following cooperative project information, including financing and occupancy data, is required to be current within 30 days of the Effective Date of Appraisal/Inspection.																																							
	The appraiser's data source(s) for the cooperative project information is <input type="checkbox"/> Management Agent, <input type="checkbox"/> Cooperative Board, <input type="checkbox"/> Sponsor/Developer, <input type="checkbox"/> Other (describe)																																							
	Identify the data source(s) by name, title, company address, and telephone number and report the effective date of data source(s). N/A																																							
	Number of shares issued and outstanding for the Cooperative Corporation N/A Number of shares attributable to the subject unit N/A																																							
	Pro rata share of the project blanket financing attributable to the subject unit N/A Pro rata share of each lien attributable to the subject unit N/A																																							
	Monthly Maintenance Fee (or Monthly Assessment Unit Charge) \$ 3,283 x 12 Months = \$ 39,396.00 per year																																							
	Annual maintenance fee (or assessment charge) divided by the square feet of gross living area for the subject unit = \$ 15.47																																							
	Is the Sponsor/Developer in Control of the Cooperative Corporation? <input type="checkbox"/> Yes <input type="checkbox"/> No																																							
	Is the Sponsor/Developer offering any types of sales or financing concessions (such as a maintenance fee rebate or credit, etc.) with the transfer of units in the project? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe N/A																																							
	Is the project subject to ground rent? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, \$ per year (describe terms and conditions) N/A																																							
Are any of the project facilities leased to or by the Cooperative Corporation? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe which facilities and note any fees for their use. N/A																																								
Is the subject property the recipient of any tax abatements or exemptions? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, note the remaining term, provisions for escalation of real estate taxes and the dollar amount. N/A																																								
Are any of the units in the project subject to a stock transfer fee (such as waiver of options fees, flip taxes, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe N/A																																								
How many owners of units in the project are two or more months delinquent in the payment of their financial obligations to the Cooperative Corporation? N/A																																								
Does any single entity (the same individual, investor group, partnership, or corporation, as well as the developer or sponsor) own more than 10% of the stock or shares in the Cooperative Corporation and the related occupancy rights? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe N/A																																								
I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the cooperative project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.																																								
Project Blanket Financing																																								
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There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$			
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$			
The comparable sales in the sales comparison grid below do not include the pro-rata share of the blanket mortgage(s) on the real estate.							
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address and Unit #	*REMOVED* New York, NY 10021	114 E 72ND ST, 15C NEW YORK, NY 10021		180 E 79TH ST, 10D NEW YORK, NY 10075		10 EAST END AVE, 9AMN NEW YORK, NY 10075	
Project Name		114 TENANTS CORP		THIRD COLONY CORP		10 EAST END OWNERS CORP	
Proximity to Subject		0.43 miles W		0.28 miles NW		0.36 miles E	
Sale Price	\$	\$ 2,965,000		\$ 2,587,000		\$ 2,548,500	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1235.42 sq.ft.		\$ 1175.91 sq.ft.		\$ 910.18 sq.ft.	
Price per Share	\$	\$		\$		\$	
Data Source(s)		PROPERTYSHARK		PROPERTYSHARK		PROPERTYSHARK	
Verification Source(s)		STREET EASY		STREET EASY		STREET EASY	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		581 D.O.M.		268 D.O.M.		76 D.O.M.	
Concessions		N/A		N/A		N/A	
Date of Sale/Time		10/05/12		11/30/12		10/10/12	
Location	RES/GOOD	RES/GOOD		RES/GOOD		RES/GOOD	
Project Size/# of Units	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
View	SOUTH	S, N & E		SOUTH		SOUTH	
Floor Location	20TH FLOOR	15TH FLOOR	+50,000	10TH FLOOR	+100,000	9TH FLOOR	+110,000
Monthly Maintenance Fee	\$3,283	\$5,195	+112,000	\$3,510	+13,500	\$4,085	+47,000
Project Amenities (Rec. Facilities, etc.)	DOORMAN ROOF DECK	DOORMAN ROOF-DK,GYM	-15,000	DOORMAN FIREPLACE		DOORMAN ROOF DECK	
Project Security Features	INTERCOM BUZZER	INTERCOM BUZZER		INTERCOM BUZZER		INTERCOM BUZZER	
Design (Style)	APT.BLDG/AVG	APT.BLDG/AVG		APT.BLDG/AVG		APT.BLDG/AVG	
Quality of Construction	BRICK/AVG	BRICK/AVG		BRICK/AVG		BRICK/AVG	
Actual Age	50 YRS	50 YRS		83 YRS		56 YRS	
Condition	GOOD	GOOD		GOOD		GOOD	
Remodeling (Kitchen, Baths, etc.)	MODERN	MODERN		MODERN		MODERN	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 5 3	7 3 3.5	-10,000	6 2 3	+10,000	8 4 4	-20,000
Gross Living Area	2,547 sq.ft.	2,400 sq.ft.	+51,450	2,200 sq.ft.	+121,450	2,800 sq.ft.	-88,550
Basement & Finished Rooms Below Grade	NONE N/A	NONE N/A		NONE N/A		NONE N/A	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	GAS/CAC	GAS/CAC		GAS/CAC		GAS/CAC	
Energy Efficient Items	THERMOPANE	THERMOPANE		THERMOPANE		THERMOPANE	
Garage/Carport	NONE	NONE		NONE		NONE	
Porch/Patio/Deck	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 188,450	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 244,950	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 48,450
Adjusted Sale Price of Comparables		Net Adj. 6.4 % Gross Adj. 8.0 %	\$ 3,153,450	Net Adj. 9.5 % Gross Adj. 9.5 %	\$ 2,831,950	Net Adj. 1.9 % Gross Adj. 10.4 %	\$ 2,596,950

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s)

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s)

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on addendum)

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	NONE	NONE	NONE	NONE
Price of Prior Sale/Transfer	N/A	N/A	N/A	N/A
Data Source(s)	COMPS INC.	COMPS INC.	COMPS INC.	COMPS INC.
Effective Date of Data Source(s)	CURRENT	CURRENT	CURRENT	CURRENT

Analysis of prior sale or transfer history of the subject property and comparable sales AS NOTED ABOVE

Summary of Sales Comparison Approach (and reconciliation if other approaches are developed) FLOOR ADJUSTMENTS ARE MADE AT \$10,000 PER FLOOR. GLA ADJUSTMENTS ARE MADE AT \$350 PER SQ FT. HALF BATH ADJUSTMENTS ARE MADE AT \$10,000. BEDROOM ADJUSTMENTS ARE MADE AT \$10,000 FOR UP TO A TOTAL OF 3BR WHICH IS COMMON AND CUSTOMARY WITHIN SUBJECT MARKET AREA.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspections based on the extraordinary assumption that the condition or deficiency does not require immediate alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) that is the subject of this report is \$ 2,650,000 , as of , which is the date of inspection and the effective date of this appraisal.

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This report form is designed to report an appraisal of the cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) in a cooperative project or the cooperative interest in a planned unit development (PUD). This form is not designed to report an appraisal of a manufactured home or a unit in a condominium project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the cooperative project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the project site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Individual Cooperative Interest Appraisal Report

File #

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data (including physical and cooperative interest characteristics) to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I have no knowledge or reason to believe that any material changes have occurred in the cooperative project information reported, including financing and occupancy data, that would affect market value or marketability of the subject property.
6. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
7. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
8. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the cooperative interest (the cooperative shares or other evidence of an ownership interest in the cooperative corporation and the accompanying occupancy rights) that were set forth in this appraisal report. If I relied on significant appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Individual Cooperative Interest Appraisal Report

File # _____

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____
 Name *REMOVED*
 Company Name _____
 Company Address _____

 Telephone Number _____
 Email Address _____
 Date of Signature and Report _____
 Effective Date of Appraisal _____
 State Certification # _____
 or State License # _____
 or Other _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
REMOVED
New York, NY 10021
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,650,000

LENDER/CLIENT
 Name _____
 Company Name _____
 Company Address _____

 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____

 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

Individual Cooperative Interest Appraisal Report

File #

FEATURE	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Address and Unit #	*REMOVED* New York, NY 10021	80 EAST END AVE, 20C NEW YORK, NY 10028								
Project Name		80 E END OWNERS CORP								
Proximity to Subject		0.48 miles NE								
Sale Price	\$	\$ 2,265,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 984.78 sq.ft.			\$ sq.ft.			\$ sq.ft.		
Price per Share	\$	\$			\$			\$		
Data Source(s)		PROPERTYSHARK								
Verification Source(s)		STREET EASY								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		258 D.O.M. N/A								
Date of Sale/Time		11/28/11								
Location	RES/GOOD	RES/GOOD								
Project Size/# of Units	AVERAGE	AVERAGE								
View	SOUTH	SOUTH								
Floor Location	20TH FLOOR	20TH FLOOR								
Monthly Maintenance Fee	\$3,283	\$2,709		-33,500 \$			\$			
Project Amenities (Rec, Facilities, etc.)	DOORMAN ROOF DECK	DOORMAN		+15,000						
Project Security Features	INTERCOM BUZZER	INTERCOM BUZZER								
Design (Style)	APT.BLDG/AVG	APT.BLDG/AVG								
Quality of Construction	BRICK/AVG	BRICK/AVG								
Actual Age	50 YRS	55 YRS								
Condition	GOOD	GOOD								
Remodeling (Kitchen, Baths, etc.)	MODERN	MODERN								
Above Grade Room Count	Total Bdrms Baths	8 5 3	7 4 3							
Gross Living Area	2,547 sq.ft.	2,300 sq.ft.		+86,450	sq.ft.		sq.ft.			
Basement & Finished Rooms Below Grade	NONE N/A	NONE N/A								
Functional Utility	AVERAGE	AVERAGE								
Heating/Cooling	GAS/CAC	GAS/CAC								
Energy Efficient Items	THERMOPANE	THERMOPANE								
Garage/Carport	NONE	NONE								
Porch/Patio/Deck	NONE	NONE								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 67,950	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 3.0 %		Net Adj. %		Net Adj. %		Net Adj. %		
		Gross Adj. 6.0 %	\$ 2,332,950	Gross Adj. %	\$	Gross Adj. %	\$	Gross Adj. %	\$	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on addendum)										
ITEM	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Date of Prior Sale/Transfer	NONE									
Price of Prior Sale/Transfer	N/A									
Data Source(s)	COMPS INC.									
Effective Date of Data Source(s)	CURRENT									
Analysis of prior sale or transfer history of the subject property and comparable sales.										
Analysis/Comments										

SALES COMPARISON APPROACH

Subject Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY Zip Code 10021
Lender				

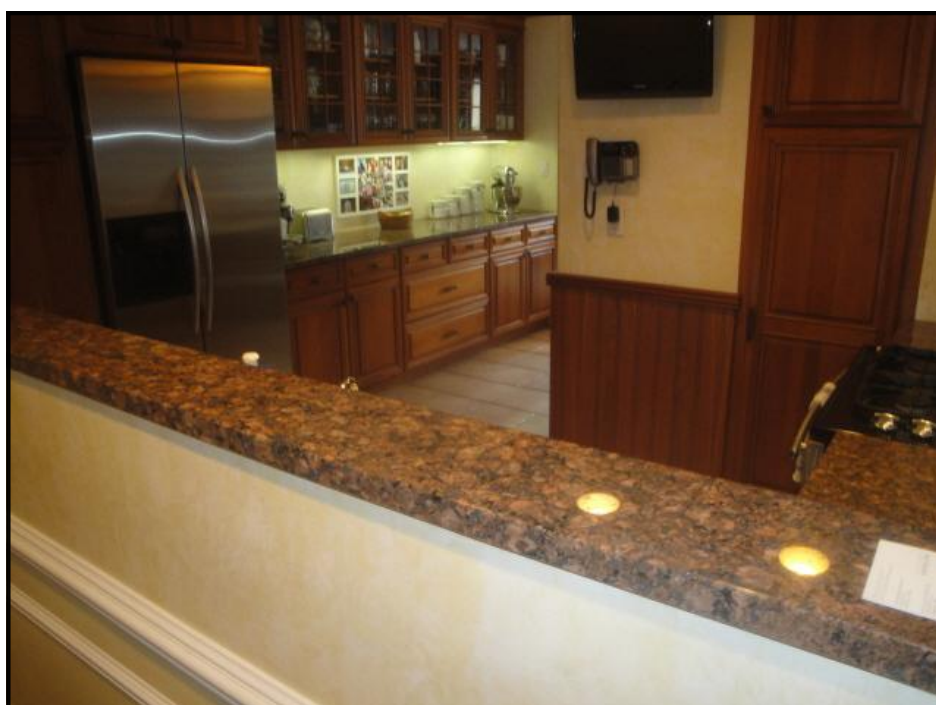


Subject Front

REMOVED
 Sales Price
 Gross Living Area 2,547
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3
 Location RES/GOOD
 View SOUTH
 Site
 Quality BRICK/AVG
 Age 50 YRS



SUBJECT STREET



SUBJECT INTERIOR

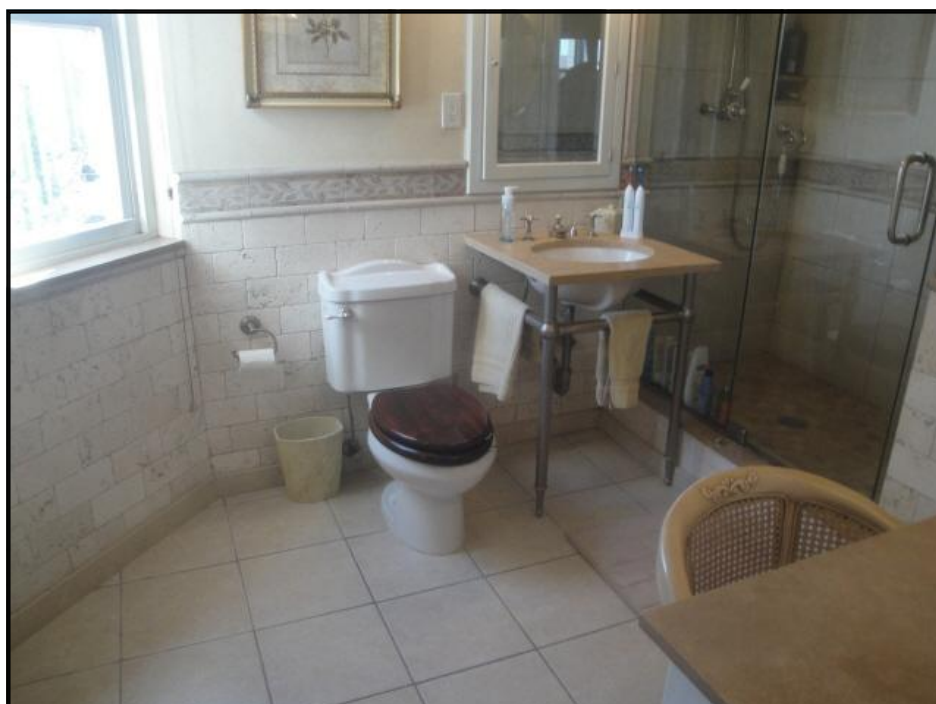
Subject Interior Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY Zip Code 10021
Lender				



Subject Interior

REMOVED
 Sales Price
 Gross Living Area 2,547
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3
 Location RES/GOOD
 View SOUTH
 Site
 Quality BRICK/AVG
 Age 50 YRS



Subject Interior



Subject Interior

Subject Interior Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY Zip Code 10021
Lender				



Subject Interior

REMOVED
 Sales Price
 Gross Living Area 2,547
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3
 Location RES/GOOD
 View SOUTH
 Site
 Quality BRICK/AVG
 Age 50 YRS



Subject Interior



Subject Interior

Subject Interior Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY Zip Code 10021
Lender				



Subject Interior

REMOVED	
Sales Price	
Gross Living Area	2,547
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	3
Location	RES/GOOD
View	SOUTH
Site	
Quality	BRICK/AVG
Age	50 YRS

Comparable Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY Zip Code 10021
Lender				



Comparable 1

114 E 72ND ST, 15C
 Prox. to Subject 0.43 miles W
 Sales Price 2,965,000
 Gross Living Area 2,400
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.5
 Location RES/GOOD
 View S, N & E
 Site
 Quality BRICK/AVG
 Age 50 YRS



Comparable 2

180 E 79TH ST, 10D
 Prox. to Subject 0.28 miles NW
 Sales Price 2,587,000
 Gross Living Area 2,200
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 3
 Location RES/GOOD
 View SOUTH
 Site
 Quality BRICK/AVG
 Age 83 YRS



Comparable 3

10 EAST END AVE, 9AMN
 Prox. to Subject 0.36 miles E
 Sales Price 2,548,500
 Gross Living Area 2,800
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 4
 Location RES/GOOD
 View SOUTH
 Site
 Quality BRICK/AVG
 Age 56 YRS

Comparable Photo Page

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY Zip Code 10021
Lender				



Comparable 4

80 EAST END AVE, 20C
 Prox. to Subject 0.48 miles NE
 Sales Price 2,265,000
 Gross Living Area 2,300
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3
 Location RES/GOOD
 View SOUTH
 Site
 Quality BRICK/AVG
 Age 55 YRS

Comparable 5

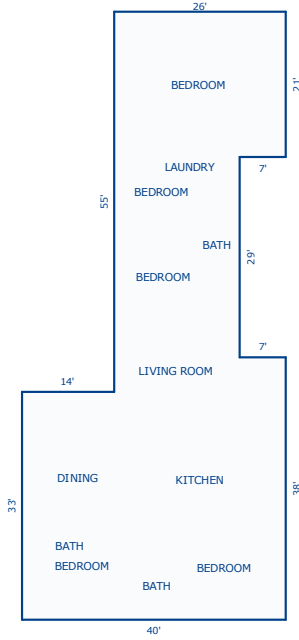
Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Building Sketch

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY
				Zip Code 10021
Lender				



Sketch by Apex Sketch v6 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2547.00	2547.00
Net LIVABLE Area		(rounded)	2547

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
40.0	x	33.0	1320.00
5.0	x	26.0	130.00
21.0	x	26.0	546.00
29.0	x	19.0	551.00
4 Items			(rounded)
			2547

Location Map

Borrower/Client				
Property Address *REMOVED*				
City	New York	County	MANHATTAN	State NY Zip Code 10021
Lender				

