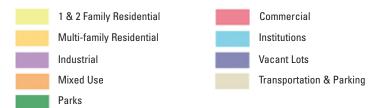
### Commercial Corridor: Westchester Avenue, Bronx

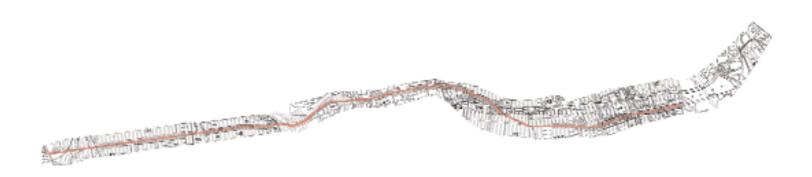
Table 11c: Yield with 100% participation

Potential	<b>O</b> .irrent			EOR		EOR		FOR		FAR		EOR
CurrentBulldout	7,000,089	<b>O</b> SF	7,033,689	OSF	7,033,689	<b>0</b> 8F	7,000,689	<b>O</b> SF	7,000,689	<b>O</b> SF	7,000,689	<b>O</b> SF
Potential Buildout	15,019,003	<b>O</b> SF	23,306,603	OSF	23,880,295	<b>0</b> 8F	<b>35,859,30</b> 6	<b>O</b> SF	31,800,557	<b>O</b> SF	37,813,207	<b>O</b> SF
Difference	7,385,385	<b>O</b> SF	16,872,313	<b>O</b> SF	22,883,505	08F	28,826,216	<b>O</b> SF	33,802,867	<b>O</b> SF	30,779,518	<b>O</b> SF
Current Commercial	772,186	<b>O</b> SF	772,186	OSF	772,186	OSF	772,186	OSF	772,186	OSF	77218G	<b>O</b> SF
Potential Commercial	772,186	<b>O</b> S F	5,376,651	OSF	5,376,651	<b>0</b> 8F	5,976,651	<b>O</b> SF	5,976,651	<b>O</b> SF	5,976,651	<b>O</b> SF
Difference	-	<b>O</b> SF	5,203,305	OSF	5,203,365	<b>0</b> 8F	5,203,365	<b>O</b> SF	5,203,365	<b>O</b> SF	5,203,365	<b>O</b> SF
CurrentReddenial	5,006,335	<b>O</b> SF	5,606,395	OSF	5,606,335	<b>0</b> 8F	5,606,335	<b>O</b> SF	5,606,335	<b>O</b> SF	5,606,335	<b>O</b> SF
Potential Residential	12/103/821	<b>O</b> SF	15,230,300	<b>O</b> SF	20,220,613	<b>0</b> 8F	25,300,766	<b>O</b> SF	30,380,920	<b>O</b> SF	35,561,073	<b>O</b> SF
Difference	G 502 825	<b>O</b> SF	3.633.305	OSF	13.717.618	<b>0</b> 8F	13.733.771	<b>O</b> SF	23873323	<b>O</b> SF	23.35%078	<b>O</b> SF
No. Units (Market)	3,793	Uni B	5,620	Unik	8,580	Unik	11,536	Uni 6	13510	Uni B	17,93	Uni B
No. Units (120-180% AM)	G85	Uni is	1,013	Unik	1,533	Unik	2,083	Uni 6	2,618	Uni is	3,153	Uni B
No. Units (60-120%AMI)	7/3	Uni is	1,101	Unik	1,682	Unik	2,262	Uni 6	2,833	Uni E	3,823	Uni is
No. Units (*80%AM)	813	Uni B	1,203	Unik	1,839	Unik	2,373	Uni 6	2,103	Uni is	2,733	Uni is
Total No. Afterdable Units	2241	Units	0.018	UMIS	5.070	UNIS	6,820	Units	8.670	Units	10.321	UMIS
Total No. New Units	6,004	UME	8,838	UMIS	11.663	UME	12066	UNIts	20,080	Units	27,784	UME
Phesing	Quirent	FAR	0.0	FAR	4.0	FAR	5.0	FAR	8.0	F.AR	7.0	FAR
Phase 1: 2006-2010	(50	Uni Is	670	Unik	1.023	Unik	1277	Uni b	1,731	Uni B	2,085	Uni ls
Phese 2: 2011-2016	305	Un B	128	Units	203	Units	2,755	Uni b	1,362	Uni E	3,763	Uni B
8utototel	1,358	UME	2,011	UME	3,072	UME	4 102	Unite	6183	Units	6254	UME
Phese 3: 2016-2020	1358	Uni Is	2,011	Unils	3,072	Unik	8,132	Uni b	5,133	Uni is	6253	Uni ls
Phase 4: 2021-2025	1508	Uni Is	2.235	Units	3,313	Units	3532	Unit	5,770	Units	6338	Uni ls
Phese 6: 2026-2030	1056	Uni is	1.563	Unik	2 383	Unik	3213	Unit	3,009	Units	3863	nui R
Phase 6:2001-2005	753	Un E	1,117	Units	7,585	Units	2236	Uni é	2335	In E	1,333	Un B
8utofotel	4,878	UME	6.828	UNIS	10.631	UME	14204	Units	17.887	Units	21,640	UME
Grand Total	8,004	UME	8,838	UME	11863	UME	18388	Units	20,080	Units	27,784	UME
CFB1010E	8,004	ALL P	8,838	ALL P	1/1469	ALI E	18,388	WITE	20,080	WHITE	21,134	ALI P





### Commercial Corridor: Northern Boulevard, Queens



Editing Conditions	
Corridor Length	11.3 Miles
No. of Blocks	221 Blocks
No. of Lots	820 Lab
Average FAR Allowable	183
Average FAR Built	112
Aggregate Footprints	7,2%3,700 SF
Edsting Buildout	8,117,10 <b>5 O</b> SF
Existing Residential	7,133,878 <b>0</b> 6F
Existing Menuteaturing	132,223 <b>O</b> SF
Existing Commercial	773,338 <b>0</b> 6F
Vegent Lend	008,278 SF

# Commercial Corridor: Northern Boulevard, Queens

Table 12a: Yield with 33% participation

Potental	Quirent	EAR		FAR		EAR	F.4	FAR	4.4	FAR	7.0	FAR
Current Buildout	8,117,105	OSF	8.717.705	08F	8.717.705	08F	8,117,105	OSF	8,117,105	OSF	8117105	OSF
			-,,. —									
Potential Buildout	13233.251	OSF	18 515 215	OSF	20 327 303	OSF	21 333523	OSF	25,751,677	OSF	28.YG3.832	OSF
Difference	5.176.136	<b>O</b> SF	10 333 /10	OSF	12.810.263	OSF	15.222.318	<b>O</b> SF	17,633,572	<b>O</b> SF	20.036027	OSF
CurrentCommercial	779.938	<b>O</b> S F	779.338	<b>0</b> 8F	779.998	<b>0</b> 8F	779.938	<b>O</b> SF	779338	<b>O</b> SF	779 998	OSF
Potential Commercial	773.338	<b>O</b> S F	2 213 370	08F	2.213.370	OSF	2213370	<b>O</b> SF	2213370	<b>O</b> SF	2213370	<b>O</b> SF
Difference		<b>O</b> SF	1.339.972	OSF	1./339372	OSF	1,/33.972	OSF	1,339,972	<b>O</b> SF	1333372	<b>O</b> SF
			.,		.,		.,		.,		.,,	
Current Residential	7,133,878	<b>O</b> S F	7.733.878	OSF	7,733,878	<b>O</b> SF	7.133.878	<b>O</b> SF	7,733,878	<b>O</b> SF	7133878	<b>O</b> SF
Potential Residential	10,636,265	<b>O</b> SF	13,2,5,382	<b>0</b> 8F	15,235,713	08F	17,236,033	<b>O</b> SF	19,396,375	<b>O</b> SF	21,336,706	<b>O</b> SF
Difference	3,891,397	<b>O</b> SF	6,700,508	<b>0</b> 8F	8,150,835	<b>O</b> SF	10,201,166	<b>O</b> SF	12,251,897	<b>O</b> SF	13,301,828	<b>O</b> SF
No. Units (Market)	2,037	Uni B	3,559	Unik	3,755	Unib	5,351	Uni b	7,137	Uni is	13,633	Uni Is
No. Units (120-18095.AM)	368	Nul R	6:2	Unik	858	Unik	1,073	Uni b	1,230	Uni B	2,633	Uni Is
No. Units (60-120% AMI)	333	Uni 6	637	Unik	312	Unik	1,166	Unik	1,300	Units	2,870	Uni Is
No. Units (1980/95/AMI)	33G	nu R	70	Unik	1,013	Unik	1275	Uni 6	1531	Unik	3,733	Uni B
Total No. Affordable Units	1,200	UME	2,102	UMITS	2,808	UME	3,616	Units	4221	Units	8,862	UMP
Total No. New Units	0,240	UMIS	5,881	UMIS	7,681	UMIS	8,485	Units	11,088	Units	20,001	<b>SPMD</b>
Phesina	Ourrent	FOR	3.0	FOR	4.0	FAR	6.0	FAR	8.0	FAR	7.0	FAR
Phase 1: 2008-2010	2/3	Uni 6	<u> </u>	Unils	507	Unik	710	Uni b	853	Uni is	995	Uni is
Phase 2:2011-2016	/8G	Nul R	8.9	Unik	1,138	Unik	1,320	Uni b	1,705	Uni B	1,331	Uni is
8utofotel	728	UME	1,274	UME	1,702	UME	2,100	Units	2,668	Units	2,886	UME
Phese 3: 2016-2020	723	Uni B	1.278	Unib	1.702	Unib	2,130	Uni b	2558	Units	2386	Uni B
Phese 4: 202 1-2025	810	Uni B	1.315	Unik	1,831	Unik	2366	Unit	2.8 / 2	Units	3318	Uni Is
Phase & 2026-2000	567	Nul R	331	Unik	1,323	Unik	1,656	Uni b	1,383	Uni E	2,322	Uni ls
Phese 6: 2001-2005	<b>305</b>	Uni 6	703	Unils	3.5	Unib	1,183	Uni b	1,321	Uni is	1,653	Uni is
8 utototal	2,511	UMIS	4,187	UME	5,881	UME	7,008	Units	8,810	Units	10,285	UME
Grand Total	3240	UMIS	5,881	UMIS	7,681	UMIS	8446	Unite	11,388	Units	10,270	UMIS

Table 12b: Yield with 66% participation

Potential	<b>C</b> urrent	EAR	3.0	EAR	4.0	EAR	6.0	FAR	8.0	FAR	7.0	FOR
Current Buildout	8,1177,105	<b>O</b> S F	8,117,105	OSF	8,117,105	OSF	8,117,105	<b>O</b> SF	8,117,105	<b>O</b> SF	8,177,105	<b>O</b> SF
Potential Buildout	13 233 251	<b>O</b> S F	23,737,73	OSF	28.501.387	OSF	II 385,796	<b>O</b> SF	38210.103	<b>O</b> SF	33,033,312	<b>O</b> SF
Difference	5.176.136	<b>O</b> SF	15,620,078	OSF	20.333.382	OSF	25.268,631	<b>O</b> SF	30,032,333	<b>O</b> SF	33317307	<b>O</b> SF
CurrentCommercial	779,338	<b>O</b> ≲F	779,338	OSF	779,938	OSF	779,998	<b>O</b> SF	779,998	<b>O</b> SF	779,998	<b>O</b> SF
Potential Commercial	779,998	<b>O</b> SF	2,438,877	<b>0</b> 8F	2,338,877	<b>0</b> 8F	2,938,877	<b>O</b> SF	2,938,877	<b>O</b> SF	2,938,877	<b>O</b> SF
Difference	-	<b>O</b> SF	2,158,878	OSF	2,158,878	<b>0</b> 8F	2,158,878	<b>O</b> SF	2,158,878	<b>O</b> SF	2,758,878	<b>O</b> SF
CurrentReddeniel	7,733,878	<b>O</b> SF	7.733.878	OSF	7.733878	OSF	7,733,878	<b>O</b> SF	7,733,878	<b>C</b> SF	7133878	<b>O</b> SF
Potential Residential	10,636,265	<b>O</b> SF	15,853,333	<b>0</b> 8F	19,355,101	<b>0</b> 8F	23,055,823	<b>O</b> SF	28,156,385	<b>O</b> SF	32,257,537	<b>O</b> SF
Difference	3,891,397	<b>O</b> SF	8,703,621	OSF	12,810,280	OSF	16,910,935	OSF	21,011,607	<b>O</b> SF	25,112,263	<b>O</b> SF
No. Units (Market)	2,037	Uni E	5,081	Unils	7,373	Unils	9,865	Uni b	12,257	Units	13,639	Uni ls
No. Units (120-180%AM)	368	Uni 15	317	Unik	1,3,81	Unik	1,780	Uni b	2,212	Uni is	2,633	Uni is
No. Units (60-120% AMI)	333	Nul R	395	Unik	1.363	Unik	1933	Unit	2.301	Unils	2,870	Nul R
No. Units (1980%AMI)	\$3G	Uni is	1,033	Unik	1,601	Unik	2,113	Unit	2,626	Unik	3,733	Uni is
Total No. Affordable Units	1,200	UME	3,001	UME	4,414	UME	5827	Units	7,240	Units	8,862	UME
Total No. New Units	3,240	UME	8,082	UME	11,888	UME	15881	Unite	18,486	Units	20,001	UME
Phesing	Quirent	FOR	0.0	FAR	4.0	FAR	5.0	EOR	6.0	FAR	7.0	FOR
Phase 1: 2008-2010	2 / 3	Uni 6	606	Unik	891	Unik	1,177	Uni b	1,362	Uni is	1,738	Uni is
Phese 2:2011-2016	38G	Uni 6	1,212	Unik	1,780	Unik	2,35%	Uni b	2,32 /	Uni is	3,895	Uni is
8 utofotel	728	UME	1,818	UME	2,674	UME	3,631	Units	4,387	Units	5243	S P
Phese 3: 2016-2020	723	Uni Is	1.818	Unils	2,678	Unils	3531	Uni b	3387	Units	52/3	Uni 6
Phase 4: 2021-2025	810	Uni Is	2,020	Unik	2.372	Unils	3323	Uni b	1871	Units	5,825	Uni B
Phase 6: 2026-2000	567	Uni B	1,313	Unik	2,080	Unik	2,736	Uni b	3,812	Uni is	3,078	Uni B
Phase 6: 2001-2005	<b>305</b>	Uni 6	1,010	Unib	1,386	Unib	1,361	Uni b	2,837	Uni is	2,313	Uni is
8 utototal	2,511	UME	6,263	UME	8,212	UME	12,161	Units	15,110	Units	18,058	UME
Grand Total	3,240	UME	8,082	UME	11,886	UME	15881	Units	18,486	Units	20,001	UME

3,170 Units 26,858 Units

33,382

UME

#### **Commercial Corridor: Northern Boulevard, Queens**

2,511 UMts

0,240 UMts

8,145

10,610 UM ts

UME

Table 12c: Yield with 100% participation

Phase 8: 2001-2005 8utototal

Grand Total

Potential	Quirent	FAR	0.0	FAR	4.0	FAR	5.0	FAR	8.0	F.AR	7.0	FAR
CurrentBulldout	8,117,105	<b>O</b> SF	8,717,705	<b>0</b> 8F	8,117,105	<b>0</b> 8F	8,117,105	<b>O</b> SF	8,117,105	<b>O</b> SF	8,17,105	<b>O</b> SF
Potential Buildout	13233.251	<b>O</b> SF	28.378.825	OSF	36 218 53Y	OSF	£3.362.237	<b>O</b> SF	50,705.933	<b>O</b> SF	57.939.639	<b>O</b> SF
Difference	5,176,136	<b>O</b> SF	20.857,720	OSF	28,707,326	OSF	26.235.732	<b>O</b> SF	325888338	<b>O</b> SF	39,802535	<b>C</b> SF
Current Commercial	773.338	<b>O</b> SF	778.338	<b>0</b> 8F	779.938	OSF	779.998	<b>O</b> SF	779.938	<b>O</b> SF	779 998	<b>O</b> SF
Potential Commercial	773,338	OSF.	7.2/3.706	OSF	7.233.706	OSF	72/3,706	OSF.	7233,700	OSF	7233330	OSF.
Difference	7/2	0SF	6,3(0,708	OSF	6,363,708	08F	6,362,708	OSF.	6,362,708	OSF.	6363308	OSF.
LITTRE CTRIC		Car	0,540,766	Car	4,744,744	Oar	4,744,744	Car	4,744,744	Car	0,00,00	Car
CurrentResidential	7,733,878	<b>O</b> SF	7.133.878	OSF	7,733,878	<b>O</b> SF	7.133.878	<b>O</b> SF	7,733,878	<b>O</b> SF	7133878	<b>O</b> SF
Potential Residential	10,636,265	<b>O</b> SF	18,370,350	OSF	23,628,60Y	OSF	30,785,751	<b>O</b> SF	36,932,901	<b>O</b> SF	33,100,052	<b>O</b> SF
Difference	3,891,397	<b>O</b> ≲ F	11,326,573	OSF	17,80,720	<b>0</b> 8F	23,630,873	<b>O</b> SF	29,738,023	<b>O</b> SF	35,355,773	<b>O</b> SF
No. Units (Market)	2,037	Dul R	6,607	Unik	10,133	Unik	13,791	Uni 6	17,382	Uni is	20,37 /	Dul R
No. Units (120-180%AM)	368	Uni B	1,132	Unik	1,840	Unik	2,389	Uni 6	2,127	Units	3,785	Uni B
No. Units (60-120% AMI)	333	Uni 6	1.233	Unik	1,333	Unik	2,702	Unik	3.305	Units	8,103	Units
No. Units (1910%AMI)	33G	Uni 6	1.319	Unib	2,185	Unib	2,955	Uni 6	3,725	Units	3,323	Uni is
Total No. Affordable Units	1,200	UME	0,800	UME	6,024	UME	8,145	Units	10,287	Units	12,388	UMP
Total No. New Units	3,240	UME	10,510	umt	16,223	UME	21,838	Units	27,848	Units	00,082	UME
Phesing	<b>O</b> urrent			FAR	4.0	FOR	6.0	FAR	8.0	FAR		FOR
Phase 1: 2008-2010	233	Uni B	788	Unik	1,217	Unik	1,635	Uni 6	2,073	Units	2,502	Uni B
Phese 2: 2011-2016	386	Uni B	1,576	Unib	2,833	Unik	3,230	Uni 6	8,137	Uni is	5,003	Uni is
8utotote4	728	UME	2,365	UME	3,863	UME	4,838	Units	8,221	Units	7,608	UME
Phase 3: 2016-2020	723	Uni B	2305	Unik	3,650	Unik	3 <b>9</b> 36	Unik	6221	Units	7506	Uni B
Phase 4: 2021-2025	810	Uni is	2,627	Unik	3. <b>05</b> 6	Unik	5.383	Uni b	6312	Units	8331	Uni is
Phese & 2028-2000	567	Uni B	1,829	Unik	2,829	Unik	2,829	Uni 6	3,809	Uni B	5,838	Dul R
Phase 6: 2001-2005	305	Uni B	1,313	Unib	2,028	Unik	2,7 / 2	Uni b	3,856	Units	8,170	Uni B

12,670 UM to

18,223 UWts

Units

17,000

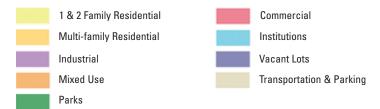
21,838 UWts

27,848

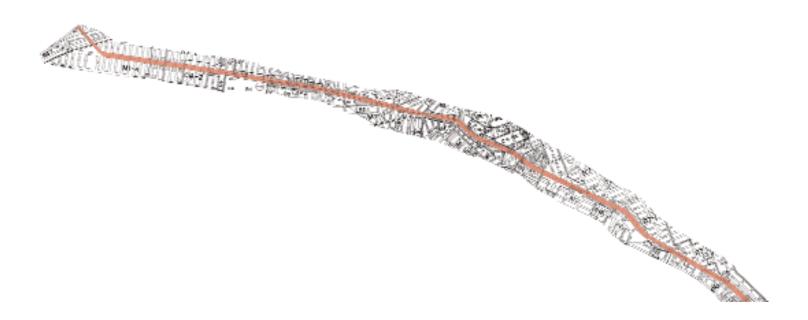
21,428 Units

Units





### Commercial Corridor: Queens Boulevard, Queens



Existing Conditions	
Camid ar Length	7.5 KHEs
Ha. af Blacks	144 Bibaks
Ha. af Lats	361 Lols
Average FAR Allowable	3 <i>2</i> 7
Average FAR Built	2 <i>3</i> 5
Aggregate Footputiits	6 <b>,0</b> 67,183 8 6
Existing Buildout	14,22350 G68
Existing Residential	8,122,083 (98)
Existing Manufacturing	1,2502,205 GISF
Edisiling Continuetelal	4,151, <b>42</b> 5 G8F
Vacant Land	399,226 SF

### Commercial Corridor: Queens Boulevard, Queens

Table 13a: Yield with 33% participation

												_
ential	Cuntilit	FAR	2.0	FAR	4.0	FAR	6.0	FAR	6.0	FAR	7.0	F)
ısıı t Bullda ut	***************************************	GISF	***************************************	G/SF	14,283,910	GBF	14,283,910	O#SF	14,283,910	GASF	14,283,910	G
ential Build out	***************************************	G/SF	***************************************	G/SF	23,337,336	GBF	25,787,708	GBF	27,378,080	G/SF	20,336,452	G
9191109	***************************************	GISF	7,003,096	GISF	9 <b>,053,42</b> 7	GBF	11,073,799	GBF	13,094,170	G/SF	15,114,542	G
ren tConnin erolal	1,151,125	G8F	1,151,125	G8F	1,151,125	GBF	1,151,125	GBF	1,151,125	G/SF	1,151,125	G
autai Con narolal	4,151,425	GASF	<i><b>45</b></i> 78,214	G/SF	4 <i>5</i> 78,214	GBF	<i><b>45</b></i> 78,214	GBF	<i><b>45</b></i> 78,214	GASF	<i>15</i> 78,211	G
Prenoe		GISF	126,729	GISF	126,789	GIBF	126,789	GBF	126,720	G/SF	126,789	G
ren t Residential	8,122,083	GISF	8,122,083	GISF	8,122,083	GIBF	8,122,083	GBF	8,122,083	G/SF	8,122,083	G
ential Residential	***************************************	G/SF	***************************************	G/SF	15,765,769	GBF	17,483,096	GBF	19,200,402	GAS F	20,717,718	G
PLENDE	5216 <b>00</b> 5	GISF	5,523,370	GISF	7,6 <b>1</b> 3,686	GBF	9,361,002	GBF	11,078,318	G/SF	12,795,635	G
Units (Market)	3,043	U a libr	3,457	U a Hr.	1,169	U a libr	5,461	U a Br	6,462	U a libr	11,226	Ш
Units (120-120%)AMI	549	U a libr	6Z <b>t</b>	U a libr	2005	U a lib-	585	U a Br	1,166	U a libr	2,145	Ш
Units (80-120%).AM (1	596	U a lib	<i>ច</i> ា	Ualle	27 <b>t</b>	Dalle.	1,670	Ualfr	1,236	U a libr	2,329	Ш
Units (-90% AM)	652	Ualtr	741	U a libr	966	U a libr	1,170	Ualife	1,385	Ualte	2,547	Ш
al Ho. Affordable Units	1,797	Units	2,042	Units	2,884	Unite	8,226	Unite	8,8 17	Units	7,020	Ш
al Ha. Hew Units	4'840	Bults	6,489	Un i ts	7,092	Unite	2,626	Unite	10,279	Units	12,808	Ш
ding	Cuntrit	FAR	2.0	FAR	4.0	FAR	6.0	FAR	6.0	FAR	7.0	Ε¢
© 1: 2008-20 IO	363	U a libr	↓1Z	U a libr	532	Dalle.	G51	Ualfr.	77 1	U a libr	250	Ш
<b>∞</b> 2: 20 l l-20 l6	726	U a libr	825	U a libr	1,034	Ualtr	1,303	U a Br	1,542	Ualtr	1,781	Ш
Suit to tal	1,029	Un i ts	1,287	Units	1,698	Unite	1,964	Unite	2,8 18	Un I ts	2,87 (	Ш
<b>☞</b> 8: 20 16-2020	وهفرا	Ualle	1,237	Ualle	1,596	U a litr	1,951	Ualfr	2,313	Ualle	2,छ ।	Ш
<b>☞</b> 4: 202 I-2026	1,210	Ualle	1,375	Ualle	1,773	U a libr	2,171	Ualife	2,570	Ualto	2,962	Ш
<b>∞</b> 6: 2028-2080	247	Ualle	962	Ualtr	1,241	Ualtr	1,520	Ualfr	1,799	Ualte	2,078	Ш
<b>∞</b> 6: 208 I-2086	6025	Ualle	හෙ	Ualle	287	Ualtr	1,0235	Ualfr	1,2325	Ualtr	1,424	Ш
1 1 .		1		1		1		1		1	:	

Table 13b: Yield with 66% participation

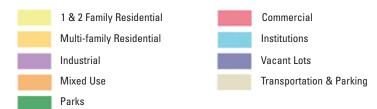
uttal	Cuntilit	FAR		FA R	4.0	FAR	6.0	FAR	6.0	FAR	7.0	FA
en t Bollda ot	***************************************	G/SF	***************************************	G/SF	14,283,910	GBF	14,283,910	GBF	14,283,910	GASF	14,283,910	<b>G</b> K
uttal Build out	***************************************	G/SF	***************************************	G/SF	26,831,379	GBF	30,872,123	GBF	3 <b>4,</b> 912 <b>,9</b> 37	G48F	38,963,611	<b>G</b> 6
Tellos	9,999,789	GISF	8, <b>50</b> 6,726	G/SF	12,547,470	GBF	16,588,213	GBF	20,628,967	GASF	24,669,701	<b>G</b> 6
en tCaranaerolal	4,151,425	G/SF	4,151,425	G/SF	4,151,425	GBF	4,151,425	GBF	4,151,425	G/SF	4,151,425	<b>G</b> 8
uttal Conuntriolal	4,151,425	G/SF	4,791,233	G/SF	1,791,233	GBF	<b>4,</b> 791, <b>233</b>	GBF	4,791,233	GASF	4,791,233	<b>G</b> 6
Tellos	-	G/8F	അമര	G8F	ആ <b>മ</b> ങ	GBF	ആ <b>മ</b> ങ	GBF	ആ <b>മ</b> ങ	G/SF	ആ <b>മ</b> ങ	<b>G</b> 6
en t Residential	8,122,083	G/SF	8,122,083	G/SF	8,122,083	GBF	8,122,083	GBF	8,122,083	GASF	8,122,083	<b>G</b> 6
uttai Residentiai	***************************************	GI&F	***************************************	G/SF	18,193,451	GBF	21,628,083	GBF	25,092,715	GI&F	28,497,348	GK.
191108	5,216, <b>00</b> 5	GASF	6,636,736	G/SF	ान्या १३५७	GBF	13, <b>50</b> 5,000	GBF	16 <b>940</b> ,632	GASF	20,375,264	<b>G</b> 6
Units (Market	3,043	Dalle.	3,871	U a libr	5,875	Dalle.	7,278	Ualfr.	9,882	U a litr	11,226	Шà
Units (120-18096AM)	549	U a libr	659	U a libr	1,030	U a libr	1,422	U a Br	1,783	U a libr	2,145	Шa
Units (80- 120%) A/4 (1	596	U a libr	758	U a libr	1,151	U a libr	1,544	Ualtr	1,536	U a libr	2,329	Шa
Unite (~90% AM)	652	U a libr	830	U a libr	1,229	U a libr	1,688	U a Br	2,118	U a libr	2,547	Шa
l Ha. Affordable Units	1,797	Units	2,227	Units	8,470	Unite	4,862	Unite	6,227	Units	7,020	Шп
l Ha. Høw Units	4'840	Un i ts	9, 162	Un i te	9,846	Units	12,682	Unite	16,7 19	Un i ts	12,904	Шп
												_
dug	Cuntrit	FA R	8.0	FA R	4.0	FAR	6.0	FAR	6.0	FAR	7.0	FAI
<b>∞</b> 1: 2008-20 IO	363	U a libr	<b>4</b> 62	U a libr	701	U a libr	940	Ualfr.	1,179	U a litr	1,418	Пя
æ 2: 20 l l-20 l6	726	U a lib	924	U a libr	1,402	U a libr	1,230	Uals.	2,352	Ualle	2,836	Шa
iuli fa fal	1,029	Units	1,226	Units	2, 108	Units	2,820	Unite	8,687	Un I ts	4,264	Шп
æ 8: 20 i6-2020	1,000	U a libr	1,386	U a lbr	2,103	U a lbs	2,820	Ualif.	3,537	U a libr	1,251	Ша
<b>∞</b> 4: 202 I-2026	1,210	U a libr	1,540	U a libr	2,336	U a libr	3,133	U a Br	3,930	U a libr	4,726	Ua
<b>∞</b> 6: 2026-2080	847	U a libr	1,078	U a libr	1,635	U a libr	2,193	U a Br	2,751	U a libr	3,309	Ua
æ 6: 208 I-2086	GOS	U a libr	770	U a libr	1,168	U a libr	1,596	Ualife.	1,965	U a libr	2,363	Шa
	4 74 1	111L	1 774	11IL	7.0.0	111_	6.3.10	111.	10 100	111L	11.000	

### Commercial Corridor: Queens Boulevard, Queens

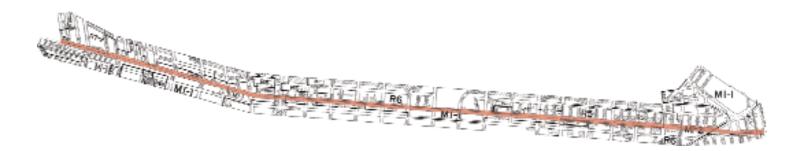
Table 13c: Yield with 100% participation

utai	Cunnit			FAR	4.0	FAR		FAR		FAR	7.0	
en t Bollda ot	***************************************	GISF.	***************************************	G/SF	14,283,910	GBF	14,283,910	GBF	14,283,910	GISF	14,283,910	<u> 34</u>
utal Bulldaut	***************************************	GISF.	***************************************	GISF	30,335,915	GHSF	36,403,058	GHSF	42,470,281	GISF	18,537,161	<b>G</b> 4
171107	<u> १८६०,३८</u> ।	GISF	9,584,822	G/SF	16,062,006	GBF	22,119,188	O#SF	28,186,37 (	GISF	31,253,661	<b>G</b> 4
en tConninerolal	4,151,425	G/SF	1,151,125	G/SF	4,151,425	GBF	4,151,425	GBF	4,151,425	G/SF	4,151,425	<b>G</b> 6
uttal Conunsional	1,151,125	G/SF	മോണ, 1833	G8F	ബൈ,183	GBF	ബൈ,183	GBF	ബൈ,123	G/SF	ബ്രോ, 183	<b>G</b> 6
171108	-	GASF	1,915,758	GASF	1,915,758	GBF	1,915,758	O#SF	1,915,758	GASF	1,915,758	<b>G</b> 6
en t Residential	8,122,083	GISF	8,122,083	GASF	8,122,083	GHSF	8,122,083	GHSF	8,122,083	GASF	8,122,083	<b>G</b> 6
urbai Residentiai	***************************************	G/SF	***************************************	G/SF	20,628,422	GBF	25,785,528	GBF	30,942,633	G/SF	36,099,739	<b>G</b> 6
171105	5,216, <b>00</b> 5	GISF	7,349,233	G/SF	12, <b>50</b> 6,339	GBF	17,663,444	O#SF	22,820,590	G/SF	27,977,696	<b>G</b> 6
Units (faniket)	3,043	U a lb-	4,227	Ualle.	7,256	Ualb.	10,304	U a Br	13,312	U a libr	16,320	Шà
Units (120-120%)AM)	548	U a libr	774	Ualtr	1,316	U a libr	1,229	U a Br	2,402	Ualtr	2945	Шa
Units (80- 120%),AM (1	996	U a lb-	840	U a libr	1,429	U a libr	2,019	Ualfr.	2,908	U a libr	3,197	Ша
Units (*80% AM)	652	Ualle.	פופ	U a libr	1,563	U a litr	2,208	U a Br	2,253	U a litr	3,497	Шà
l Ha. Affordable Units	1,797	Birits	2,682	Un i ts	4,809	Units	8,028	Unite	7,282	Un i ts	9,840	Шп
l Ha. How Units	4'840	Un i ts	6,2 18	Un i ts	11,404	Unite	18,880	Unite	21,176	Units	26,840	Шп
												_
dug	Cuntrit	FAR	2.0	FAR	4.0	FAR	6.0	FAR	6.0	FAR	7.0	FAI
æ 1: 2004-20 IO	363	U a lb-	511	Ualle	870	U a libr	1,225	Ualis.	1,588	Ualle	1,947	Шa
æ 2: 20 l l-20 l6	726	Ualle.	1,023	U a libr	1,741	U a libr	2,458	Ualife.	3,176	Ualtr	3,250 €	Шà
Suit to tal	1,029	Un i te	1,684	Unite	2,611	Unite	8,622	Unite	4,784	Units	6,841	Шп
æ 8: 20 i8-2020	l'tea	Dalle.	្រឡ	U a libr	2,611	Dalle.	3,682	Ualfr.	1,761	Dalle.	5,241	Шà
se 4: 202 I-2026	1,210	U a libr	1,705	U a libr	2,501	U a libr	<b>1,09</b> 7	U a Br	5,201	U a libr	6,480	Шa
æ 6: 2024-2080	247	U a libr	1,193	U a libr	2,031	U a libr	2,338	U a Br	3,706	Ualtr	1,513	Шa
œ 6: 208 I-2086	മെട	U a lb-	257	U a libr	1,451	U a libr	2,049	Ualife.	2,647	U a libr	3,245	Шa
<b>a</b> . L. L.	4 74 1	11IL	4 884	111L	8.554	111_	10.300	111.	14 118	111L	88 116	





## Commercial Corridor: Atlantic Avenue, Brooklyn



Exterior Complitions.	
Complete Length	T + PHAS
No. of Diodes.	olesin Pe
No.ofLot.	642 Lob
Program FAR Microthia	2.92
Program FAR Build	1.50
Au une tatée Foodbrilla ill.	5409469 SE
Exterior Bulliand	Table 162 Gray
Exteriora Registrando	2466460 DOF
Edutina Honototatria	9444444 REF
Exterins Commencial	1.059.99T DOF
Veccent Larvi	1.950.954 SE

### Commercial Corridor: Atlantic Avenue, Brooklyn

Table 14a: Yield with 33% participation

Počeni xi	Current F/V	رو بھ	F.W.	4.0	30:4	50	E08.	601	:U:L	TØ	<b>:</b> 60:4
Countred Bulls laud	Total 600 Go	SE TAXABLES	: 00Ŧ	T. 254-162	ŒΨ	工会的 報金	GGE	T2004160	ŒΕ	Tatento	ŒŦ
Poderal zi Bulli loud	********* G	5F #######	# OUT	190999561	ŒΈ	12001.173	GGE	SHUTGE TOT	Œ	29496,415	ŒΕ
<u>Dimenence</u>	STEASE GO	SE PROTITO	G.F.	10.765.999	GE	12699.0IT	OSF	14,500,636	ŒŦ	16060004	GŦ
Crument Consnerabil	1,059,52T Oc	SF 1.050.927	GGE	1.00e.92T	CCF	1,059,92T	GGF	1,050,92T	GŒ	1,000,92T	Œ
Počenski Commerciti	1,059,52T Go	<u>95 2011369</u>	<u>ae∓</u>	<u> </u>	<u>0c∓</u>	20T.23T	GGF	2071.007	ŒE.	<u> 2011.997</u>	GΨ
<u>Dimense</u>	<u>- 0c</u>	<u>se 1.019670</u>	OCE.	1.0196T0	Œ	1,010,670	GSF	1.019.6TD	ŒŦ	1,019,610	GŒ
Courant Real lands	2:545,590 Gr	SF <u>2406</u> 400	- GEE	2,596,590	GEF	2565,590	GSF	9496490	ß₹	9496490	GŒ
Počeni zi Rasi klenda i	<b>*******</b> G	5 <b>2000 100</b>	# GGE	19.141.099	Ø <b>Œ</b>	14 T99, 509	GGF	16.915.999	ŒŦ.	1T-209-459-	ŒŦ
Difference	Took one or	SE ASSTACT	G(F	10554500	GŒ	121H.770	GGF	19.T22449	ŒŦ	15.916.999	GŒ
No. United Notices	4,460 %	<b>185</b> 5-3391	il dia	645T	II old	T. 099	Hole	0.000	Holia	19,499	ude
MAILU NASILAI 2041 2003 (1948)	Tage 11	<b>186 24H</b>	· IIda	1,111	il old	1.200	il old	1,444	Holia.	2,425	'lda
Mai, U nMai, 000412003 (N48)	<u> </u>	n <b>ië 1,0</b> 02	· II dia	1,30%	11000	1,200	11010	1.569	<u>Holita</u>	2,699	<u> 'ldė</u>
Mar. Uniter Petitors (MIII)	242-11	n <b>io</b> 1,121	H dia	1.913	U old	1.200	Hold.	1,716	<u>Holfa</u>	2,000	440
Tack No. Wan bhile Units	ዲልተ ሁ	raka siyirsi	Unite	<b>SACOT</b>	Uralla	4, 64	Unida	4,730	in a	T <sub>e</sub> con.	Uraba.
TASH NA, NAPY UNIO.	T, OFT U	nilla. 1990	U niii	9,139	Uralla	H,26	Unid	12,720	Unite	क्षश्रा	Urati.
Phosina	Carrent EX	JR. 91	0 58:4	4.0	1:0:4	50	50:4	6.0 8	50:4	TO	ec:
Photo 4: 2002-2010	329. II.	40	11/1/2	T98-	17.00	예상	100	200	17.17	1,066	1176
Phose & 2011-2015	1, ØT - Us	n <b>li</b> i 1,244	· Hata	1,466	11786	1,600	H <sub>1</sub> AB	1,541	TIME:	2,132	1144
Suhabbi	1,5% Ur	<b>1,64</b> 3	i U rikk	5204	Urabi	2,56	Unit	2,986	Uni di	9,100	Uriti.
Phose 9: 90/8-9000	1,596 11	<b>1,91</b> 9	: Units	5504	TI (AB)	2,500	TJ (Alb)	2,066	11-15-3	9,199	1144
Phose 4: 2021-2025	1,82 %	<b>186 2,000</b>	· II dia	2,110	TI AM	<u> </u>	TI ABO	9,195	The State of	9,559	1144
Phose 5: 2005-2000	4,239 H.	<b>1,438</b>	· II/iia	1,714	11746	1,312	HAM.	9,000	The State of	2,101	1144
Phose in 2001-2005	jest II.	r <b>alio 1</b> julia:	· II dia	1,3234	II (ABA	1,404	II rate	1,33%	The state of	1,777	1144
g uhabah J	5,482 Ur	nada di <sub>a</sub> Hala	· Unit	T <sub>2</sub> 200	Uraba	6 <sub>1</sub> (54	Unit	2,643	Url G	11,013	Uriti.
Grand Tabl	T, OFT U	ndika anggaran	Unite	9,799	Uraba	11,226	Unida	12 T20		14212	Uriti.

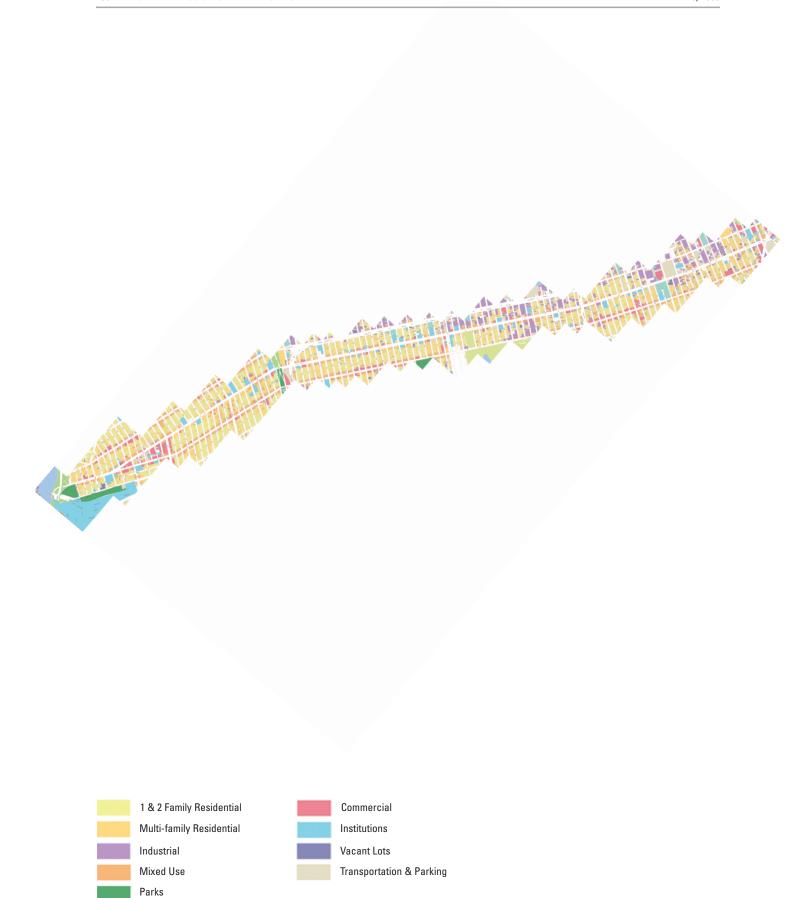
Table 14b: Yield with 66% participation

Part and all			AA E 18	1.0							
Počeni zi	Comend		90 F.M.		130.1		30:1		30:1		
Crument Bulls laud	Total Mo		Tate 162 Gr		<u> 00</u>	Total fix	GGE	Totalita	<u>67</u>	Totelico	
Poderal XI Dulls loud	######################################				OGT.	24.T44.6T1	<u> GGE</u>	90/500 909	<u>67</u>	<u>\$4.555,144</u>	GE
<u>Difference</u>	<u> 5 T60, 505</u>	GGF	22222222 GT	<u> 15.T60-0T9</u>	Ge∓	12-137,510	GSF	20000 T46	ŒŦ	96.96T.992	œ∓
Gurrent Coreneerabi	1,000,00T	GGF	1.050.92T Gr	1.000.92T	OC#	1,059,92T	GGE	1.050.92T	ŒŦ	1000-92T	GG.
Počenski Consperabli	1,059,52T	GGE	25T9DT9 GG	2.STROTE	ŒΕ	全多數。何多	GGE	2-5T9-0T9	ŒŦ	2-5T9.0T9	Ø∓
Difference	-	GGE	1.519/T45 (A)#	1.5(5)(145)	GŒ	1.545/TIG	GGF	1.516/T45	GΨ	1246/143	JG∓_
Comend Read length	2566,590	GGE	2566590 OSF	0.506.500	GŒ	2565,590	GGE	2406400	GEF	2408.400	GGF.
Počeni zi Residenčki	******	GGE	STATES OF	16.100.460	GŒ	1222,41	GGE	22,450,962	βŒ	25,625,949	ßŦ
Difference	TBOS.OTS	GGE	######################################	19519969	Ø₹.	16,660,600	G6F	1996999	ŒŦ	290990,T92	ŒŦ
Ma. Unite / Horland	4,460	II niib	6,094 11/00	T.000	Holb	3) <b>T</b> (5)	Holb	11.54	Holifa	19,499-	IIdo
Mai, United (1904) 6003 AURIS	Tâtê	ii nib	1,099 11:00	1.469	H old	1. TET	11 old	2,064	linita.	2425	1146
Mai, Uniter (150-450-75 (144))	ete	ii nib	1/182 1/10	1344	H AM	1.99T	11 AM	2-2T0	link's	2,699	140
Mai, Uniter Petrott, 19415	242	ii nib	1,33% 11,40	1,669	H AM	2.096	11 AM	2499	link's	2,000	140
Tabl No. Was blis Units	2, <b>8</b> T	Unite.	gyste Unit		Unite	5, 20	Unida	6,644	Unida	T_0660-	Units.
TAMINA NAVUNIA.	T, OFT	Units.	9,509 Unit	a सङ्ख्य	UrÆ	4,44	Unid	16-181	바찬	क्षंत्रम	Uriti.
Phosina	Carrené	E-AFI	9.0 F./R.	1 4	EVA.	4.6	EVA	4.6	ENE	TA	EXA
Phosp 1: 2005-2010		100	1930 - Ulyan		11.00	1,421		1.300	10.75	1,500	11.16
Phose 2: 2011-2015	1.07	11.25	1,488 11.00		11.16	2.22	17.6	2765	11.7	9,501	11.15
Suhabu	1,5%	Tribi.	2150 Unit		Tr.E.	9.84	Urla	4.141	1616	1,040	Units.
Photosic SORE-SORO	1.5%	II niib	2456 1140	2,601	11746	2,424	TI AB	4.141	Halfa	4,640	1146
Phose 4: 3031-3025	1,82	11.75	2339 1/40		11.75	3,011	71.75	1200	11.17	3344	1136
Phose 5: 2005-2000	1,220	17.25	12/12/ 1/40		11.75	270	77.25	9,000	10.00	2,744	7776
Phose 6: 2001-2005	1401	11/10	1.130 1.00		11/10	1,226	TIME	2304	100	2672	7///
á uhábó J	5,82	Uraba.	TASS UNK		Unite	12,07	Unit	14,224	THE S	16,361	Units.
Germal Teach	T, OFT	Units.	9,509 Un <b>a</b>	a 19590	U rakta	6,46	Unit	16-69	Urld	अ,अत	Unite.

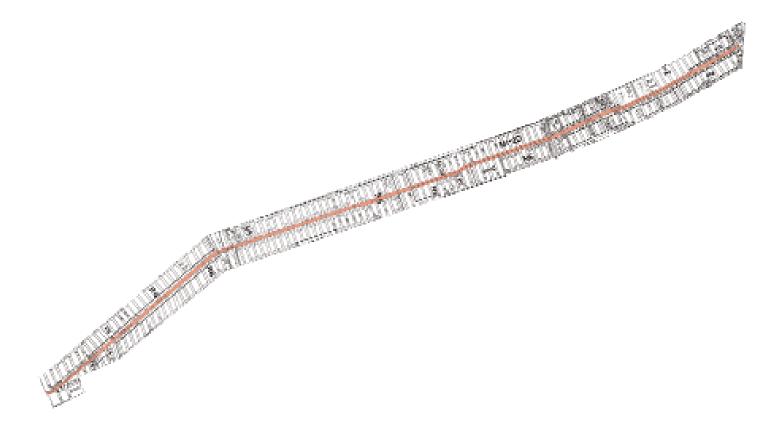
### Commercial Corridor: Atlantic Avenue, Brooklyn

Table 14c: Yield with 100% participation

Potental	Correct EVR	90 F.M.	4.0 E/R	50 EXR	60 EVR	TO EXE
Convent Data laset	Total No. GSF	Tatedto Ga	T. 254.162 GGF	Totalite GSF	T.259/152 OSF	T269162 GGF
Poderal zi Bulli lout	SESSES GGF	PROPERTY OF	29/04/2/915 GGE	29 640. TTP GGF	SOCTOOM GO	HARRITIDA ORF
Difference	STORES GRE	######################################	20.TT4.159 Gr#	SESSE NO GSF	SHAMLOTS GOT	STASSAN GOF
Gurené Construenchi	1,059,50T (RSF	1.050.92T (RGF	1.09990T GGF	1,059,50T_GSF	1.050.99T GGF	1.050.00T GGF
Potental Conspension	1,089,92T GSF	5609.469 GET	5.000.H69 GSF	5609.869 GGF	5.609.469 Gr#	5.609.469 Gr#
Difference	- 06F	4350196 GGE	4.50.196 GGE	4,550,196 (RSF	4.550.196 GGE	4.550.196 GGE
Gurené Residendo	2565,590 GSF	2346330 00	2.56550 00	2365,590 GSF	2.566.560 OCE	2.566.560 GGF
Poderal zi Resak lendizi	STATES OF	######################################	12000ATT+ GOT	221 025, 280 P	29.60916 Gr	SOUTHWARD DOES
<u>Di filenence</u>	TESTOTE OFF	<b>*********</b>	16-190-211 GGE	SLOW-WT GSF	SECURIOR COST	90.Tesues GGF
No. Unite disturbations	4.490 Unit	6,694 11,403	2615 Unit	12,306 Units	15.176 1660	1736T U/16
Mat. Units art 204 (205) JUNE 9	Tare Holds	1,239 11,00	1.795 Units	2.29T Hold	全TSO Holis	9240 1146
Mo. Units attori 2003, 04415	ere line	1,999 11,40	1,664 11,66	2.465 Hold	全分等多 「John	9546 1146
No. Units (FeSOY) (IAII)	242 Units	1.464 11.003	2060 II NA	2.666 11/66	9,040 HAR	9946 1148
Total Mo. (Wan blue Units	SALL AND	. Apos Units	AMAID CTAS	T,SET UNIA	ekset rengi	10g60T Units.
Tabi Na Neo Unió.	T,OFT UNK	. 10,640 Units	15,224 Units	E, TT UNA	24,140 0646	sanpe∔ Unata.
Phos Ingl	Carrent EVR	90 F.M.	4.0 EVR	30 EVR	AD ENR	TO EXE
Phose 1: 2002-2010	525 JAB	643 UAG	1,147 11746	1,475 円766	1,641 11,665	2442 1146
Phose 2: 2011-2015	1,027 11/46	1,694 11,675	2234 HAB	2,290 11/46	SASAL LIMES	4,226 HAB
Si uhababu	1,556 Units	. 2,446 Units	SAHA UNKA	4,480 Unia	5,460 Units	¢γ42T Un <b>i</b> €a.
Phose St 2016-2020	1,560 1166	ዲዛዛሪ ባለነን	9,444 11746	4,466 11/46	5,462 1685	648T ባለፅ
Phose 4: 2023-2025	1,782 11746	2,746 17.65	Special Hall	4,335 HAM	6000 Table	TARA MAD
Phose 5: 2026-2020	1,39 1/46	1,302 11/05	SECTO TIME	9,460 11/46	4,555 1646	4,366 11/16
Phose 6: 2001-2005	APP TABLE	1,950-11/03	1,342 11/46	2,483 11/46	SOME THES	9510 1146
á uhátától	5,482 Units	. Aylish Unita	11,560 0.66	67.294 AMP	1670 ശേര	22(19T Un <b>a</b> 5).
Germal Tarbi	T, OFT UNK	. 10,040 Units	15,824 Units	E), TIT UMA	24140 GP191	sagse∔ Unaba.



## Commercial Corridor: Fourth Avenue, Brooklyn



Edsing Conditions	
Corridor Length	GO Miles
No. of Blocks	123 Blocks
No. of Lots	GSO Lals
Average FARI Allowable	230
Average FAR Built	152
Aggregate Footprints	3,268,387 SF
Edsfing Buildout	3,968,596 <b>C</b> SF
Existing Residential	3,823,301 <b>0</b> 6F
Existing Menuterium	1.021.318 <b>C</b> SF
Existing Commercial	123,217 <b>0</b> 6F
regent Land	505.962.SE

#### Commercial Corridor: Fourth Avenue, Brooklyn

Table 15a: Yield with 33% participation

Potential	Ourrent	FAR	3.0	FAR	4.0	FAR	6.0	FAR	8.0	FAR	7.0	FAR
CurrentBulldout	3,368,536	<b>O</b> SF	3,368,536	<b>0</b> 8F	1, <b>3</b> 68,536	<b>0</b> 8F	<u> </u>	<b>O</b> SF	<u> </u>	<b>O</b> SF	/3G853G	<b>O</b> SF
Potential Buildout	8.823.576	<b>O</b> SF	10.239.616	OSF	11 328 183	OSF	12.316.761	OSF	13505333	<b>O</b> SF	13593907	<b>O</b> SF
Difference	1.85 (.380	<b>O</b> SF	5.27Y.020	OSF	G 359592	OSF	7.338,165	<b>C</b> SF	853G,738	<b>O</b> SF	3625310	<b>C</b> SF
CurrentCommercial	123,217	<b>O</b> SF	123,217	<b>0</b> 8F	123,217	<b>0</b> 8F	123,217	<b>O</b> SF	123,217	<b>O</b> SF	123,217	<b>O</b> SF
Potential Commercial	123,217	<b>O</b> SF	823,026	<b>0</b> 8F	823,026	<b>0</b> 8F	823,026	<b>O</b> SF	823,026	<b>O</b> SF	823,026	<b>O</b> SF
Difference		<b>O</b> S F	700,808	OSF	700,808	<b>O</b> SF	700,808	<b>O</b> SF	700,808	<b>O</b> SF	700,808	<b>O</b> SF
CurrentReddental	3.823.961	<b>O</b> SF	3.823.30	OSF	3.823.961	<b>O</b> SF	3823361	<b>O</b> SF	3823361	<b>O</b> SF	3823361	<b>O</b> SF
Potential Residential	7,285,305	<b>O</b> SF	7,708,529	<b>0</b> 6F	8,633,815	<b>0</b> 8F	9,559,102	<b>O</b> SF	10,383,389	<b>O</b> SF	11,309,676	<b>O</b> SF
Difference	מב, זרב, כ	<b>O</b> S F	3,883,568	<b>0</b> 8F	3,809,855	<b>O</b> SF	5,705,131	<b>O</b> SF	6,660,328	<b>O</b> SF	7,585,715	<b>O</b> SF
No. Units (Market)	2,083	Uni B	2,266	Unib	2,806	Unib	3,3 %5	Uni b	3,885	Uni is	6,767	Uni B
No. Units (120-180%AM)	376	Uni 6	303	Unik	500	Unik	GOS	Uni b	701	Uni is	1,221	Uni is
No. Units (60-120% AMI)	308	Nul R	333	Unik	550	Unik	<b>G55</b>	Unik	761	Units	1,326	Uni B
No. Units (1980%) AMI)	336	Uni B	386	Unik	GOY	Unik	717	Unik	833	Units	1.350	Uni B
Total No. Affordable Units	1,201	Units	1,008	UME	1,667	UME	1,878	Units	2285	Units	0,887	UME
Total No. New Units	0,014	UME	3,604	UME	4,481	UME	6022	UNITS	6,180	Units	10,784	UME
Phesing	Quirent	EOR	3.0	FAR	A.O	FAR	£0	FAR	8.0	F.AR	7.0	FAR
Phase 1: 2008-2010	233	Uni B	270	Unik	325	Unik	333	Uni k	363	Units	528	Units
Phase 2: 2011-2016	337	Uni E	58	Unils	603	Unils	738	Uni b	327	Units	1,050	Uni is
8 utototal	748	UWE	811	UME	1,004	UME	1,187	UNIts	1,381	Units	1,684	UME
Phase 3: 2016-2020	736	Uni B	811	Unik	1,003	Unik	1,137	Uni k	1331	Units	1583	Uni B
Phase 4: 2021-2025	828	Nul R	301	Unik	1,119	Unik	1330	Uni k	1535	Unik	1,760	Uni Is
Phese € 2028-2000	580	Nul R	634	Unik	781	Unik	931	Uni b	1,082	Uni is	1,232	Uni B
Phese 6:2001-2005	313	Uni 6	351	Unik	558	Unik	665	Uni b	773	Uni is	880	Uni is
8 utoflorial	2,588	UME	2,781	UME	3,469	UME	4,124	Units	4,780	Units	6466	UME
Grand Total	0,014	UME	0,804	UME	4,481	UME	6022	UNIts	6,180	Units	7,008	UME

Table 15b: Yield with 66% participation

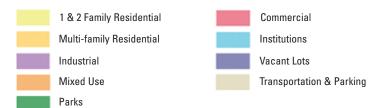
Potental	<b>O</b> .urent	EAR	4.4	FAR		EAR	5.4	EAR	4.4	E 40	7.0	EAR
Current Buildout				EOR		EOR		<b>30:</b>		FIAR		EOR
	3,968,536	<b>O</b> SF	3,363,536	OSF	3,368,536	08F	3968,596	OSF	3,368,536	OSF	3,968,596	<b>O</b> SF
Potential Buildout	8.823.576	OSF	11.655.656	OSF	13 3 22 3 94	OSF	16,003.337	OSF	18,187,032	OSF	20.363237	OSF
Difference	1,857,380	<b>O</b> SF	6.687.060	OSF	8.863.205	OSF	17.031.350	<b>O</b> SF	13218336	<b>O</b> SF	15335631	<b>O</b> SF
Current Commercial	233 323	A	×37.3-2	0.00	×33.3×3	ACE	Z22.7Z2	0		A	~~~~~~	<b>O</b> SF
	123,2(7	OSF	1.170.303	OSF	123,217	08F	123,217	OSF	123,217	OSF	123,217	
Potential Commercial	123,217	OSF OSF		OSF OSF	1,170,303	OSF OSF	1,173,303	OSF OSF	1,170,303	OSF OSF	1,773,303	OSF OSF
Difference		OSF	1,050,687	Uar	1,050,687	Oar	1,050,687	USF	1,050,687	OSF	1,050,687	OSF
CurrentReddenial	3.823.961	<b>O</b> ≲F	3.823.307	<b>O</b> SF	3.823.961	OSF	3823361	<b>O</b> SF	3823361	<b>O</b> SF	38233G1	<b>O</b> SF
Potential Residential	7.235.205	<b>O</b> SF	8,02(,75)	OSF	3.872.326	OSF	17.722.300	<b>O</b> SF	13573373	<b>O</b> SF	15,323037	<b>O</b> SF
Difference	357(38)	ØS.F	3,130,032	OSF	6,038,365	OSF	7,838,933	OSF.	3,733,512	<b>O</b> SF	11,600,036	ØSF
			.,,.		-,		-,				,	
No. Units (Market)	2,080	Uni B	2,889	Unils	3,528	Unik	3,608	Uni 6	5,687	Uni B	6,767	Uni B
No. Units (120-180% AM)	376	Uni 6	3:2	Unik	637	Unik	831	Uni b	1,026	Uni is	1,221	Uni B
No. Units (60-120%(AMI)	308	Uni 6	/80	Unik	631	Unik	300	Uni 6	1313	Unik	1,326	Uni Is
No. Units (*90%)AMI)	33G	Uni 6	525	Unik	756	Unik	387	Uni k	1213	Unik	1.350	Uni B
Total No. Affordable Units	1,201	UME	1,448	UME	2,034	UME	2,722	Units	3,368	Units	1,887	UME
Total No. New Units	0,014	UME	3,885	UME	5,812	UME	7,028	Units	8,048	Units	10,784	UME
Phesina	Quirent	FAR	3.0	FAR	4.0	FOR	5.0	FAR	8.0	FAR	7.0	FAR
Phase 1: 2008-2010	2/3	Uni 6	292	Unik	£21	Unik	550	Uni 6	G78	Uni B	807	Uni B
Phase 2: 2011-2016	397	Uni 6	583	Unik	8.2	Unik	1,033	Uni b	1,357	Uni E	1,615	Uni B
8 utofichial	749	UME	878	UME	1,263	UME	1,848	Unite	2005	Units	2,422	UME
Phase 3: 2016-2020	736	Uni 6	876	Unik	120	Unik	1,633	Uni 6	2,035	Units	2.322	Uni B
Phase 4: 2021-2025	828	Uni ls	378	Unik	1.30	Unik	1,832	Uni b	2262	Unik	2,631	Uni ls
Phase 6: 2026-2030	580	Uni B	682	Unik	382	Unik	1,283	Uni b	1,580	Uni B	1,883	Uni B
Phase 6: 2001-2005	313	Uni 6	387	Unik	702	Unik	91G	Uni b	1,131	Units	1,335	Uni B
8 utototal	2,588	UME	0,018	UME	4,048	UME	5880	Units	7,011	Units	8,342	UMts
Grand Total	0.014	UNITS	1,885	UME	5,612	UME	7,028	Units	8048	Units	10,784	UME

### Commercial Corridor: Fourth Avenue, Brooklyn

Table 15c: Yield with 100% participation

Potential	Ourrem			FOR		FOR		FOR		FAR		FOR
CurrentBuildout	3,368,536	<b>O</b> S F	1,368,536	<b>0</b> 8F	<u> </u>	OSF	<u> </u>	<b>O</b> SF	<u> </u>	<b>O</b> SF	3,968,596	<b>O</b> SF
Potential Buildout	8.823.576	<b>O</b> SF	1307538	OSF	16 3 8 3 3 5	OSF	13.613.922	OSF	22882909	<b>O</b> SF	2G.15183G	<b>O</b> SF
Difference	3.85 ( 380	<b>O</b> SF	8.707.352	OSF	17 376 329	OSF	13,635,326	OSF	17313313	OSF	21,183,300	<b>O</b> SF
CurrentCommercial	123,217	<b>O</b> ≲ F	120,217	OSF	123,217	08F	123,217	<b>O</b> SF	123,217	<b>O</b> SF	123,217	<b>O</b> SF
Potential Commercial	123,217	<b>O</b> SF	3,268,487	OSF	3,268,387	<b>0</b> 8F	3,268,987	OSF	3,268,987	<b>O</b> SF	3,268,987	<b>O</b> SF
Difference	-	<b>O</b> S F	3,755,770	OSF	3,135,770	OSF	2,135,770	<b>O</b> SF	3,135,770	<b>O</b> SF	3,775,770	<b>O</b> SF
CurrentReddential	3.823.961	<b>O</b> SF	3.823.30Y	OSF	3.823.961	OSF	3823361	OSF	3823.9GY	<b>O</b> SF	38233G1	OSF
Potential Residential	7,285,205	<b>O</b> S F	8,335,917	OSF	11,113,550	OSF	10,890,195	<b>O</b> SF	16,671,833	<b>O</b> SF	19,350,370	<b>O</b> SF
Difference	ווב, זרפ, כ	<b>O</b> SF	3,51Y, <b>35</b> G	OSF	7,230,535	<b>0</b> 8F	10,069,20%	<b>O</b> SF	12,837,873	<b>O</b> SF	15,626,512	OSF.
No. Units (Market)	2,083	Uni 6	2,632	Unik	3,250	Unik	5,873	Uni b	7,395	Uni B	3,115	Uni is
No. Units (120-180% AM)	376	Uni 6	3 <b>75</b>	Unik	າຫ	Unik	1,060	Uni b	1,352	Uni is	1,635	Dul R
No. Units (60-120% AMI)	308	Uni 6	516	Unik	811	Unik	1,151	Uni 8	1,368	Units	1,786	Units
No. Units (*90% AM)	33G	Uni 6	568	Unik	311	Unik	1253	Unik	1,606	Units	1353	Uni is
Total No. Affordable Units	1,201	UME	1,665	UME	2,512	UME	1,488	Units	4427	Units	5384	UME
Total No. New Units	0.014	UMts	4,187	UMts	6,765	UMts	8343	Units	11821	Units	14,600	UMts
	-,				-,		7					
Phesing	Quirent	EOR	2.0	EAR	4.0	FAR	6.0	FAR	8.0	FAR	7.0	FAR
Phese 1: 2008-2010	2/3	Uni Is	313	Unik	507	Unik	701	Unit	893	Unils	1,087	Uni ls
Phase 2:2011-2016	397	Uni B	628	Unils	1.015	Unils	1,301	Uni b	1,788	Units	2,175	Uni ls
8 utofolial	748	UNITS	842	UNITS	1,622	UME	2,102	Units	2682	Units	1282	UME
Phese 3: 2018-2020	736	Uni is	9.0	Unils	1.572	Unils	2,102	Uni k	2,682	Uni is	3262	Uni is
Phase 4: 2021-2026	828	Uni B	140	Unik	1,631	Unik	2,336	Unit	2,980	Units	3,625	Uni B
Phiec & 2028-2000	580	Units	70	Units	1,183	Unils	1,635	Unit	2,086	Units	2537	Units
Phase 6: 2001-2005	313	Uni ls	520	Units	8.46	Unils	1,168	Uni b	1,330	Uni is	1,812	Uni ls
8 utohohal	2,588	UME	1,245	UME	5,241	UME	7,241	Unite	8,238	Units	11,217	UME
Grand Total	0.014	UME	4,187	UMIS	6,765	UME	8040	Units	11821	Units	14,600	UMIS
	4/4/17		7,74		41.40		4.77					2





## Commercial Corridor: McDonald Avenue, Brooklyn



Edsing Conditions		
Corridor Length	35 M	ks
No. of Blocks	G/ <b>B</b> l	asks
No. of Lots	657 La	Ŗ
Average FAR Allowable	1 28	
Average FAR Built	083	
Aggregate Footpeints	3,520,750 88	
Edsting Buildout	3,733,05Y <b>C</b> *	
Existing Residential	1,001,002 👁	SF
Existing Menuteaturing	1.757.623 @	SF
Existing Commercial	3Y 3,82G O	SF
Negent Land	277 589 SI	

### Commercial Corridor: McDonald Avenue, Brooklyn

Table 16a: Yield with 33% participation

Potential	Quirent	FOR	3.0	EAR	4.0	FAR	6.0	FAR	8.0	FAR	7.0	EAR
CurrentBulldout	3,733,051	<b>O</b> SF	3,738,051	OSF	3,738,051	OSF	2,73 8,051	<b>O</b> SF	3,73 8,051	<b>O</b> SF	373/051	<b>O</b> SF
Potential Buildout	5.052.856	<b>O</b> SF	3.602.830	<b>0</b> 8F	11 / 125 / 333	<b>O</b> SF	12,603,107	<b>O</b> SF	13,082,216	<b>O</b> SF	15.555 325	<b>O</b> SF
Difference	1.3(8.805	<b>O</b> SF	5 428 829	OSF	7.301.938	OSF	8,875,056	<b>O</b> SF	103387G5	OSF	11/821/273	OSF
CurrentCommercial	313,826	<b>O</b> SF	318,826	<b>O</b> SF	318,826	<b>O</b> SF	31 (,826	<b>O</b> SF	313,826	<b>O</b> SF	313,826	<b>O</b> SF
Potential Commercial	313,82G	<b>O</b> SF	1,230,203	<b>0</b> 8F	1,230,203	OSF	1,230,203	OSF	1,230,203	<b>O</b> SF	1,230,203	<b>O</b> SF
Difference		<b>O</b> SF	915,378	OSF	915,378	OSF	315,378	OSF	915,378	OSF	315,378	OSF
CurrentReddemial	1,001,002	<b>O</b> SF	1,601,602	<b>O</b> SF	1.661.602	OSF	1,661,602	<b>O</b> SF	1,661,602	<b>O</b> SF	1661602	<b>O</b> SF
Potential Residential	3,507,325	<b>O</b> SF	6,782,823	<b>0</b> 8F	8,033,466	08F	9,287,108	<b>O</b> SF	10,539,251	<b>O</b> SF	11,791,793	<b>O</b> SF
Difference	2,875,723	<b>O</b> SF	5,121,222	OSF	6,272,263	OSF	7,625,507	OSF	8,877,639	OSF	10,123,731	OSF
No. Units (Market)	1,678	Uni 6	2,387	Unils	3,718	Unils	8,838	Uni b	5,173	Units	10,131	Uni B
No. Units (120-180%AM)	202	Uni 15	529	Unik	671	Unik	803	Uni 6	93 /	Uni B	1,830	Uni B
No. Units (60-120%,AMI)	323	Nul R	585	Unik	728	Unik	871	Unik	1,015	Units	1,387	Uni B
No. Units (1980% AMI)	359	Uni 6	6,40	Unik	737	Unik	350	Unik	1,110	Unik	2,173	Uni B
Total No. Affordable Units	881	UMIS	1,765	UMIS	2,199	UMIS	2,627	Units	3,068	Units	5880	UMIS
Total No. New Units	2,888	UME	4,742	UME	5,814	UME	7,076	Units	8,237	Units	16,130	UME
Phesing	Quirent	FOR	3.0	FOR	4.0	EAR	60	EAR	8.0	F.AR	7.0	FAR
Phase 1: 2008-2010	200	Uni ls	356	Unils	333	Unils	501	Uni b	G18	Uni is	705	Uni ls
Phase 2: 2011-2016	300	Uni 6	713	Unik	887	Unik	1,061	Uni b	1,236	Uni is	1,310	Uni B
8 utofichiai	800	UME	1,068	UME	1,001	UME	1,632	Units	1,863	Units	2116	UME
Phase 3: 2018-2020	600	Uni B	1,003	Unik	1,331	Unik	1532	Uni b	1,850	Uni is	2,(15	Uni is
Phese 4: 2021-2025	GG7	Uni ls	1,133	Unik	1.378	Unik	1,763	Uni 8	2,053	Units	2350	Uni B
Phese 6: 2026-2000	367	Uni B	812	Unik	1,025	Unib	1,238	Uni b	1,332	Uni is	1,635	Uni 6
Phase 6: 2001-2005	33 /	Uni le	598	Unik	729	Unik	883	Uni b	1,030	Uni E	1,175	Nul R
8utofotal	2,088	UME	0,680	UME	4,633	UME	5434	UNITS	6,384	Units	7,284	UME
Grand Total	2,868	UMIS	4,742	UME	5,814	UME	7,076	Units	8,237	Units	8,088	UME

Table 16b: Yield with 66% participation

Potential	Ourrent	FAR	0.0	FAR	4.0	FAR	6.0	FAR	6.0	FAR	7.0	FAR
CurrentBuildout	3,733,051	<b>0</b> €F	7,703,051	<b>0</b> 8F	3,738,051	<b>O</b> SF	3,733,051	<b>O</b> SF	3,73 8,051	<b>O</b> SF	3,733,051	<b>O</b> SF
Potential Buildout	5,052,856	<b>O</b> SF	13,672,328	OSF	16.613.737	OSF	19.565.359	OSF	2251157G	<b>O</b> SF	25.857.038	<b>O</b> SF
Difference	1.3(8.805	<b>O</b> SF	3.338.873	OSF	12,885,030	OSF	15.831.308	OSF	18,777,525	<b>O</b> SF	21,723,733	<b>O</b> SF
CurrentCommercial	313,82G	<b>O</b> S F	313,826	OSF	313,826	OSF	313,82G	<b>O</b> SF	31 8,82G	<b>O</b> SF	313,82G	<b>O</b> SF
Potential Commercial	313,82G	<b>O</b> SF	1,687,207	OSF	1,687,207	OSF	1,687,207	<b>O</b> SF	1,687,207	<b>O</b> SF	1,687,207	<b>O</b> SF
Difference		<b>O</b> S F	1,272,281	OSF	1,372,381	OSF	1,372,381	<b>O</b> SF	1,072,081	<b>O</b> SF	1,072,081	<b>O</b> SF
<u>CurrentResidental</u>	1,001,002	<b>OSF</b>	1,691,602	OSF	1.661.602	OSF	1,661,602	OSF	1,661,602	OSF	1661602	<b>O</b> SF
Potential Residential	3,507,725	OS F	3,028,327	OSF	17,532,606	OSF	13,000,891	OSF	16531,176	OSF.	19,035,361	<b>O</b> SF
Difference	2,875,723	<b>O</b> SF	7,206,720	<b>0</b> 8F	9,871,003	<b>0</b> 8F	12,375,289	<b>O</b> SF	13,879,573	<b>O</b> SF	17,383,859	<b>O</b> SF
No. Units (Market)	1,678	Uni Is	3.237	Unik	5,758	Unils	7,213	Uni b	8,680	Units	10,731	Uni is
No. Units (120-180% AMI)	303	Uni B	775	Unik	1,028	Units	1303	Unit	1566	Units	1,830	Uni B
No. Units (60-120% AMI)	373	Uni ls	8.0	Unik	1,128	Unik	1,313	Unit	1,701	Units	1,937	Units
No. Units (980%AM)	353	Uni 15	321	Units	1.233	Unik	1537	Uni b	1,860	Units	2,(7)	Uni Is
Total No. Afterdable Units	881	UMS	2,638	UNIS	3,401	UME	4284	Units	6 127	Units	5880	UME
Total No. New Units	2,868	UME	6,835	UME	8,163	UME	11480	Units	10,808	Units	18,100	UME
TOW NO. INC. IS BITTE	2,000		4,440		4,104		1,400		10,000		14, 144	
Phesing	Quirent	FOR	3.0	FAR	4.0	FAR	6.0	FAR	8.0	F.AR	7.0	FAR
Phase 1: 2008-2010	200	Uni B	510	Unik	687	Unils	861	Unit	1,035	Units	1,210	Uni ls
Phase 2:2011-2016	300	Uni E	1,025	Unils	1,378	Units	1,722	Uni b	2,071	Uni Is	2,320	Uni is
8utototal	800	UME	1,638	uwt	2,081	UME	2,634	Units	3,108	Units	1,628	UME
Phase 3: 2018-2020	600	Uni B	1.538	Unik	2,001	Unik	2583	Uni k	3,406	Units	3,623	Uni B
Phase 4: 2021-2025	GG7	Uni B	1,703	Unils	2.230	Unik	2,871	Uni b	3.352	Units	3,000	Uni B
Phese € 2028-2000	367	Uni 15	1,196	Unils	1,600	Unils	2,009	Uni b	2,316	Uni is	2,823	Uni is
Phase 6: 2001-2005	33 /	Uni 6	853	Unik	1,125	Unik	1,335	Uni b	1,726	Uni is	2,016	Uni is
8 utofichal	2,088	UME	5,287	UME	7,033	UME	8,888	Units	10,700	Units	12,601	UME
Grand Total	2,868	UME	6,835	UME	8,169	UME	11,483	UNIts	10,808	Units	18,100	UME
	•											

Uni is

Units

Units

2,323

15,028

18,382

Uni B

UME

UME

3,003 2,860

17,700

22,881

#### Commercial Corridor: McDonald Avenue, Brooklyn

333 Uni B

2,088

UMIS

2,888 UMts

Table 16c: Yield with 100% participation

Phase 8: 2001-2005 8ub/blai

Grand Total

Potential	Ourrent	FAR	0.0	FAR	4.0	FAR	6.0	FOR	6.0	FAR	7.0	FAR
CurrentBulldout	3,733,051	<b>O</b> SF	3,738,059	<b>0</b> 8F	3,738,051	OSF	3,73 (,051	<b>O</b> SF	3,733,051	<b>O</b> SF	3,733,051	<b>O</b> SF
Potential Buildout	5,052,856	<b>O</b> SF	17.625.000	<b>O</b> SF	22,718,750	OSF	26.532.500	<b>O</b> SF	30.966.250	<b>O</b> SF	35,330,000	<b>O</b> SF
Difference	1.3(8.805	<b>C</b> SF	1330038	OSF	18 383 633	OSF	22,808,333	<b>O</b> SF	27232,(33	<b>O</b> SF	31,655,939	<b>C</b> SF
CurrentCommercial	313,826	<b>O</b> SF	313,826	OSF	313,826	<b>0</b> 8F	313,826	<b>O</b> SF	313,826	<b>O</b> SF	313,826	<b>O</b> SF
Potential Commercial	313,826	<b>O</b> SF	3,320,750	<b>0</b> 8F	3,323,750	OSF	3,323,750	<b>O</b> SF	8,823,750	<b>O</b> SF	3,323,750	<b>O</b> SF
Difference	-	<b>O</b> SF	3,108,323	OSF	3,108,323	OSF	3,108,323	OSF	3,108,323	OSF	3308323	<b>O</b> SF
CurrentReddental	1,001,002	<b>O</b> SF	1,601,602	OSF	1,661,602	OSF	1,661,602	<b>O</b> SF	1,661,602	<b>O</b> SF	1661602	<b>O</b> SF
Potential Residential	3,507,325	<b>O</b> SF	11,280,5@	<b>0</b> 8F	15,0 (0,750	OSF	18,800,938	<b>O</b> SF	22,561,125	<b>O</b> SF	26,321,313	<b>O</b> SF
Difference	2,875,723	<b>O</b> SF	9,619,901	OSF	מו, מרכ, כר	OSF	17,139,336	OSF	20,833,523	OSF	23,659,711	<b>O</b> SF
No. Units (Market)	1,678	Uni 6	5,611	Unib	7,805	Unik	9,998	Uni b	12,131	Uni is	13,385	Uni B
No. Units (120-180% AM)	303	Uni B	1,013	Unik	1,308	Unib	1,803	Uni b	2,200	Uni is	2,596	Uni B
No. Units (60-120% AMI)	323	Uni is	1.033	Unik	1 523	Unik	1,353	Uni k	2383	Units	2818	Uni B
No. Units (1980%AMI)	359	Units	1202	Unik	1,672	Unik	2,1 /2	Unik	2,612	Units	3,082	Units
Total No. Affordable Units	881	UME	0,014	UMIS	4,610	UME	5805	Units	7,201	Units	8,486	UMIS
Total No. New Units	2,888	UME	8,825	UME	12414	UME	15800	UNITS	18,082	Units	22,881	UME
Phesing	Ourrent	FOR	3.0	FAR	4.0	FAR	5.0	FAR	8.0	FAR	7.0	FAR
Phase 1: 2008-2010	200	Units	603	Unik	90Y	Unik	1,133	Unit	1,353	Units	1,716	Uni ls
Phase 2: 2011-2016	300	Uni ls	1,339	Unib	1,802	Units	2,385	Uni b	2,303	Uni is	3,832	Uni ls
8 utototal	800	UME	2,003	UME	2,781	UME	1,678	UNITS	4,080	Units	<b>6148</b>	UME
Phese 3:2016-2020	<b>G</b> 00	Uni B	2,008	Unik	2,790	Unik	3578	Uni k	3 <b>3</b> 63	Units	5,738	Uni B
Phase 4: 2021-2025	667	Uni is	2.231	Units	3.703	Unik	3376	Uni k	3,838	Units	5,720	Uni 6
Phese & 2028-2000	367	Uni 6	1,502	Unik	2,172	Unik	2,783	Uni b	3,39%	Uni B	3,003	Uni 15
THE A. A. A. A. A. A. A. A. P.		11-11-		11-11-		11-11-		11-11-		11-11-		

2,172 1,552

8,821

12414 UMts

Unib

UME

1,388

12,025

15800 UWts

Uni b

Units

8,825 UMts

1,116

6,877

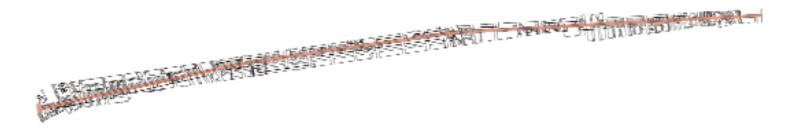
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UNITS





## Commercial Corridor: Coney Island, Brooklyn



Editing Conditions		
Corridor Length	5.2	Miles
No. of Blocks	87	Hocks
No. of Lots	1911	Lab
Average FAR Allowable	23/	
Average FAR Built	181	
Aggregate Footprints	6,383,637	
Edsfing Buildout	11,257,183	
Existing Residential	3,683,530	<b>O</b> SF
Existing Menuteaturing		<b>O</b> SF
Existing Commercial	1,891,750	<b>O</b> SF
Vegent Land	189,385	8F

## Commercial Corridor: Coney Island, Brooklyn

Table 17a: Yield with 33% participation

Ourrent	FAR	0.0	FAR	4.0	FAR	6.0	FAR	6.0	FAR	7.0	FAR
11,557,189	<b>O</b> SF	11,557,189	<b>0</b> 8F	11,557,189	<b>0</b> 8F	11,557,183	<b>O</b> SF	11,557,183	<b>O</b> SF	11,557,189	<b>O</b> SF
13353.863	<b>O</b> SF	18.378.577	OSF	20,603,602	OSF	22,730,752	OSF	23856830	OSF	26.382.327	<b>O</b> SF
3.296,675	<b>O</b> SF	6.327.383	OSF	3,037,376	OSF	17,773563	<b>O</b> SF	13233651	<b>O</b> SF	15.325003	<b>O</b> SF
1,891,750	<b>O</b> SF	1,831,750	<b>O</b> SF	1,891,753	<b>0</b> 8F	1,891,750	<b>O</b> SF	1,831,750	<b>O</b> SF	1,891,753	<b>O</b> SF
1,831,753	<b>O</b> S F	2,892,670	<b>0</b> 8F	2,832,671	<b>0</b> 8F	2,892,671	<b>O</b> SF	2,832,671	<b>O</b> SF	2,832,671	<b>O</b> SF
	<b>O</b> SF	1,000,318	OSF	1,000,318	<b>O</b> SF	1,000,918	<b>O</b> SF	1,000,318	<b>O</b> SF	1,000,318	<b>O</b> SF
3,633,530	<b>O</b> SF	36850	<b>O</b> SF	3,633530	<b>O</b> SF	3633530	<b>O</b> SF	36/35/0	<b>O</b> SF	3633530	<b>O</b> SF
11/302/783	<b>O</b> SF	12,827,087	<b>0</b> 8F	13,633,201	<b>0</b> 8F	16,331,336	<b>O</b> SF	18238,610	<b>O</b> SF	20,055,785	<b>O</b> SF
1,53,25	<b>O</b> SF	3,777,577	OSF	3,383,721	<b>O</b> SF	6,791,896	<b>O</b> SF	8,533,070	<b>O</b> SF	10,306,235	<b>O</b> SF
838	Uni is	1,853	Unib	2,308	Unib	3,362	Uni b	5,016	Uni is	11,293	Uni is
153	Uni 6	333	Unik	525	Unik	715	Uni b	305	Uni is	2,038	Uni 6
166	Uni 15	J@	Unik	570	Unik	776	Unik	383	Unik	2212	Uni B
182	Uni 15	237	Unik	623	Unik	833	Uni k	1,075	Unik	2,320	Uni 6
<b>வ</b> 1	unit	1,035	units	1,717	UMIS	2040	Units	2,880	Units	6,670	UMIE
1,048	UME	2,848	UME	4,625	UME	<b>6</b> 302	UNITS	7,878	Units	17,880	UME
Querent	FOR	3.0	FOR	4.0	FOR	60	FOR	8.0	FOR	7.0	FAR
101	Unik	221	Unik	30	Unik	373	Unit	538	Units	723	Units
202	Uni B	3.52	Unik	G93	Unik	9/5	Uni b	1,137	Uni is	1,338	Uni B
303	umt	663	uwt	1,041	UME	1418	UNIts	1785	Units	2,170	UME
303	Uni is	600	Unik	1.08	Unik	1,318	Uni k	1,735	Uni is	2,(73	Uni 6
337	Uni Is	727	Unik	1,159	Unik	1570	Uni b	1,335	Units	2.313	Uni B
276	Uni B	516	Unik	803	Unik	1,103	Uni b	1,396	Uni is	1,630	Uni B
163	Uni B	363	Units	578	Unik	788	Uni b	997	Uni is	1,207	Uni is
	Units Units	303 2,285	Units Units	578 0,686	Units Units	788 <b>4</b> 884	Units Units	997 6,184	Units Units	1,207 7,480	Umits Simu
	11,557,183 13,952,863 1,891,753 1,891,753 1,891,753 1,891,753 1,953,253 1,95	1/35136;	11,557,833	11,557,833 OSF 11,557,83 OSF 13,531,867 OSF 13,531,537 OSF 13,31,537 OSF 13,31,537 OSF 1,331,537 OSF 1,331,537 OSF 1,331,537 OSF 1,331,537 OSF 1,331,537 OSF 1,331,537 OSF 11,102,337 OSF 12,327,037 OSF 1,532,237 OSF 1,	11,557,833 OSF 11,557,133 OSF 11,557,133 13,351,363 OSF 13,333,577 OSF 20,603,605 1,3351,363 OSF 6,321,133 OSF 20,603,605 1,331,751 OSF 6,321,133 OSF 1,331,751 1,331,751 OSF 2,322,677 OSF 2,332,677 1,331,751 OSF 1,000,313 OSF 1,000,313  3,633,500 OSF 3,633,500 OSF 1,000,313  3,633,500 OSF 12,327,037 OSF 1,000,313  11,102,733 OSF 12,327,037 OSF 13,633,207 1,351,753 OSF 12,377,037 OSF 13,633,207 1,351,751 OSF 12,377,037 OSF 13,633,207 1,351,751 OSF 12,377,037 OSF 13,633,207 1,351,751 OSF 13,633,207	1,557,833	11557,833 OSF 11557,83 OSF 11557,83 OSF 11557,83 13351363 OSF 13,33577 OSF 20,603,605 OSF 27,730,752 1236,075 OSF 6,327,138 OSF 3,037,876 OSF 17,773,563 1,337,50 OSF 1,337,50 OSF 1,337,50 OSF 1,337,551 1,337,50 OSF 2,322,677 OSF 2,332,677 OSF 2,332,677 1,337,50 OSF 1,000,313 OSF 1,000,313 OSF 1,000,313  3,633,500 OSF 3,635,50 OSF 3,635,50 OSF 3,633,50 11,102,333 OSF 12,327,037 OSF 3,633,207 OSF 16,337,306 11,502,333 OSF 12,327,037 OSF 3,633,207 OSF 16,337,306 11,502,333 OSF 12,327,037 OSF 3,333,721 OSF 6,737,336  3,33 Units 1,353 Units 2,303 Units 1,362 150 Units 103 Units 550 Units 775 166 Units 103 Units 550 Units 775 169 Units 103 Units 550 Units 775 160 Units 103 Units 621 Units 333 601 Uwits 1,035 Uwits 1,777 Uwits 2,040 1,043 Uwits 2,343 Uwits 4,835 Uwits 4,002  Output FOR 300 FOR 4,0 FOR 50 101 Uwits 1,035 Uwits 1,777 Uwits 2,040 1,043 Uwits 2,343 Uwits 4,835 Uwits 4,002  Output FOR 300 FOR 4,0 FOR 50 101 Uwits 1,035 Uwits 1,777 Uwits 2,040 1,043 Uwits 2,343 Uwits 4,835 Uwits 4,002  Output FOR 300 FOR 4,0 FOR 50 101 Uwits 1,035 Uwits 1,777 Uwits 2,040 1,043 Uwits 3,22 Units 1,041 Uwits 1,413 100 Uwits 960 Uwits 1,041 Uwits 1,413 100 Uwits 600 Units 1,041 Uwits 1,413	11557,833 OSF 11557,833 OSF 11557,833 OSF 11557,833 OSF 13551363 OSF 13,83570 OSF 20,503,605 OSF 27,710,752 OSF 1336,753 OSF 63,7133 OSF 30,603,605 OSF 17,713563 OSF 1,831,753 OSF 63,7133,753 OSF 1,831,753 OSF 1,831,833 OSF 1,831,831 OSF 1,831,831,831 OSF 1,831,831 OS	11557,833 OSF 11557,83 OSF 11557,83 OSF 11557,83 OSF 11557,83 13351363 OSF 13,33577 OSF 20,603,605 OSF 27,730,752 OSF 23,3563,0 1336,075 OSF 6,327,338 OSF 3,037,876 OSF 17,731563 OSF 12,233,657 1,337,753 OSF 1,337,753 OSF 1,337,753 OSF 1,337,753 OSF 1,337,753 1,337,753 OSF 2,322,677 OSF 2,332,677 OSF 2,332,677 OSF 2,332,677 1,337,753 OSF 1,000,373 OSF 1,000,373 OSF 1,000,373 OSF 1,000,373  3,633,500 OSF 3,635,500 OSF 3,633,500 OSF 3,633,500 OSF 1,000,373 11,102,733 OSF 12,327,037 OSF 13,633,207 OSF 16,337,336 OSF 1,000,373 11,502,733 OSF 12,327,037 OSF 13,633,207 OSF 16,337,336 OSF 13,233,070  3,33 Units 1,353 Units 2,303 Units 3,362 Units 3,076 153 Units 303 Units 503 Units 775 Units 305 166 Units 363 Units 570 Units 775 Units 305 166 Units 363 Units 623 Units 775 Units 305 167 Units 363 Units 623 Units 775 Units 305 168 Units 363 Units 623 Units 375 Units 1,035 169 Units 363 Units 623 Units 375 Units 1,035 160 Units 363 Units 1,777 Units 2,040 Units 2,040 1,043 Units 2,043 Units 4,835 Units 3,73 Units 5,933 202 Units 362 Units 633 Units 3,73 Units 5,93 202 Units 362 Units 633 Units 3,73 Units 5,93 203 Units 663 Units 1,041 Units 1,433 Units 1,735 203 Units 663 Units 1,041 Units 1,433 Units 1,735 203 Units 663 Units 1,041 Units 1,433 Units 1,335 203 Units 663 Units 1,041 Units 1,433 Units 1,335 203 Units 663 Units 1,041 Units 1,433 Units 1,335 204 Units 663 Units 1,041 Units 1,433 Units 1,335 205 Units 663 Units 1,041 Units 1,433 Units 1,335 205 Units 663 Units 1,041 Units 1,433 Units 1,335	11557,833 OSF 11557,833 OSF 11557,833 OSF 11557,833 OSF 11557,833 OSF 13551363 OSF 13,83570 OSF 20,603,605 OSF 27,730,752 OSF 23,856340 OSF 1336,755 OSF 63,7133 OSF 30,873,760 OSF 13,713563 OSF 13,233,651 OSF 1331,753 OSF 13,837,753 OSF 13,837,75	11557,833 OSF 11557,83 OSF 11557,83 OSF 11557,83 OSF 11557,83 OSF 11557,83 OSF 11557,83 OSF 1257,83 OS

Table 17b: Yield with 66% participation

Potental	Quirent	FAR	0.0	FAR	4.0	EAR	5.0	FAR	6.0	F.AR	7.0	FAR
CurrentBuildout	11,557,189	<b>O</b> ≤F	11,557,188	<b>O</b> SF	11,557,189	OSF	17,557,188	<b>O</b> SF	11,557,188	<b>O</b> SF	11,557,188	<b>O</b> SF
Potential Buildout	1/353.86/	<b>O</b> SF	22,000,231	<b>O</b> SF	26.255.366	OSF	20.507.631	<b>O</b> SF	33,759,81G	<b>O</b> SF	39,011,991	<b>O</b> SF
Difference	3,396,675	<b>O</b> SF	10.355,702	OSF	13,638,277	OSF	18.350.352	OSF	23202627	OSF	27.353802	<b>O</b> SF
CurrentCommercial	1,831,753	<b>O</b> S F	1,831,750	<b>0</b> 8F	1,831,753	<b>0</b> 8F	1,831,753	<b>O</b> SF	1,831,753	OSF	1891753	<b>O</b> SF
Potential Commercial	1,891,753	<b>OSF</b>	3 3 3 2 3 3 3 3	08F	3.332.380	OSF	3332380	<b>O</b> SF	3392380	<b>OSF</b>	3332380	<b>O</b> SF
Difference		<b>O</b> SF	1,500,627	<b>0</b> 6F	1,500,627	OSF	1,500,627	<b>O</b> SF	1,500,627	<b>O</b> SF	1,500,627	<b>O</b> SF
Current Residential	9.639.530	<b>O</b> S F	36850	OSF	9.639530	OSF	9.639530	OSF	9639530	<b>O</b> SF	3643540	<b>O</b> SF
Potential Residential	11102,783	<b>O</b> S F	13.557.380	OSF	18,705,729	OSF	21,780,077	<b>O</b> SF	25.333.326	<b>O</b> SF	23,008,775	<b>O</b> SF
Difference	1,53,53	<b>O</b> SF	3,301,830	<b>0</b> 6F	8,510,183	<b>0</b> 6F	12,130,537	<b>O</b> SF	15,733,88G	<b>O</b> SF	19,059,205	<b>O</b> SF
No. Units (Market)	838	Uni 6	2,853	Unle	3,368	Unle	7,076	Uni is	3,785	Units	11.233	Uni is
No. Units (120-18095 AMI)	153	Uni ls	51G	Units	896	Unils	1,277	Unit	1,657	Units	2,038	Uni ls
No. Units (60-120% AMI)	166	Uni Is	500	Unils	370	Unils	7J8G	Uni b	1,733	Units	2212	Uni Is
No. Units (980% AM)	182	Uni B	G13	Unils	1,005	Unils	1516	Uni b	1,368	Units	2,320	Uni B
Total No. Affordable Units	601	umt	1,633	UME	2,834	UME	4,180	Units	5426	Units	6,670	UME
Total No. New Units	1,348	UME	4,648	UME	7,802	UME	11,268	Units	14,608	Units	17,983	UME
Phesina	Qurrent	EAR	1.0	FAR	4.0	FAR	E O	FAR	4.0	FAR	2.0	FAR
Phose 1:2008-2010	101	Units	38	Units	530	Units	833	Uni b	1,036	Units	1.337	Uni Is
Phase 2: 2011-2016	202	Uni 15	682	Units	1.185	Units	1,688	Unit	2,131	Units	2,693	Uni B
8 utofote)	303	UME	1,020	UME	1,778	UME	2,600	Units	1,287	Units	4042	UME
Phese 3: 2016-2020	303	Uni 15	1,023	Unib	1,778	Unib	2533	Uni b	3287	Units	3,032	Uni B
Phese 4: 2021-2025	227	Uni 15	1.137	Unik	1.376	Unik	2.813	Unit	3,652	Unik	3,391	Uni Is
Phese & 2028-2000	236	Nul R	796	Unik	1,380	Unik	1,970	Uni b	2,557	Uni is	3,133	Uni B
Phese 6: 2001-2005	169	Uni B	503	Unik	388	Unik	1,307	Uni b	1,826	Units	2,2 /5	Uni B
8utototal	1,046	UME	1,626	UME	6,124	UME	8,720	Units	11,022	Units	10,821	UME
Grand Total	1,348	UME	4,549	UME	7,802	UME	11,268	Units	14,808	Units	17,890	UME

## Commercial Corridor: Coney Island, Brooklyn

Table 17c: Yield with 100% participation

Potential	Queent FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 F.AR		ZO FAR	
CurrentBulldout	11,557,188	<b>0</b> €F	11,557,189	<b>O</b> SF	11,557,189	OSF	17,557,189	<b>O</b> SF	11,557,189	<b>O</b> SF	11,557,183	<b>O</b> SF
Potential Buildout	13353.863	<b>O</b> SF	25 538 588	<b>0</b> 8F	31 321 236	OSF	38.707.883	<b>O</b> SF	33,692,501	<b>O</b> SF	51,077,178	<b>O</b> SF
Difference	3,296,075	<b>O</b> SF	13.38(.30)	<b>0</b> 8F	20.366.039	<b>0</b> 8F	26,750,635	<b>O</b> SF	33,135,332	<b>O</b> SF	39519989	<b>O</b> SF
CurrentCommercial	1,831,753	<b>O</b> ≲F	1,831,753	<b>0</b> 8F	1,831,750	OSF	1,831,750	<b>O</b> SF	1,891,750	<b>O</b> SF	1,891,753	<b>O</b> SF
Potential Commercial	1,891,753	<b>O</b> SF	0,285,677	<b>0</b> 8F	6,283,637	<b>0</b> 8F	6283,637	<b>O</b> SF	6383637	<b>O</b> SF	6,28%,6%7	<b>O</b> SF
Difference	-	<b>O</b> SF	3,392,893	OSF	3,392,893	OSF	3,392,893	<b>O</b> SF	3,392,893	<b>O</b> SF	3,392,893	<b>O</b> SF
CurrentReddenial	3,633,530	<b>O</b> SF	36353	<b>0</b> 8F	3,633,530	<b>0</b> 8F	3,633,530	<b>O</b> SF	3,633,530	<b>O</b> SF	3633530	<b>O</b> SF
Potential Residential	11,102,783	<b>O</b> SF	16,280,851	<b>0</b> 8F	21,707,801	<b>0</b> 8F	27,733,751	<b>O</b> SF	32,561,701	<b>O</b> SF	37,988,651	<b>O</b> SF
Difference	1,53,253	<b>O</b> SF	6,631,311	OSF	12,059,201	OSF	17,385,211	<b>O</b> SF	22,312,161	<b>O</b> SF	28,009,111	<b>O</b> SF
No. Units (Market)	838	Nul R	3,868	Unib	7,033	Unib	10,200	Uni b	13,365	Uni is	16,51	Uni 15
No. Units (120-180%AM)	153	Nul R	G38	Unik	1,263	Unik	1,831	Uni 6	2,312	Units	2,383	Uni B
No. Units (60-120%AMI)	166	Nu R	758	Unik	1,378	Unik	1338	Uni 8	2,613	Unik	3233	Uni Is
No. Units (1910%AMI)	182	Uni B	823	Unib	150	Unik	2,186	Uni 6	2,863	Units	35/2	Uni B
Total No. Affordable Units	<b>501</b>	Units	2,285	UME	4,165	UME	8,026	Units	7,884	Units	8,764	UME
Total No. New Units	1,048	UMIS	6,163	UME	11,188	UME	18,224	Units	21,280	Units	26,285	STMD:
Phesing	Quirent	FOR	0.0	FAR	4.0	EAR	5.0	FAR	8.0	FAR	7.0	EAR
Phase 1: 2008-2010	101	Nul R	30Y	Unik	823	Unik	1,217	Uni b	1,533	Uni is	1,372	Uni B
Phase 2: 2011-2016	202	Uni 6	323	Unik	1,678	Unik	2,333	Uni b	2,183	Uni is	1,333	Uni B
8utototel	303	UME	1,384	UME	2,617	UME	3,860	Unite	4780	Units	5818	UME
Phase 3:2018-2020	303	Uni 6	1 388	Unik	2517	Unik	3,650	Uni 6	3,783	Units	5.916	Uni Is
Phese 4: 2021-2025	337	Uni B	1.538	Unik	2,737	Unik	3.05G	Uni b	5315	Units	6573	Uni Is
Phase 6: 2026-2000	236	Uni 15	1,077	Unils	1,358	Unils	2,833	Uni b	3,720	Uni Is	3,602	Uni is
Phase 8: 2001-2005	163	Uni B	703	Unils	1,333	Unib	2,028	Uni b	2,657	Uni is	3,287	Uni B
8utototel	1,046	UME	4,763	UME	8,871	UME	12,674	Unite	18,478	Units	20,378	UME
Grand Total	1,048	Units	6,163	UME	11 188	UME	18.224	Unite	21280	Units	26,285	UMts
	1/4-74		4,104		7,100		.4227		21,244		29,200	2.74



