

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00031-7501	4-00342-0024	4-00638-0025
Condominium Section	478-R1		
Address	5-15 49 AVENUE	36-06 30 STREET	35-02 35 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	R2-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	47	66	61
Year Built	2005	1929	1926
Gross SqFt	62,866	61,000	43,300
Estimated Gross Income	\$1,885,980	\$745,000	\$730,295
Gross Income per SqFt	\$30.00	\$12.21	\$16.87
Full Market Value	\$9,140,004	\$2,800,000	\$2,970,000
Market Value per SqFt	\$145.00	\$45.90	\$69.00
Distance from Condominium in miles		1.50	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00032-7501	4-00531-0060	4-00531-0059
Condominium Section	487-R1		
Address	5-03 50 AVENUE	31-64 21 STREET	14-56 31 DRIVE
Neighborhood	LONG ISLAND CITY	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	13	52	63
Year Built	2006	2002	2001
Gross SqFt	18,375	46,333	61,700
Estimated Gross Income	\$378,900	\$852,831	\$1,272,343
Gross Income per SqFt	\$20.62	\$18.41	\$20.62
Full Market Value	\$1,699,509	\$3,470,000	\$5,690,000
Market Value per SqFt	\$92.00	\$75.00	\$92.00
Distance from Condominium in miles		2.00	2.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00134-7501	4-02289-0020	4-00192-0007
Condominium Section	498-R1		
Address	49-07 43 AVENUE	48-11 45 STREET	45-55 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	15	23	24
Year Built	2005	1928	1931
Gross SqFt	15,610	16,400	16,840
Estimated Gross Income	\$221,662	\$162,364	\$229,061
Gross Income per SqFt	\$14.20	\$9.90	\$13.60
Full Market Value	\$878,994	\$549,000	\$908,000
Market Value per SqFt	\$56.00	\$33.50	\$54.00
Distance from Condominium in miles		0.55	0.45

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-7501	4-00184-0023	4-00184-0029
Condominium Section	93-R1		
Address	41-21 42 STREET	41-08 42 STREET	41-22 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	60	60
Year Built	1936	1937	1937
Gross SqFt	54,986	64,505	61,770
Estimated Gross Income	\$588,350	\$647,986	\$775,703
Gross Income per SqFt	\$10.70	\$10.05	\$12.56
Full Market Value	\$1,990,002	\$2,190,000	\$2,920,000
Market Value per SqFt	\$36.20	\$34.00	\$47.30
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-7502	4-00163-0014	
Condominium Section	92-R1		
Address	41-07 42 STREET	43-23 42 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	60	60	
Year Built	1936	1942	
Gross SqFt	58,926	61,320	
Estimated Gross Income	\$618,723	\$975,601	
Gross Income per SqFt	\$10.50	\$15.91	
Full Market Value	\$2,089,999	\$3,970,000	
Market Value per SqFt	\$35.50	\$65.00	
Distance from Condominium in miles		0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00160-7501	4-00184-0029	4-00189-0019
Condominium Section	308-R1		
Address	43-30 BEACH 46 STREET	41-22 42 STREET	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	60	77
Year Built	1930	1937	1932
Gross SqFt	69,337	61,770	66,714
Estimated Gross Income	\$870,179	\$775,703	\$913,858
Gross Income per SqFt	\$12.55	\$12.56	\$13.70
Full Market Value	\$3,269,994	\$2,920,000	\$3,440,000
Market Value per SqFt	\$47.20	\$47.30	\$52.00
Distance from Condominium in miles		0.25	0.25

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-7501	4-00134-0001	4-00189-0019
Condominium Section	167-R1		
Address	41-09 41 STREET	41-46 43 AVENUE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	64	62	77
Year Built	1938	1932	1932
Gross SqFt	59,920	45,900	66,714
Estimated Gross Income	\$805,924	\$597,626	\$913,858
Gross Income per SqFt	\$13.45	\$13.02	\$13.70
Full Market Value	\$3,030,005	\$2,250,000	\$3,440,000
Market Value per SqFt	\$51.00	\$49.00	\$52.00
Distance from Condominium in miles		0.40	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-7501	4-02225-0030	4-03166-0067
Condominium Section	286-R1		
Address	47-35 41 STREET	109-19 72 AVENUE	68-12 AUSTIN STREET
Neighborhood	SUNNYSIDE	FOREST HILLS	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	30	18	17
Year Built	1988	1986	1998
Gross SqFt	27,636	18,700	16,949
Estimated Gross Income	\$632,864	\$301,631	\$323,846
Gross Income per SqFt	\$22.90	\$16.13	\$19.11
Full Market Value	\$2,830,001	\$1,230,000	\$1,450,000
Market Value per SqFt	\$102.00	\$66.00	\$86.00
Distance from Condominium in miles		4.50	3.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00199-7501	4-00193-0055	4-00199-0052
Condominium Section	97-R1		
Address	47-55 39 PLACE	45-54 41 STREET	47-46 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	49	55
Year Built	1939	1936	1939
Gross SqFt	42,000	43,600	50,400
Estimated Gross Income	\$550,200	\$573,062	\$596,316
Gross Income per SqFt	\$13.10	\$13.14	\$11.83
Full Market Value	\$2,070,003	\$2,150,000	\$2,100,000
Market Value per SqFt	\$49.30	\$49.30	\$41.70
Distance from Condominium in miles		0.15	0.00

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00415-7501	4-00343-0024	4-00342-0018
Condominium Section	475-R2		
Address	41-26 27 STREET	28-20 36 AVENUE	29-02 29 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	35	72	77
Year Built	0	1929	1929
Gross SqFt	785	78,660	70,000
Estimated Gross Income	\$0	\$745,344	\$967,959
Gross Income per SqFt	\$0.00	\$9.48	\$13.83
Full Market Value	\$16,660	\$2,460,000	\$3,840,000
Market Value per SqFt	\$21.22	\$31.30	\$55.00
Distance from Condominium in miles		0.50	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00432-7501	4-00531-0060	4-00531-0059
Condominium Section	513-R1		
Address	42-51 HUNTER STREET	31-64 21 STREET	14-56 31 DRIVE
Neighborhood	LONG ISLAND CITY	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	25	52	63
Year Built	2007	2002	2001
Gross SqFt	40,529	46,333	61,700
Estimated Gross Income	\$835,710	\$852,831	\$1,272,343
Gross Income per SqFt	\$20.62	\$18.41	\$20.62
Full Market Value	\$3,729,984	\$3,470,000	\$5,690,000
Market Value per SqFt	\$92.00	\$75.00	\$92.00
Distance from Condominium in miles		1.30	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00504-7501	4-00884-0012	4-00673-0042
Condominium Section	466-R1		
Address	30-85 VERNON BOULEVARD	25-63 22 STREET	34-50 41 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	73	73	79
Year Built	2006	1991	1918
Gross SqFt	71,589	72,000	72,625
Estimated Gross Income	\$1,106,050	\$1,327,680	\$931,135
Gross Income per SqFt	\$15.45	\$18.44	\$12.82
Full Market Value	\$4,500,006	\$3,750,000	\$3,500,000
Market Value per SqFt	\$63.00	\$52.00	\$48.20
Distance from Condominium in miles		0.55	1.15

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00539-7501	4-00624-0046	4-00624-0050
Condominium Section	448-R1		
Address	14-43 28 AVENUE	31-14 35 STREET	31-18 35 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	57	35	35
Year Built	2006	1923	1923
Gross SqFt	23,008	21,500	21,500
Estimated Gross Income	\$326,714	\$369,330	\$280,949
Gross Income per SqFt	\$14.20	\$17.18	\$13.07
Full Market Value	\$1,300,005	\$1,500,000	\$1,060,000
Market Value per SqFt	\$57.00	\$70.00	\$49.30
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00571-7501	4-00577-0056	4-00544-0019
Condominium Section	198-R1		
Address	23-22 30 ROAD	30-60 29 STREET	23-30 NEWTOWN AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	85	76	78
Year Built	1932	1929	1928
Gross SqFt	61,600	55,375	57,000
Estimated Gross Income	\$1,071,840	\$964,399	\$827,299
Gross Income per SqFt	\$17.40	\$17.42	\$14.51
Full Market Value	\$4,359,997	\$3,920,000	\$3,280,000
Market Value per SqFt	\$71.00	\$71.00	\$58.00
Distance from Condominium in miles		0.10	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00577-7501	4-00567-0007	4-00908-0001
Condominium Section	87-R1		
Address	30-44 29 STREET	23-35 BROADWAY	8-15 27 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	125	74	128
Year Built	1963	1963	1969
Gross SqFt	99,600	79,950	112,482
Estimated Gross Income	\$1,623,480	\$1,302,992	\$1,824,123
Gross Income per SqFt	\$16.30	\$16.30	\$16.22
Full Market Value	\$6,599,974	\$5,300,000	\$5,150,000
Market Value per SqFt	\$66.00	\$66.00	\$45.80
Distance from Condominium in miles		0.30	0.65

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-7502	4-00576-0036	
Condominium Section	224-R1		
Address	25-10 31 AVENUE	27-10 30 AVENUE	
Neighborhood	ASTORIA	ASTORIA	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	74	66	
Year Built	1950	1963	
Gross SqFt	55,000	50,850	
Estimated Gross Income	\$742,500	\$710,578	
Gross Income per SqFt	\$13.50	\$13.97	
Full Market Value	\$2,790,000	\$2,820,000	
Market Value per SqFt	\$51.00	\$55.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00807-7501	4-00573-0046	4-00565-0023
Condominium Section	358-R1		
Address	21-81 38 STREET	27-10 ASTORIA BOULEVARD	33-02 CRESCENT STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOPS	D7-ELEVATOR	C1-WALK-UP
Total Units	32	27	33
Year Built	0	2004	1929
Gross SqFt	34,650	25,920	25,204
Estimated Gross Income	\$528,412	\$515,860	\$335,000
Gross Income per SqFt	\$15.25	\$19.90	\$13.29
Full Market Value	\$2,150,000	\$2,310,000	\$1,260,000
Market Value per SqFt	\$62.00	\$89.00	\$50.00
Distance from Condominium in miles		0.95	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00830-7501	4-00568-0012	
Condominium Section	197-R1		
Address	21-05 33 STREET	31-41 23 STREET	
Neighborhood	ASTORIA	ASTORIA	
Building Classification	R9-CONDOPS	D9-ELEVATOR	
Total Units	618	241	
Year Built	1932	1979	
Gross SqFt	430,000	202,800	
Estimated Gross Income	\$6,407,000	\$3,047,471	
Gross Income per SqFt	\$14.90	\$15.03	
Full Market Value	\$25,400,000	\$8,610,000	
Market Value per SqFt	\$59.00	\$42.50	
Distance from Condominium in miles		1.30	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00904-7501	4-00573-0046	4-00565-0023
Condominium Section	375-R1		
Address	25-54 12 STREET	27-10 ASTORIA BOULEVARD	33-02 CRESCENT STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	32	27	33
Year Built	0	2004	1929
Gross SqFt	17,250	25,920	25,204
Estimated Gross Income	\$960,652	\$515,860	\$335,000
Gross Income per SqFt	\$56.00	\$19.90	\$13.29
Full Market Value	\$4,830,011	\$2,310,000	\$1,260,000
Market Value per SqFt	\$280.00	\$89.00	\$50.00
Distance from Condominium in miles		0.50	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00905-7501	4-00908-0001	4-00577-0023
Condominium Section	319-R1		
Address	25-40 SHORE BOULEVARD	8-15 27 AVENUE	25-10 30 ROAD
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	405	128	120
Year Built	0	1969	1935
Gross SqFt	372,700	112,482	114,000
Estimated Gross Income	\$5,963,200	\$1,824,123	\$1,408,606
Gross Income per SqFt	\$16.00	\$16.22	\$12.36
Full Market Value	\$24,300,003	\$5,150,000	\$5,290,000
Market Value per SqFt	\$65.00	\$45.80	\$46.40
Distance from Condominium in miles		0.10	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R1		
Address	19-90 78 STREET	73-12 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	16	195	
Year Built	1929	1940	
Gross SqFt	14,361	194,450	
Estimated Gross Income	\$185,256	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$695,996	\$9,430,000	
Market Value per SqFt	\$48.50	\$48.50	
Distance from Condominium in miles		1.50	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R2		
Address	78-03 19 DRIVE	73-12 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	150	195	
Year Built	1929	1940	
Gross SqFt	134,944	194,450	
Estimated Gross Income	\$1,740,777	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$6,541,177	\$9,430,000	
Market Value per SqFt	\$48.50	\$48.50	
Distance from Condominium in miles		1.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R3		
Address	19-69 79 STREET	73-12 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	70	195	
Year Built	1929	1940	
Gross SqFt	63,140	194,450	
Estimated Gross Income	\$814,506	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$3,059,982	\$9,430,000	
Market Value per SqFt	\$48.50	\$48.50	
Distance from Condominium in miles		1.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R4		
Address	19-35 80 STREET	73-12 35 AVENUE	
Neighborhood	AIRPORT LA GUARDIA	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	34	195	
Year Built	1929	1940	
Gross SqFt	31,445	194,450	
Estimated Gross Income	\$405,640	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$1,520,000	\$9,430,000	
Market Value per SqFt	\$48.30	\$48.50	
Distance from Condominium in miles		1.55	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R5		
Address	76-03 DITMARS BOULEVARD	73-12 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	48	195	
Year Built	1929	1940	
Gross SqFt	39,804	194,450	
Estimated Gross Income	\$513,471	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$1,929,996	\$9,430,000	
Market Value per SqFt	\$48.50	\$48.50	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R6		
Address	77-03 DITMARS BOULEVARD	73-12 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	92	195	
Year Built	1929	1940	
Gross SqFt	83,680	194,450	
Estimated Gross Income	\$1,079,472	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$4,059,984	\$9,430,000	
Market Value per SqFt	\$48.50	\$48.50	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R8		
Address	22-35 75 STREET	73-12 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	75	195	
Year Built	1929	1940	
Gross SqFt	64,422	194,450	
Estimated Gross Income	\$831,043	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$3,120,005	\$9,430,000	
Market Value per SqFt	\$48.40	\$48.50	
Distance from Condominium in miles		1.20	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01273-0001	
Condominium Section	100-R9		
Address	22-31 76 STREET	73-12 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	204	195	
Year Built	1929	1940	
Gross SqFt	174,093	194,450	
Estimated Gross Income	\$2,245,799	\$2,509,015	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$8,440,930	\$9,430,000	
Market Value per SqFt	\$48.50	\$48.50	
Distance from Condominium in miles		1.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01010-7501	4-05146-0036	4-08401-0600
Condominium Section	73-R1		
Address	22-10 79 STREET	37-60 45 AVENUE	245-10 GRND CNTRL PARKWAY
Neighborhood	JACKSON HEIGHTS	FLUSHING-NORTH	GLEN OAKS
Building Classification	R2-WALK-UP	D1-ELEVATOR	D3-ELEVATOR
Total Units	257	256	240
Year Built	1952	1955	1966
Gross SqFt	254,910	261,919	243,883
Estimated Gross Income	\$3,122,647	\$2,691,386	\$3,359,693
Gross Income per SqFt	\$12.25	\$10.28	\$13.78
Full Market Value	\$11,700,035	\$9,090,000	\$13,300,000
Market Value per SqFt	\$45.90	\$34.70	\$55.00
Distance from Condominium in miles		3.75	8.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01263-7501	4-01261-0035	4-01468-0001
Condominium Section	96-R1		
Address	76-15 35 AVENUE	74-15 35 AVENUE	94-02 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	97	144
Year Built	1939	1935	1934
Gross SqFt	128,050	97,170	111,648
Estimated Gross Income	\$1,703,065	\$994,431	\$1,480,910
Gross Income per SqFt	\$13.30	\$10.23	\$13.26
Full Market Value	\$6,399,992	\$3,360,000	\$5,570,000
Market Value per SqFt	\$50.00	\$34.60	\$49.90
Distance from Condominium in miles		0.10	0.90

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01266-7501	4-01275-0061	4-01432-0039
Condominium Section	95-R1		
Address	79-15 35 AVENUE	35-15 75 STREET	33-51 84 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	59	48
Year Built	1939	1939	1932
Gross SqFt	50,996	60,000	53,400
Estimated Gross Income	\$576,254	\$680,016	\$475,671
Gross Income per SqFt	\$11.30	\$11.33	\$8.91
Full Market Value	\$2,030,004	\$2,400,000	\$1,570,000
Market Value per SqFt	\$39.80	\$40.00	\$29.40
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01268-7501	4-01260-0016	4-01275-0061
Condominium Section	126-R1		
Address	34-44 82 STREET	34-20 74 STREET	35-15 75 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	65	59
Year Built	1937	1937	1939
Gross SqFt	66,083	66,138	60,000
Estimated Gross Income	\$991,245	\$843,116	\$680,016
Gross Income per SqFt	\$15.00	\$12.75	\$11.33
Full Market Value	\$3,929,999	\$3,170,000	\$2,400,000
Market Value per SqFt	\$59.00	\$47.90	\$40.00
Distance from Condominium in miles		0.40	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01270-7501	4-06797-0054	4-09814-0006
Condominium Section	83-R1		
Address	35-20 LEVERICH STREET	159-10 71 AVENUE	88-35 164 STREET
Neighborhood	JACKSON HEIGHTS	FLUSHING-SOUTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	214	142	162
Year Built	1964	2000	1962
Gross SqFt	214,300	209,525	156,240
Estimated Gross Income	\$3,000,200	\$5,430,133	\$1,600,000
Gross Income per SqFt	\$14.00	\$25.90	\$10.24
Full Market Value	\$11,900,013	\$26,300,000	\$5,410,000
Market Value per SqFt	\$56.00	\$126.00	\$34.60
Distance from Condominium in miles		4.70	5.90

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-7501	4-01275-0061	4-02214-0040
Condominium Section	66-R1		
Address	35-50 78 STREET	35-15 75 STREET	107-19 70 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	59	67
Year Built	1937	1939	1938
Gross SqFt	64,010	60,000	61,700
Estimated Gross Income	\$1,024,160	\$680,016	\$746,224
Gross Income per SqFt	\$16.00	\$11.33	\$12.09
Full Market Value	\$4,169,989	\$2,400,000	\$2,630,000
Market Value per SqFt	\$65.00	\$40.00	\$42.60
Distance from Condominium in miles		0.10	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01307-7501	4-01307-0018	4-01317-0074
Condominium Section	279-R1		
Address	41-14 68 STREET	41-01 67 STREET	54-01 ROOSEVELT AVENUE
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	21	15
Year Built	1986	1927	1961
Gross SqFt	15,633	13,672	9,800
Estimated Gross Income	\$258,726	\$226,262	\$266,861
Gross Income per SqFt	\$16.55	\$16.55	\$27.20
Full Market Value	\$1,050,002	\$920,000	\$1,290,000
Market Value per SqFt	\$67.00	\$67.00	\$132.00
Distance from Condominium in miles		0.00	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01310-7501	4-01505-0076	
Condominium Section	211-R1		
Address	41-28 71 STREET	40-23 ITHACA STREET	
Neighborhood	ELMHURST	ELMHURST	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	16	21	
Year Built	1988	1991	
Gross SqFt	12,682	19,250	
Estimated Gross Income	\$142,038	\$241,090	
Gross Income per SqFt	\$11.20	\$12.52	
Full Market Value	\$501,001	\$906,000	
Market Value per SqFt	\$39.50	\$47.10	
Distance from Condominium in miles		0.70	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01310-7503	4-01505-0076	4-01518-0047
Condominium Section	387-R1		
Address	41-58 71 STREET	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	21	21
Year Built	1991	1991	1992
Gross SqFt	16,000	19,250	16,101
Estimated Gross Income	\$208,000	\$241,090	\$254,501
Gross Income per SqFt	\$13.00	\$12.52	\$15.81
Full Market Value	\$781,999	\$906,000	\$1,040,000
Market Value per SqFt	\$48.90	\$47.10	\$65.00
Distance from Condominium in miles		0.70	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01312-7501	4-01505-0076	4-01518-0047
Condominium Section	287-R1		
Address	41-58 73 STREET	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	21	21
Year Built	1987	1991	1992
Gross SqFt	7,591	19,250	16,101
Estimated Gross Income	\$110,069	\$241,090	\$254,501
Gross Income per SqFt	\$14.50	\$12.52	\$15.81
Full Market Value	\$436,003	\$906,000	\$1,040,000
Market Value per SqFt	\$57.00	\$47.10	\$65.00
Distance from Condominium in miles		0.60	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01336-7501	4-01336-0032	4-01336-0052
Condominium Section	344-R1		
Address	61-20 WOODSIDE AVENUE	40-15 61 STREET	40-14 62 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	56	56
Year Built	0	1963	1963
Gross SqFt	45,000	42,924	42,924
Estimated Gross Income	\$652,500	\$632,139	\$609,191
Gross Income per SqFt	\$14.50	\$14.73	\$14.19
Full Market Value	\$2,590,001	\$2,510,000	\$2,410,000
Market Value per SqFt	\$58.00	\$58.00	\$56.00
Distance from Condominium in miles		0.00	0.00

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7501	4-02324-0035	4-01286-0058
Condominium Section	116-R1		
Address	62-10 WOODSIDE AVENUE	44-20 63 STREET	37-50 76 STREET
Neighborhood	WOODSIDE	WOODSIDE	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	63	78	64
Year Built	1986	1982	1974
Gross SqFt	62,254	58,000	47,392
Estimated Gross Income	\$1,058,318	\$1,254,510	\$587,317
Gross Income per SqFt	\$17.00	\$21.63	\$12.39
Full Market Value	\$4,299,987	\$3,540,000	\$2,210,000
Market Value per SqFt	\$69.00	\$61.00	\$46.60
Distance from Condominium in miles		0.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7502	4-01327-0008	4-01216-0025
Condominium Section	483-R1		
Address	41-52 63 STREET	41-47 56 STREET	37-33 61 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	31
Year Built	2005	1930	1929
Gross SqFt	22,003	27,492	23,948
Estimated Gross Income	\$297,041	\$283,705	\$299,350
Gross Income per SqFt	\$13.50	\$10.32	\$12.50
Full Market Value	\$1,120,000	\$959,000	\$1,130,000
Market Value per SqFt	\$51.00	\$34.90	\$47.20
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7503	4-00659-0079	4-00648-0009
Condominium Section	504-R1		
Address	40 BEACH 62 STREET	30-78 38 STREET	31-79 35 STREET
Neighborhood	WOODSIDE	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	28	20	22
Year Built	2005	1921	1921
Gross SqFt	19,625	16,123	14,600
Estimated Gross Income	\$314,000	\$258,612	\$199,226
Gross Income per SqFt	\$16.00	\$16.04	\$13.65
Full Market Value	\$1,280,003	\$1,050,000	\$790,000
Market Value per SqFt	\$65.00	\$65.00	\$54.00
Distance from Condominium in miles		1.55	1.60

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01433-7501	4-02093-0133	4-05023-0001
Condominium Section	64-R1		
Address	85-11 34 AVENUE	62-10 99 STREET	143-01 41 AVENUE
Neighborhood	JACKSON HEIGHTS	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	85	88
Year Built	1951	1968	1962
Gross SqFt	73,800	75,570	74,032
Estimated Gross Income	\$959,400	\$1,047,826	\$932,434
Gross Income per SqFt	\$13.00	\$13.87	\$12.60
Full Market Value	\$3,610,000	\$4,150,000	\$3,510,000
Market Value per SqFt	\$48.90	\$55.00	\$47.40
Distance from Condominium in miles		1.85	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-7501	4-01273-0001	4-01443-0040
Condominium Section	99-R1		
Address	34-20 83 STREET	73-12 35 AVENUE	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	195	46
Year Built	1929	1940	1936
Gross SqFt	60,900	194,450	51,872
Estimated Gross Income	\$749,070	\$2,509,015	\$584,000
Gross Income per SqFt	\$12.30	\$12.90	\$11.26
Full Market Value	\$2,819,999	\$9,430,000	\$2,060,000
Market Value per SqFt	\$46.30	\$48.50	\$39.70
Distance from Condominium in miles		0.45	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01452-7501	4-01455-0055	4-01455-0060
Condominium Section	219-R1		
Address	90-10 34 AVENUE	94-06 34 ROAD	94-16 34 ROAD
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	43
Year Built	1928	1928	1928
Gross SqFt	49,392	46,662	41,712
Estimated Gross Income	\$612,461	\$577,779	\$374,666
Gross Income per SqFt	\$12.40	\$12.38	\$8.98
Full Market Value	\$2,299,998	\$2,170,000	\$1,230,000
Market Value per SqFt	\$46.60	\$46.50	\$29.50
Distance from Condominium in miles		0.15	0.15

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01462-7501	4-01451-0012	4-01437-0032
Condominium Section	223-R1		
Address	35-64 89 STREET	34-18 91 STREET	89-07 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	162	132
Year Built	1927	1927	1930
Gross SqFt	82,000	95,904	90,000
Estimated Gross Income	\$1,180,800	\$1,381,453	\$865,082
Gross Income per SqFt	\$14.40	\$14.40	\$9.61
Full Market Value	\$4,680,000	\$5,480,000	\$2,920,000
Market Value per SqFt	\$57.00	\$57.00	\$32.40
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01469-7501	4-04977-0017	4-00531-0059
Condominium Section	499-R1		
Address	35-38 JUNCTION BOULEVARD	136-14 NORTHERN BOULEVARD	14-56 31 DRIVE
Neighborhood	JACKSON HEIGHTS	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	63	63
Year Built	2006	2000	2001
Gross SqFt	46,128	52,477	61,700
Estimated Gross Income	\$1,056,331	\$1,220,725	\$1,272,343
Gross Income per SqFt	\$22.90	\$23.26	\$20.62
Full Market Value	\$4,720,001	\$5,460,000	\$5,690,000
Market Value per SqFt	\$102.00	\$104.00	\$92.00
Distance from Condominium in miles		2.35	3.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01486-7501	4-04977-0017	4-00531-0059
Condominium Section	503-R1		
Address	40-24 76 STREET	136-14 NORTHERN BOULEVARD	14-56 31 DRIVE
Neighborhood	ELMHURST	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	63	63
Year Built	2004	2000	2001
Gross SqFt	22,574	52,477	61,700
Estimated Gross Income	\$496,628	\$1,220,725	\$1,272,343
Gross Income per SqFt	\$22.00	\$23.26	\$20.62
Full Market Value	\$2,220,003	\$5,460,000	\$5,690,000
Market Value per SqFt	\$98.00	\$104.00	\$92.00
Distance from Condominium in miles		3.35	2.60

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01492-7501	4-01505-0076	4-01518-0047
Condominium Section	185-R1		
Address	81-09 41 AVENUE	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	21	21
Year Built	1987	1991	1992
Gross SqFt	20,652	19,250	16,101
Estimated Gross Income	\$326,302	\$241,090	\$254,501
Gross Income per SqFt	\$15.80	\$12.52	\$15.81
Full Market Value	\$1,329,996	\$906,000	\$1,040,000
Market Value per SqFt	\$64.00	\$47.10	\$65.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01505-7501	4-01504-0074	
Condominium Section	291-R1		
Address	40-35 ITHACA STREET	40-25 HAMPTON STREET	
Neighborhood	ELMHURST	ELMHURST	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	65	60	
Year Built	1937	1939	
Gross SqFt	51,890	57,000	
Estimated Gross Income	\$721,271	\$794,990	
Gross Income per SqFt	\$13.90	\$13.95	
Full Market Value	\$2,859,993	\$3,150,000	
Market Value per SqFt	\$55.00	\$55.00	
Distance from Condominium in miles		0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01509-7501	4-00168-0036	
Condominium Section	147-R1		
Address	82-01 BRITTON AVENUE	45-16 44 STREET	
Neighborhood	ELMHURST	SUNNYSIDE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	82	46	
Year Built	1939	1928	
Gross SqFt	84,057	41,574	
Estimated Gross Income	\$1,000,278	\$496,600	
Gross Income per SqFt	\$11.90	\$11.94	
Full Market Value	\$3,530,008	\$1,750,000	
Market Value per SqFt	\$42.00	\$42.10	
Distance from Condominium in miles		2.00	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-7501	4-01525-0030	4-01581-0001
Condominium Section	89-R1		
Address	84-25 ELMHURST AVENUE	42-42 80 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	136	194
Year Built	1954	1955	1956
Gross SqFt	144,300	106,500	172,494
Estimated Gross Income	\$1,976,910	\$1,453,700	\$2,240,993
Gross Income per SqFt	\$13.70	\$13.65	\$12.99
Full Market Value	\$7,840,008	\$5,760,000	\$8,420,000
Market Value per SqFt	\$54.00	\$54.00	\$48.80
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7501	4-05182-0009	4-00531-0059
Condominium Section	281-R1		
Address	42-15 81 STREET	140-26 FRANKLIN AVENUE	14-56 31 DRIVE
Neighborhood	ELMHURST	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	114	54	63
Year Built	1989	1999	2001
Gross SqFt	130,980	53,860	61,700
Estimated Gross Income	\$2,095,680	\$926,507	\$1,272,343
Gross Income per SqFt	\$16.00	\$17.20	\$20.62
Full Market Value	\$8,520,012	\$3,770,000	\$5,690,000
Market Value per SqFt	\$65.00	\$70.00	\$92.00
Distance from Condominium in miles		3.30	3.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7502	4-00168-0036	4-00186-0001
Condominium Section	299-R1		
Address	42-10 82 STREET	45-16 44 STREET	41-43 39 PLACE
Neighborhood	ELMHURST	SUNNYSIDE	SUNNYSIDE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	46	84
Year Built	1939	1928	1939
Gross SqFt	85,702	41,574	84,000
Estimated Gross Income	\$1,018,139	\$496,600	\$996,742
Gross Income per SqFt	\$11.88	\$11.94	\$11.87
Full Market Value	\$3,590,000	\$1,750,000	\$3,510,000
Market Value per SqFt	\$41.90	\$42.10	\$41.80
Distance from Condominium in miles		2.00	2.15

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7503	4-05182-0009	4-01936-0020
Condominium Section	415-R1		
Address	42-32 82 STREET	140-26 FRANKLIN AVENUE	53-11 99 STREET
Neighborhood	ELMHURST	FLUSHING-NORTH	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	20	54	151
Year Built	2002	1999	1984
Gross SqFt	20,510	53,860	119,348
Estimated Gross Income	\$307,650	\$926,507	\$1,686,295
Gross Income per SqFt	\$15.00	\$17.20	\$14.13
Full Market Value	\$1,219,999	\$3,770,000	\$4,760,000
Market Value per SqFt	\$59.00	\$70.00	\$39.90
Distance from Condominium in miles		3.30	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7504	4-05182-0009	
Condominium Section	441-R1		
Address	42-36 82 STREET	140-26 FRANKLIN AVENUE	
Neighborhood	ELMHURST	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	14	54	
Year Built	2003	1999	
Gross SqFt	13,560	53,860	
Estimated Gross Income	\$203,400	\$926,507	
Gross Income per SqFt	\$15.00	\$17.20	
Full Market Value	\$806,001	\$3,770,000	
Market Value per SqFt	\$59.00	\$70.00	
Distance from Condominium in miles		3.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01531-7501	4-01505-0076	4-01518-0047
Condominium Section	468-R1		
Address	78-36 46 AVENUE	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	21	21
Year Built	2005	1991	1992
Gross SqFt	25,499	19,250	16,101
Estimated Gross Income	\$407,984	\$241,090	\$254,501
Gross Income per SqFt	\$16.00	\$12.52	\$15.81
Full Market Value	\$1,660,003	\$906,000	\$1,040,000
Market Value per SqFt	\$65.00	\$47.10	\$65.00
Distance from Condominium in miles		0.50	0.40

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01532-7501	4-01505-0076	4-01584-0010
Condominium Section	237-R1		
Address	79-12 45 AVENUE	40-23 ITHACA STREET	46-11 88 STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	21	32
Year Built	1988	1991	1988
Gross SqFt	19,769	19,250	29,600
Estimated Gross Income	\$306,419	\$241,090	\$545,824
Gross Income per SqFt	\$15.50	\$12.52	\$18.44
Full Market Value	\$1,249,996	\$906,000	\$2,220,000
Market Value per SqFt	\$63.00	\$47.10	\$75.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01536-7501	4-01312-0010	4-01554-0023
Condominium Section	30-R1		
Address	80-06 47 AVENUE	72-10 41 AVENUE	41-42 ELBERTSON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	143	74
Year Built	1980	1955	1954
Gross SqFt	105,000	128,535	77,960
Estimated Gross Income	\$1,286,250	\$1,534,432	\$907,470
Gross Income per SqFt	\$12.25	\$11.94	\$11.64
Full Market Value	\$4,840,004	\$5,410,000	\$3,200,000
Market Value per SqFt	\$46.10	\$42.10	\$41.00
Distance from Condominium in miles		0.50	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01536-7502	4-01312-0010	4-01554-0023
Condominium Section	33-R1		
Address	76-26 47 AVENUE	72-10 41 AVENUE	41-42 ELBERTSON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	143	74
Year Built	1980	1955	1954
Gross SqFt	27,450	128,535	77,960
Estimated Gross Income	\$405,711	\$1,534,432	\$907,470
Gross Income per SqFt	\$14.78	\$11.94	\$11.64
Full Market Value	\$1,610,004	\$5,410,000	\$3,200,000
Market Value per SqFt	\$59.00	\$42.10	\$41.00
Distance from Condominium in miles		0.50	0.60

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01611-7501	4-01606-0052	4-01764-0017
Condominium Section	161-R1		
Address	41-10 97 PLACE	40-37 97 STREET	98-15 ROOSEVELT AVENUE
Neighborhood	CORONA	CORONA	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	16	12
Year Built	1987	1990	1988
Gross SqFt	9,424	12,304	12,300
Estimated Gross Income	\$150,784	\$159,599	\$232,327
Gross Income per SqFt	\$16.00	\$12.97	\$18.89
Full Market Value	\$612,996	\$600,000	\$945,000
Market Value per SqFt	\$65.00	\$48.80	\$77.00
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01775-7501	4-01782-0040	4-02011-0036
Condominium Section	469-R1		
Address	104-19 39 AVENUE	112-31 38 AVENUE	110-17 CORONA AVENUE
Neighborhood	CORONA	CORONA	CORONA
Building Classification	R2-WALK-UP	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	17	18
Year Built	2005	2006	2001
Gross SqFt	14,000	15,077	11,000
Estimated Gross Income	\$350,000	\$362,000	\$176,952
Gross Income per SqFt	\$25.00	\$24.01	\$16.09
Full Market Value	\$1,560,000	\$1,600,000	\$720,000
Market Value per SqFt	\$111.00	\$106.00	\$65.00
Distance from Condominium in miles		0.40	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01779-7501	4-05182-0009	4-04954-0131
Condominium Section	452-R1		
Address	38-11 108 STREET	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	CORONA	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	54	27
Year Built	2005	1999	1999
Gross SqFt	78,190	53,860	35,100
Estimated Gross Income	\$1,604,458	\$926,507	\$730,080
Gross Income per SqFt	\$20.52	\$17.20	\$20.80
Full Market Value	\$7,170,004	\$3,770,000	\$3,260,000
Market Value per SqFt	\$92.00	\$70.00	\$93.00
Distance from Condominium in miles		1.85	1.95

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01781-7501	4-02004-0043	
Condominium Section	426-R1		
Address	118 37 AVENUE	48-10 111 STREET	
Neighborhood	CORONA	CORONA	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	24	22	
Year Built	2002	1988	
Gross SqFt	21,312	18,000	
Estimated Gross Income	\$426,240	\$234,747	
Gross Income per SqFt	\$20.00	\$13.04	
Full Market Value	\$1,899,994	\$882,000	
Market Value per SqFt	\$89.00	\$49.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-7501	4-01251-0030	4-01279-0001
Condominium Section	333-R1		
Address	88-30 51 AVENUE	78-01 34 AVENUE	79-06 35 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	96	96
Year Built	1959	1950	1950
Gross SqFt	64,938	90,950	95,000
Estimated Gross Income	\$662,367	\$878,328	\$898,632
Gross Income per SqFt	\$10.20	\$9.66	\$9.46
Full Market Value	\$2,239,984	\$2,970,000	\$2,960,000
Market Value per SqFt	\$34.50	\$32.70	\$31.20
Distance from Condominium in miles		1.30	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01842-7501	4-05863-0250	4-01704-0172
Condominium Section	98-R1		
Address	87-08 JUSTICE AVENUE	23-50 CORPORAL KENNEDY ST	110-14 ASTORIA BOULEVARD
Neighborhood	ELMHURST	BAYSIDE	EAST ELMHURST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	100	150	63
Year Built	1986	1981	1991
Gross SqFt	104,150	124,877	84,580
Estimated Gross Income	\$0	\$2,191,600	\$782,258
Gross Income per SqFt	\$0.00	\$17.55	\$9.25
Full Market Value	\$3,048,109	\$6,190,000	\$2,580,000
Market Value per SqFt	\$29.30	\$49.60	\$30.50
Distance from Condominium in miles		5.80	1.75

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01853-7503	4-01505-0076	4-01518-0047
Condominium Section	360-R1		
Address	90-70 51 AVENUE	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	21	21
Year Built	1989	1991	1992
Gross SqFt	8,807	19,250	16,101
Estimated Gross Income	\$123,298	\$241,090	\$254,501
Gross Income per SqFt	\$14.00	\$12.52	\$15.81
Full Market Value	\$488,998	\$906,000	\$1,040,000
Market Value per SqFt	\$56.00	\$47.10	\$65.00
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01855-7501	4-01519-0028	4-01913-0001
Condominium Section	454-R1		
Address	53-11 90 STREET	75-06 WOODSIDE AVENUE	94-10 HOR HARDING EXPWY S
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	74	88
Year Built	1964	1962	1965
Gross SqFt	72,000	52,553	75,360
Estimated Gross Income	\$1,292,400	\$815,958	\$1,130,450
Gross Income per SqFt	\$17.95	\$15.53	\$15.00
Full Market Value	\$3,945,058	\$3,320,000	\$4,480,000
Market Value per SqFt	\$55.00	\$63.00	\$59.00
Distance from Condominium in miles		1.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01857-7501	4-01349-0016	4-01838-0041
Condominium Section	445-R1		
Address	90-20 55 AVENUE	70-06 WOODSIDE AVENUE	52-08 90 STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	20	23	16
Year Built	2004	1961	1974
Gross SqFt	22,536	13,772	10,400
Estimated Gross Income	\$375,224	\$229,500	\$109,954
Gross Income per SqFt	\$16.65	\$16.66	\$10.57
Full Market Value	\$1,530,000	\$933,000	\$372,000
Market Value per SqFt	\$68.00	\$68.00	\$35.80
Distance from Condominium in miles		1.25	0.20

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01491-0021	4-01505-0037
Condominium Section	129-R1		
Address	57-10 JUNCTION BOULEVARD	80-15 41 AVENUE	40-70 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	287	104
Year Built	1961	1959	1963
Gross SqFt	75,780	248,620	89,772
Estimated Gross Income	\$996,507	\$3,522,156	\$1,108,448
Gross Income per SqFt	\$13.15	\$14.17	\$12.35
Full Market Value	\$3,750,000	\$14,000,000	\$4,170,000
Market Value per SqFt	\$49.50	\$56.00	\$46.50
Distance from Condominium in miles		1.20	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01505-0037	4-01491-0021
Condominium Section	129-R2		
Address	94-31 59 AVENUE	40-70 HAMPTON STREET	80-15 41 AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	104	287
Year Built	1961	1963	1959
Gross SqFt	151,162	89,772	248,620
Estimated Gross Income	\$1,987,780	\$1,108,448	\$3,522,156
Gross Income per SqFt	\$13.15	\$12.35	\$14.17
Full Market Value	\$7,470,000	\$4,170,000	\$14,000,000
Market Value per SqFt	\$49.40	\$46.50	\$56.00
Distance from Condominium in miles		1.10	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01491-0021	4-01505-0037
Condominium Section	129-R3		
Address	94-31 60 AVENUE	80-15 41 AVENUE	40-70 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	264	287	104
Year Built	1961	1959	1963
Gross SqFt	302,236	248,620	89,772
Estimated Gross Income	\$3,974,403	\$3,522,156	\$1,108,448
Gross Income per SqFt	\$13.15	\$14.17	\$12.35
Full Market Value	\$14,900,004	\$14,000,000	\$4,170,000
Market Value per SqFt	\$49.30	\$56.00	\$46.50
Distance from Condominium in miles		1.30	1.15

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01491-0021	4-01505-0037
Condominium Section	129-R4		
Address	94-30 60 AVENUE	80-15 41 AVENUE	40-70 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	287	104
Year Built	1961	1959	1963
Gross SqFt	75,693	248,620	89,772
Estimated Gross Income	\$995,362	\$3,522,156	\$1,108,448
Gross Income per SqFt	\$13.15	\$14.17	\$12.35
Full Market Value	\$3,740,000	\$14,000,000	\$4,170,000
Market Value per SqFt	\$49.40	\$56.00	\$46.50
Distance from Condominium in miles		1.35	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01955-7501	4-02004-0043	4-01606-0052
Condominium Section	367-R1		
Address	54-09 108 STREET	48-10 111 STREET	40-37 97 STREET
Neighborhood	CORONA	CORONA	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	29	22	16
Year Built	1992	1988	1990
Gross SqFt	25,040	18,000	12,304
Estimated Gross Income	\$325,520	\$234,747	\$159,599
Gross Income per SqFt	\$13.00	\$13.04	\$12.97
Full Market Value	\$1,220,000	\$882,000	\$600,000
Market Value per SqFt	\$48.70	\$49.00	\$48.80
Distance from Condominium in miles		0.30	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01993-7501	4-04977-0017	4-00531-0059
Condominium Section	502-R1		
Address	106-19 50 AVENUE	136-14 NORTHERN BOULEVARD	14-56 31 DRIVE
Neighborhood	CORONA	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	30	63	63
Year Built	2004	2000	2001
Gross SqFt	18,136	52,477	61,700
Estimated Gross Income	\$415,314	\$1,220,725	\$1,272,343
Gross Income per SqFt	\$22.90	\$23.26	\$20.62
Full Market Value	\$1,859,999	\$5,460,000	\$5,690,000
Market Value per SqFt	\$103.00	\$104.00	\$92.00
Distance from Condominium in miles		1.90	4.25

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02075-7501	4-02098-0018	4-04954-0131
Condominium Section	143-R1		
Address	92-28 QUEENS BOULEVARD	63-36 98 PLACE	32-08 UNION STREET
Neighborhood	REGO PARK	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	66	27
Year Built	1985	1980	1999
Gross SqFt	137,200	66,962	35,100
Estimated Gross Income	\$2,154,040	\$1,003,304	\$730,080
Gross Income per SqFt	\$15.70	\$14.98	\$20.80
Full Market Value	\$8,759,990	\$3,980,000	\$3,260,000
Market Value per SqFt	\$64.00	\$59.00	\$93.00
Distance from Condominium in miles		0.40	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02082-7501	4-01918-0072	4-01918-0080
Condominium Section	229-R1		
Address	62-54 97 PLACE	98-32 57 AVENUE	98-38 57 AVENUE
Neighborhood	REGO PARK	CORONA	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	206	232	224
Year Built	1988	1965	1965
Gross SqFt	190,498	224,000	220,000
Estimated Gross Income	\$2,285,976	\$2,539,658	\$2,647,233
Gross Income per SqFt	\$12.00	\$11.34	\$12.03
Full Market Value	\$8,060,019	\$8,950,000	\$9,330,000
Market Value per SqFt	\$42.30	\$40.00	\$42.40
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02090-7501	4-04954-0131	
Condominium Section	322-R1		
Address	97-12 63 DRIVE	32-08 UNION STREET	
Neighborhood	REGO PARK	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	73	27	
Year Built	1992	1999	
Gross SqFt	51,254	35,100	
Estimated Gross Income	\$922,572	\$730,080	
Gross Income per SqFt	\$18.00	\$20.80	
Full Market Value	\$3,750,000	\$3,260,000	
Market Value per SqFt	\$73.00	\$93.00	
Distance from Condominium in miles		3.10	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02099-7501	4-05182-0009	4-04954-0131
Condominium Section	457-R1		
Address	63-26 99 STREET	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	REGO PARK	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	27
Year Built	1999	1999	1999
Gross SqFt	30,520	53,860	35,100
Estimated Gross Income	\$747,740	\$926,507	\$730,080
Gross Income per SqFt	\$24.50	\$17.20	\$20.80
Full Market Value	\$3,340,006	\$3,770,000	\$3,260,000
Market Value per SqFt	\$109.00	\$70.00	\$93.00
Distance from Condominium in miles		2.45	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-7501	4-05137-0012	4-05137-0084
Condominium Section	61-R1		
Address	63-60 102 STREET	42-49 COLDEN STREET	43-32 KISSENA BOULEVARD
Neighborhood	REGO PARK	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	139	284	287
Year Built	1949	1962	1962
Gross SqFt	132,000	270,499	267,554
Estimated Gross Income	\$1,716,000	\$3,787,000	\$3,694,000
Gross Income per SqFt	\$13.00	\$14.00	\$13.81
Full Market Value	\$6,450,000	\$15,000,000	\$14,600,000
Market Value per SqFt	\$48.90	\$55.00	\$55.00
Distance from Condominium in miles		2.20	2.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02118-7501	4-02090-0026	4-02122-0028
Condominium Section	334-R1		
Address	99-32 66 ROAD	63-60 98 STREET	102-50 62 ROAD
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	489	129	102
Year Built	1952	1951	1956
Gross SqFt	418,980	121,110	94,350
Estimated Gross Income	\$5,237,250	\$1,376,596	\$1,184,349
Gross Income per SqFt	\$12.50	\$11.37	\$12.55
Full Market Value	\$19,700,000	\$4,850,000	\$4,450,000
Market Value per SqFt	\$47.00	\$40.00	\$47.20
Distance from Condominium in miles		0.40	0.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02119-7501	4-03156-0133	4-03078-0085
Condominium Section	183-R1		
Address	100-25 QUEENS BOULEVARD	98-05 67 AVENUE	93-10 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	157	181	114
Year Built	1959	1960	1950
Gross SqFt	148,800	177,710	104,708
Estimated Gross Income	\$1,934,400	\$2,431,751	\$1,449,479
Gross Income per SqFt	\$13.00	\$13.68	\$13.84
Full Market Value	\$7,270,007	\$9,640,000	\$5,750,000
Market Value per SqFt	\$48.90	\$54.00	\$55.00
Distance from Condominium in miles		0.25	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-7501	4-00893-0002	4-15574-0028
Condominium Section	172-R1		
Address	110-14 65 AVENUE	19-09 21 AVENUE	14-09 GATEWAY BOULEVARD
Neighborhood	FOREST HILLS	ASTORIA	FAR ROCKAWAY
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	20	27	24
Year Built	1951	1949	1947
Gross SqFt	26,054	20,763	23,500
Estimated Gross Income	\$403,837	\$322,543	\$444,385
Gross Income per SqFt	\$15.50	\$15.53	\$18.91
Full Market Value	\$1,639,998	\$1,310,000	\$1,460,000
Market Value per SqFt	\$63.00	\$63.00	\$62.00
Distance from Condominium in miles		5.10	10.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02224-7501	4-02090-0047	4-02113-0034
Condominium Section	75-R1		
Address	109-33 71 ROAD	97-25 64 AVENUE	99-60 64 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	113	132
Year Built	1960	1950	1952
Gross SqFt	57,269	90,500	110,985
Estimated Gross Income	\$847,581	\$1,137,494	\$1,387,000
Gross Income per SqFt	\$14.80	\$12.57	\$12.50
Full Market Value	\$3,360,017	\$4,280,000	\$5,210,000
Market Value per SqFt	\$59.00	\$47.30	\$46.90
Distance from Condominium in miles		1.10	0.90

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02239-7501	4-02132-0045	4-02134-0013
Condominium Section	177-R1		
Address	111-01 QUEENS BOULEVARD	66-25 103 STREET	102-30 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	148	123
Year Built	1966	1964	1963
Gross SqFt	144,310	159,348	125,400
Estimated Gross Income	\$1,948,185	\$2,163,049	\$1,697,316
Gross Income per SqFt	\$13.50	\$13.57	\$13.54
Full Market Value	\$7,320,000	\$8,130,000	\$6,380,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Condominium in miles		0.95	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02264-7501	4-02098-0018	4-04954-0131
Condominium Section	339-R1		
Address	112-01 QUEENS BOULEVARD	63-36 98 PLACE	32-08 UNION STREET
Neighborhood	FOREST HILLS	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	226	66	27
Year Built	1991	1980	1999
Gross SqFt	282,298	66,962	35,100
Estimated Gross Income	\$5,984,717	\$1,003,304	\$730,080
Gross Income per SqFt	\$21.20	\$14.98	\$20.80
Full Market Value	\$26,699,997	\$3,980,000	\$3,260,000
Market Value per SqFt	\$95.00	\$59.00	\$93.00
Distance from Condominium in miles		1.50	3.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02267-7501	4-02098-0018	4-04954-0131
Condominium Section	342-R1		
Address	76-01 113 STREET	63-36 98 PLACE	32-08 UNION STREET
Neighborhood	FLUSHING MEADOW PARK	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	66	27
Year Built	1990	1980	1999
Gross SqFt	32,000	66,962	35,100
Estimated Gross Income	\$512,000	\$1,003,304	\$730,080
Gross Income per SqFt	\$16.00	\$14.98	\$20.80
Full Market Value	\$2,080,000	\$3,980,000	\$3,260,000
Market Value per SqFt	\$65.00	\$59.00	\$93.00
Distance from Condominium in miles		1.65	3.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02383-7501	4-05005-0045	4-05293-0045
Condominium Section	154-R1		
Address	65-31 52 AVENUE	35-20 149 STREET	166-15 DEPOT ROAD
Neighborhood	MASPETH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	16	16
Year Built	1987	1975	1975
Gross SqFt	17,400	12,120	13,549
Estimated Gross Income	\$207,060	\$144,450	\$143,700
Gross Income per SqFt	\$11.90	\$11.92	\$10.61
Full Market Value	\$730,002	\$509,000	\$486,000
Market Value per SqFt	\$42.00	\$42.00	\$35.90
Distance from Condominium in miles		4.80	5.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02467-7502	4-00620-0178	4-00573-0046
Condominium Section	519-R1		
Address	79-39 CALAMUS AVENUE	25-16 33 STREET	27-10 ASTORIA BOULEVARD
Neighborhood	ELMHURST	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	15	11	27
Year Built	1990	2004	2004
Gross SqFt	15,441	11,596	25,920
Estimated Gross Income	\$321,172	\$241,197	\$515,860
Gross Income per SqFt	\$20.80	\$20.80	\$19.90
Full Market Value	\$1,439,999	\$1,080,000	\$2,310,000
Market Value per SqFt	\$93.00	\$93.00	\$89.00
Distance from Condominium in miles		2.85	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02474-7501	4-01505-0076	4-01518-0047
Condominium Section	480-R1		
Address	81-18 QUEENS BOULEVARD	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	21	21
Year Built	2004	1991	1992
Gross SqFt	24,285	19,250	16,101
Estimated Gross Income	\$849,975	\$241,090	\$254,501
Gross Income per SqFt	\$35.00	\$12.52	\$15.81
Full Market Value	\$4,269,998	\$906,000	\$1,040,000
Market Value per SqFt	\$176.00	\$47.10	\$65.00
Distance from Condominium in miles		0.70	0.45

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02476-7501	4-01553-0028	4-01519-0028
Condominium Section	145-R1		
Address	51-33 GOLDSMITH STREET	40-94 WHITNEY AVENUE	75-06 WOODSIDE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	77	74
Year Built	1962	1960	1962
Gross SqFt	51,341	53,250	52,553
Estimated Gross Income	\$747,011	\$666,174	\$815,958
Gross Income per SqFt	\$14.55	\$12.51	\$15.53
Full Market Value	\$2,959,974	\$2,500,000	\$3,320,000
Market Value per SqFt	\$58.00	\$46.90	\$63.00
Distance from Condominium in miles		0.75	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02500-7501	4-01505-0076	4-01838-0041
Condominium Section	203-R1		
Address	55-36 69 PLACE	40-23 ITHACA STREET	52-08 90 STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	12	21	16
Year Built	1988	1991	1974
Gross SqFt	11,782	19,250	10,400
Estimated Gross Income	\$131,958	\$241,090	\$109,954
Gross Income per SqFt	\$11.20	\$12.52	\$10.57
Full Market Value	\$465,000	\$906,000	\$372,000
Market Value per SqFt	\$39.50	\$47.10	\$35.80
Distance from Condominium in miles		1.50	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02756-7501	4-02016-0046	4-03359-0011
Condominium Section	153-R1		
Address	62-36 59 DRIVE	111-88 43 AVENUE	123-20 82 AVENUE
Neighborhood	MASPETH	CORONA	KEW GARDENS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	24	18
Year Built	1987	1988	1996
Gross SqFt	9,765	15,000	12,905
Estimated Gross Income	\$160,146	\$245,386	\$233,085
Gross Income per SqFt	\$16.40	\$16.36	\$18.06
Full Market Value	\$651,000	\$998,000	\$948,000
Market Value per SqFt	\$67.00	\$67.00	\$73.00
Distance from Condominium in miles		3.35	3.85

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02784-7501	4-02734-0001	4-02757-0001
Condominium Section	175-R1		
Address	61-12 69 STREET	60-06 60 DRIVE	60-15 FRESH POND ROAD
Neighborhood	MASPETH	MASPETH	MASPETH
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	37	31	36
Year Built	1987	1996	1942
Gross SqFt	35,316	25,036	32,526
Estimated Gross Income	\$630,391	\$457,195	\$422,308
Gross Income per SqFt	\$17.85	\$18.26	\$12.98
Full Market Value	\$2,559,996	\$1,860,000	\$1,590,000
Market Value per SqFt	\$72.00	\$74.00	\$48.90
Distance from Condominium in miles		0.75	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02796-7501	4-01505-0076	4-01518-0047
Condominium Section	266-R1		
Address	57-15 69 LANE	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	21	21
Year Built	1989	1991	1992
Gross SqFt	10,170	19,250	16,101
Estimated Gross Income	\$189,467	\$241,090	\$254,501
Gross Income per SqFt	\$18.63	\$12.52	\$15.81
Full Market Value	\$770,997	\$906,000	\$1,040,000
Market Value per SqFt	\$76.00	\$47.10	\$65.00
Distance from Condominium in miles		1.45	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02851-7501	4-01505-0076	4-01518-0047
Condominium Section	113-R1		
Address	87-12 GRAND AVENUE	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	21	21
Year Built	1986	1991	1992
Gross SqFt	20,679	19,250	16,101
Estimated Gross Income	\$326,728	\$241,090	\$254,501
Gross Income per SqFt	\$15.80	\$12.52	\$15.81
Full Market Value	\$1,329,999	\$906,000	\$1,040,000
Market Value per SqFt	\$64.00	\$47.10	\$65.00
Distance from Condominium in miles		0.75	0.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02858-7501	4-01505-0076	4-01518-0047
Condominium Section	133-R1		
Address	87-14 57 ROAD	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	21	21
Year Built	1987	1991	1992
Gross SqFt	20,333	19,250	16,101
Estimated Gross Income	\$345,661	\$241,090	\$254,501
Gross Income per SqFt	\$17.00	\$12.52	\$15.81
Full Market Value	\$1,410,001	\$906,000	\$1,040,000
Market Value per SqFt	\$69.00	\$47.10	\$65.00
Distance from Condominium in miles		1.00	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02875-7501	4-01349-0016	4-01487-0011
Condominium Section	395-R1		
Address	85-26 GRAND AVENUE	70-06 WOODSIDE AVENUE	40-10 77 STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	18
Year Built	1990	1961	1961
Gross SqFt	12,700	13,772	10,076
Estimated Gross Income	\$211,455	\$229,500	\$159,980
Gross Income per SqFt	\$16.65	\$16.66	\$15.88
Full Market Value	\$860,003	\$933,000	\$651,000
Market Value per SqFt	\$68.00	\$68.00	\$65.00
Distance from Condominium in miles		0.85	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02882-7501	4-01505-0076	4-01518-0047
Condominium Section	400-R1		
Address	85-36 57 AVENUE	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	21	21
Year Built	1998	1991	1992
Gross SqFt	10,770	19,250	16,101
Estimated Gross Income	\$245,232	\$241,090	\$254,501
Gross Income per SqFt	\$22.77	\$12.52	\$15.81
Full Market Value	\$1,099,997	\$906,000	\$1,040,000
Market Value per SqFt	\$102.00	\$47.10	\$65.00
Distance from Condominium in miles		1.00	0.80

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02882-7502	4-01505-0076	4-01518-0047
Condominium Section	425-R1		
Address	85-24 57 AVENUE	40-23 ITHACA STREET	85-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	21	21
Year Built	2002	1991	1992
Gross SqFt	12,234	19,250	16,101
Estimated Gross Income	\$221,557	\$241,090	\$254,501
Gross Income per SqFt	\$18.11	\$12.52	\$15.81
Full Market Value	\$901,001	\$906,000	\$1,040,000
Market Value per SqFt	\$74.00	\$47.10	\$65.00
Distance from Condominium in miles		1.00	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03029-7501	4-05005-0045	4-05293-0045
Condominium Section	102-R1		
Address	71-09 JUNIPER VALLEY ROAD	35-20 149 STREET	166-15 DEPOT ROAD
Neighborhood	MIDDLE VILLAGE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1985	1975	1975
Gross SqFt	13,338	12,120	13,549
Estimated Gross Income	\$154,720	\$144,450	\$143,700
Gross Income per SqFt	\$11.60	\$11.92	\$10.61
Full Market Value	\$545,000	\$509,000	\$486,000
Market Value per SqFt	\$40.90	\$42.00	\$35.90
Distance from Condominium in miles		4.90	5.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03055-7501	4-00619-0033	4-01606-0052
Condominium Section	142-R1		
Address	66-57 71 STREET	31-20 28 ROAD	40-37 97 STREET
Neighborhood	MIDDLE VILLAGE	ASTORIA	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	16
Year Built	1985	1987	1990
Gross SqFt	11,160	9,053	12,304
Estimated Gross Income	\$156,128	\$133,500	\$159,599
Gross Income per SqFt	\$13.99	\$14.75	\$12.97
Full Market Value	\$618,998	\$529,000	\$600,000
Market Value per SqFt	\$55.00	\$58.00	\$48.80
Distance from Condominium in miles		4.20	2.60

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03055-7502	4-06241-0020	4-09231-0013
Condominium Section	169-R1		
Address	71-57 METROPOLITAN AVENUE	39-06 CORPORAL STONE STRE	119-40 METROPOLITAN AVENU
Neighborhood	MIDDLE VILLAGE	BAYSIDE	KEW GARDENS
Building Classification	R2-WALK-UP	C9-WALK-UP	C7-WALK-UP
Total Units	49	30	39
Year Built	1987	1968	1987
Gross SqFt	50,670	28,648	67,282
Estimated Gross Income	\$511,767	\$289,997	\$649,204
Gross Income per SqFt	\$10.10	\$10.12	\$9.65
Full Market Value	\$1,730,004	\$980,000	\$2,190,000
Market Value per SqFt	\$34.10	\$34.20	\$32.50
Distance from Condominium in miles		6.90	2.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03057-7501	4-03014-0032	4-09260-0011
Condominium Section	204-R1		
Address	72-29 METROPOLITAN AVENUE	84-31 FLEET COURT	85-18 118 STREET
Neighborhood	MIDDLE VILLAGE	MIDDLE VILLAGE	KEW GARDENS
Building Classification	R4-ELEVATOR	C9-WALK-UP	D1-ELEVATOR
Total Units	28	69	48
Year Built	1987	1949	1959
Gross SqFt	31,080	29,988	37,772
Estimated Gross Income	\$553,224	\$529,566	\$528,827
Gross Income per SqFt	\$17.80	\$17.66	\$14.00
Full Market Value	\$2,250,007	\$2,150,000	\$2,100,000
Market Value per SqFt	\$72.00	\$72.00	\$56.00
Distance from Condominium in miles		0.90	2.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03068-7501	4-02886-0019	4-01764-0017
Condominium Section	163-R1		
Address	66-70 79 STREET	60-16 86 STREET	98-15 ROOSEVELT AVENUE
Neighborhood	MIDDLE VILLAGE	MIDDLE VILLAGE	CORONA
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	12	12
Year Built	1987	1982	1988
Gross SqFt	18,696	7,331	12,300
Estimated Gross Income	\$424,399	\$124,727	\$232,327
Gross Income per SqFt	\$22.70	\$17.01	\$18.89
Full Market Value	\$1,900,000	\$507,000	\$945,000
Market Value per SqFt	\$102.00	\$69.00	\$77.00
Distance from Condominium in miles		1.10	2.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03081-7501	4-03106-0020	
Condominium Section	404-R1		
Address	63-47 BOOTH STREET	62-05 WOODHAVEN BOULEVARD	
Neighborhood	REGO PARK	REGO PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	21	50	
Year Built	2001	1949	
Gross SqFt	40,000	37,328	
Estimated Gross Income	\$788,000	\$653,967	
Gross Income per SqFt	\$19.70	\$17.52	
Full Market Value	\$3,520,004	\$2,660,000	
Market Value per SqFt	\$88.00	\$71.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03096-7501	4-03322-0111	4-03322-0119
Condominium Section	137-R1		
Address	63-80 WETHEROLE STREET	83-14 LEFFERTS BOULEVARD	83-34 LEFFERTS BOULEVARD
Neighborhood	REGO PARK	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	37	37
Year Built	1960	1964	1964
Gross SqFt	26,118	21,600	25,935
Estimated Gross Income	\$428,335	\$362,965	\$419,426
Gross Income per SqFt	\$16.40	\$16.80	\$16.17
Full Market Value	\$1,740,001	\$1,480,000	\$1,710,000
Market Value per SqFt	\$67.00	\$69.00	\$66.00
Distance from Condominium in miles		2.15	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7503	4-03087-0021	4-03117-0017
Condominium Section	236-R1		
Address	64-49 WETHEROLE STREET	65-62 SAUNDERS STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	56	38	36
Year Built	1961	1954	1957
Gross SqFt	39,840	26,400	23,100
Estimated Gross Income	\$541,824	\$357,764	\$314,559
Gross Income per SqFt	\$13.60	\$13.55	\$13.62
Full Market Value	\$2,149,999	\$1,340,000	\$1,180,000
Market Value per SqFt	\$54.00	\$51.00	\$51.00
Distance from Condominium in miles		0.15	0.30

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7505	4-03078-0110	4-03086-0002
Condominium Section	337-R1		
Address	65-20 BOOTH STREET	93-54 QUEENS BOULEVARD	65-41 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	67	65	61
Year Built	1941	1939	1940
Gross SqFt	63,693	64,935	60,000
Estimated Gross Income	\$856,671	\$846,044	\$778,637
Gross Income per SqFt	\$13.45	\$13.03	\$12.98
Full Market Value	\$3,220,000	\$3,180,000	\$2,930,000
Market Value per SqFt	\$51.00	\$49.00	\$48.80
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03100-7501	4-00161-0026	4-01260-0016
Condominium Section	56-R1		
Address	65-36 WETHEROLE STREET	43-06 45 STREET	34-20 74 STREET
Neighborhood	REGO PARK	SUNNYSIDE	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	82	65
Year Built	1941	1928	1937
Gross SqFt	66,324	67,578	66,138
Estimated Gross Income	\$739,513	\$700,201	\$843,116
Gross Income per SqFt	\$11.15	\$10.36	\$12.75
Full Market Value	\$2,610,003	\$2,370,000	\$3,170,000
Market Value per SqFt	\$39.40	\$35.10	\$47.90
Distance from Condominium in miles		3.45	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03102-7501	4-02098-0018	4-05104-0027
Condominium Section	262-R1		
Address	87 62 AVENUE	63-36 98 PLACE	132-54 POPLA AVENUE
Neighborhood	REGO PARK	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	78	66	33
Year Built	1988	1980	1990
Gross SqFt	67,502	66,962	43,957
Estimated Gross Income	\$1,117,158	\$1,003,304	\$785,128
Gross Income per SqFt	\$16.55	\$14.98	\$17.86
Full Market Value	\$4,540,007	\$3,980,000	\$3,190,000
Market Value per SqFt	\$67.00	\$59.00	\$73.00
Distance from Condominium in miles		0.55	2.60

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03115-7501	4-03168-0013	4-03085-0008
Condominium Section	72-R1		
Address	63-85 WOODHAVEN BOULEVARD	98-30 67 AVENUE	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	164	128	150
Year Built	1952	1954	1950
Gross SqFt	149,558	132,724	127,152
Estimated Gross Income	\$2,243,370	\$1,395,945	\$1,648,925
Gross Income per SqFt	\$15.00	\$10.52	\$12.97
Full Market Value	\$8,889,957	\$4,720,000	\$6,200,000
Market Value per SqFt	\$59.00	\$35.60	\$48.80
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03159-7501	4-03080-0001	4-03080-0006
Condominium Section	259-R1		
Address	98-76 QUEENS BOULEVARD	63-07 SAUNDERS STREET	95-08 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	60	60
Year Built	1939	1939	1941
Gross SqFt	63,000	62,400	62,400
Estimated Gross Income	\$866,250	\$766,236	\$813,323
Gross Income per SqFt	\$13.75	\$12.28	\$13.03
Full Market Value	\$3,429,996	\$2,700,000	\$3,060,000
Market Value per SqFt	\$54.00	\$43.30	\$49.00
Distance from Condominium in miles		0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-7501	4-03080-0001	4-03080-0006
Condominium Section	356-R1		
Address	99-34 67 ROAD	63-07 SAUNDERS STREET	95-08 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	60	60
Year Built	1941	1939	1941
Gross SqFt	63,998	62,400	62,400
Estimated Gross Income	\$1,030,367	\$766,236	\$813,323
Gross Income per SqFt	\$16.10	\$12.28	\$13.03
Full Market Value	\$4,189,989	\$2,700,000	\$3,060,000
Market Value per SqFt	\$65.00	\$43.30	\$49.00
Distance from Condominium in miles		0.65	0.65

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03171-7501	4-02225-0006	
Condominium Section	68-R1		
Address	100-10 67 ROAD	109-05 QUEENS BOULEVARD	
Neighborhood	REGO PARK	FOREST HILLS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	64	65	
Year Built	1941	1936	
Gross SqFt	71,316	72,800	
Estimated Gross Income	\$1,009,121	\$972,531	
Gross Income per SqFt	\$14.15	\$13.36	
Full Market Value	\$4,000,032	\$3,660,000	
Market Value per SqFt	\$56.00	\$50.00	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03171-7502	4-03117-0017	4-03083-0079
Condominium Section	419-R1		
Address	101-18 QUEENS BOULEVARD	89-10 63 DRIVE	95-11 64 ROAD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R9-CONDOPS	D1-ELEVATOR	C1-WALK-UP
Total Units	31	36	32
Year Built	1964	1957	1993
Gross SqFt	26,930	23,100	27,907
Estimated Gross Income	\$533,214	\$314,559	\$467,120
Gross Income per SqFt	\$19.80	\$13.62	\$16.74
Full Market Value	\$2,380,000	\$1,180,000	\$1,900,000
Market Value per SqFt	\$88.00	\$51.00	\$68.00
Distance from Condominium in miles		0.65	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03173-7501	4-02115-0001	4-02090-0026
Condominium Section	330-R1		
Address	102-30 QUEENS BOULEVARD	65-09 99 STREET	63-60 98 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R9-CONDOPS	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	133	129
Year Built	1991	1946	1951
Gross SqFt	145,717	142,260	121,110
Estimated Gross Income	\$2,185,755	\$1,392,902	\$1,376,596
Gross Income per SqFt	\$15.00	\$9.79	\$11.37
Full Market Value	\$8,660,000	\$4,710,000	\$4,850,000
Market Value per SqFt	\$59.00	\$33.10	\$40.00
Distance from Condominium in miles		0.35	0.60

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03239-7501	4-03161-0001	4-02138-0029
Condominium Section	201-R1		
Address	107 QUEENS BOULEVARD	66-22 FLEET STREET	68-38 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	130	111
Year Built	1965	1962	1941
Gross SqFt	181,853	112,800	132,960
Estimated Gross Income	\$2,627,776	\$1,783,961	\$1,868,329
Gross Income per SqFt	\$14.45	\$15.82	\$14.05
Full Market Value	\$10,400,000	\$7,260,000	\$7,410,000
Market Value per SqFt	\$57.00	\$64.00	\$56.00
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03255-7501	4-03255-0028	4-03258-0023
Condominium Section	118-R1		
Address	72-34 AUSTIN STREET	71-50 AUSTIN STREET	72-25 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	58	53	50
Year Built	1932	1932	1920
Gross SqFt	38,582	40,398	48,000
Estimated Gross Income	\$491,920	\$827,444	\$702,341
Gross Income per SqFt	\$12.75	\$20.48	\$14.63
Full Market Value	\$1,849,998	\$3,700,000	\$2,780,000
Market Value per SqFt	\$47.90	\$92.00	\$58.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03257-7501	4-03272-0001	4-02238-0019
Condominium Section	450-R1		
Address	108-24 71 ROAD	150 GREENWAY TERRACE	72-72 112 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	96	118
Year Built	2004	1941	1939
Gross SqFt	139,669	139,142	137,500
Estimated Gross Income	\$1,906,482	\$1,945,000	\$1,948,077
Gross Income per SqFt	\$13.65	\$13.98	\$14.17
Full Market Value	\$7,559,996	\$7,710,000	\$7,720,000
Market Value per SqFt	\$54.00	\$55.00	\$56.00
Distance from Condominium in miles		0.25	0.20

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-7501	4-02146-0028	4-02225-0006
Condominium Section	293-R1		
Address	110-31 73 ROAD	63-10 108 STREET	109-05 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	76	65
Year Built	1938	1955	1936
Gross SqFt	71,210	77,730	72,800
Estimated Gross Income	\$911,488	\$909,521	\$972,531
Gross Income per SqFt	\$12.80	\$11.70	\$13.36
Full Market Value	\$3,430,000	\$3,210,000	\$3,660,000
Market Value per SqFt	\$48.20	\$41.30	\$50.00
Distance from Condominium in miles		1.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-7501	4-02122-0028	4-02146-0028
Condominium Section	194-R1		
Address	110 73 ROAD	102-50 62 ROAD	63-10 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	102	76
Year Built	1942	1956	1955
Gross SqFt	93,800	94,350	77,730
Estimated Gross Income	\$1,177,190	\$1,184,349	\$909,521
Gross Income per SqFt	\$12.55	\$12.55	\$11.70
Full Market Value	\$4,430,000	\$4,450,000	\$3,210,000
Market Value per SqFt	\$47.20	\$47.20	\$41.30
Distance from Condominium in miles		1.45	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7502	4-03329-0057	4-03335-0030
Condominium Section	455-R1		
Address	83-75 117 STREET	118-65 METROPOLITAN AVENU	80-04 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	39	55	48
Year Built	2004	1927	1930
Gross SqFt	42,795	34,500	35,790
Estimated Gross Income	\$476,882	\$470,082	\$474,642
Gross Income per SqFt	\$11.14	\$13.63	\$13.26
Full Market Value	\$1,679,997	\$1,860,000	\$1,780,000
Market Value per SqFt	\$39.30	\$54.00	\$49.70
Distance from Condominium in miles		0.20	0.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7503	4-03329-0057	4-03335-0030
Condominium Section	435-R1		
Address	83-71 116 STREET	118-65 METROPOLITAN AVENU	80-04 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	30	55	48
Year Built	2001	1927	1930
Gross SqFt	38,000	34,500	35,790
Estimated Gross Income	\$912,000	\$470,082	\$474,642
Gross Income per SqFt	\$24.00	\$13.63	\$13.26
Full Market Value	\$4,080,003	\$1,860,000	\$1,780,000
Market Value per SqFt	\$107.00	\$54.00	\$49.70
Distance from Condominium in miles		0.20	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7504	4-00531-0060	4-00573-0046
Condominium Section	461-R1		
Address	116-24 GROSVENOR LANE	31-64 21 STREET	27-10 ASTORIA BOULEVARD
Neighborhood	KEW GARDENS	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	59	52	27
Year Built	2005	2002	2004
Gross SqFt	52,033	46,333	25,920
Estimated Gross Income	\$1,404,891	\$852,831	\$515,860
Gross Income per SqFt	\$27.00	\$18.41	\$19.90
Full Market Value	\$6,809,996	\$3,470,000	\$2,310,000
Market Value per SqFt	\$131.00	\$75.00	\$89.00
Distance from Condominium in miles		6.60	6.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-7501	4-03329-0057	4-03335-0030
Condominium Section	410-R1		
Address	118-82 METROPOLITAN AVENU	118-65 METROPOLITAN AVENU	80-04 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	41	55	48
Year Built	2002	1927	1930
Gross SqFt	36,585	34,500	35,790
Estimated Gross Income	\$768,285	\$470,082	\$474,642
Gross Income per SqFt	\$21.00	\$13.63	\$13.26
Full Market Value	\$3,430,005	\$1,860,000	\$1,780,000
Market Value per SqFt	\$94.00	\$54.00	\$49.70
Distance from Condominium in miles		0.10	0.45

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03340-7501	4-02222-0001	4-02225-0006
Condominium Section	63-R1		
Address	111-14 76 AVENUE	70-11 108 STREET	109-05 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	78	65
Year Built	1938	1939	1936
Gross SqFt	84,954	73,020	72,800
Estimated Gross Income	\$1,146,879	\$1,205,642	\$972,531
Gross Income per SqFt	\$13.50	\$16.51	\$13.36
Full Market Value	\$4,310,000	\$4,900,000	\$3,660,000
Market Value per SqFt	\$51.00	\$67.00	\$50.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03342-7501	4-02236-0027	4-03255-0033
Condominium Section	289-R1		
Address	111-56 76 DRIVE	110-48 72 AVENUE	71-58 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	39	48	36
Year Built	1939	1967	1937
Gross SqFt	31,511	36,436	25,550
Estimated Gross Income	\$430,125	\$605,695	\$591,135
Gross Income per SqFt	\$13.65	\$16.62	\$23.14
Full Market Value	\$1,710,002	\$2,460,000	\$2,640,000
Market Value per SqFt	\$54.00	\$68.00	\$103.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03347-7501	4-03341-0008	4-02214-0040
Condominium Section	193-R1		
Address	119-45 UNION TURNPIKE	111-20 76 ROAD	107-19 70 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	66	67
Year Built	1971	1937	1938
Gross SqFt	51,376	57,909	61,700
Estimated Gross Income	\$719,264	\$939,579	\$746,224
Gross Income per SqFt	\$14.00	\$16.23	\$12.09
Full Market Value	\$2,849,991	\$3,820,000	\$2,630,000
Market Value per SqFt	\$55.00	\$66.00	\$42.60
Distance from Condominium in miles		0.20	0.95

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03358-7501	4-03321-0018	4-09245-0240
Condominium Section	202-R1		
Address	123-25 82 AVENUE	83-10 118 STREET	84-50 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	79	75
Year Built	1951	1954	1955
Gross SqFt	66,880	74,118	74,928
Estimated Gross Income	\$879,472	\$925,824	\$985,417
Gross Income per SqFt	\$13.15	\$12.49	\$13.15
Full Market Value	\$3,310,000	\$3,480,000	\$3,700,000
Market Value per SqFt	\$49.50	\$47.00	\$49.40
Distance from Condominium in miles		0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03371-7501	4-03545-0075	4-03545-0081
Condominium Section	382-R1		
Address	2116 GREENE AVENUE	1625 PUTNAM AVENUE	1615 PUTNAM AVENUE
Neighborhood	RIDGEWOOD	RIDGEWOOD	RIDGEWOOD
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	48	48
Year Built	0	1927	1927
Gross SqFt	59,400	36,390	36,390
Estimated Gross Income	\$891,000	\$334,424	\$333,630
Gross Income per SqFt	\$15.00	\$9.19	\$9.17
Full Market Value	\$3,530,009	\$1,100,000	\$1,100,000
Market Value per SqFt	\$59.00	\$30.20	\$30.20
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03456-7501	4-03456-0001	4-03457-0006
Condominium Section	411-R1		
Address	714 SENECA AVENUE	1701 WOODBINE STREET	1702 WOODBINE STREET
Neighborhood	RIDGEWOOD	RIDGEWOOD	RIDGEWOOD
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	17	16	16
Year Built	2002	1930	1930
Gross SqFt	12,607	12,600	12,600
Estimated Gross Income	\$255,922	\$121,950	\$145,170
Gross Income per SqFt	\$20.30	\$9.68	\$11.52
Full Market Value	\$1,140,000	\$412,000	\$512,000
Market Value per SqFt	\$90.00	\$32.70	\$40.60
Distance from Condominium in miles		0.00	0.05

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03494-7501	4-03359-0011	4-05024-0016
Condominium Section	130-R1		
Address	5926 BLEECKER STREET	123-20 82 AVENUE	144-14 38 AVENUE
Neighborhood	RIDGEWOOD	KEW GARDENS	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D7-ELEVATOR	C1-WALK-UP
Total Units	12	18	16
Year Built	1987	1996	1980
Gross SqFt	10,021	12,905	10,359
Estimated Gross Income	\$166,348	\$233,085	\$195,261
Gross Income per SqFt	\$16.60	\$18.06	\$18.85
Full Market Value	\$677,001	\$948,000	\$794,000
Market Value per SqFt	\$68.00	\$73.00	\$77.00
Distance from Condominium in miles		4.00	5.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03637-7501	4-03874-0078	4-03873-0028
Condominium Section	350-R1		
Address	71-05 FRESH POND ROAD	89-15 73 AVENUE	89-17 72 AVENUE
Neighborhood	GLENDALE	GLENDALE	GLENDALE
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	64	52	52
Year Built	0	1950	1950
Gross SqFt	64,706	45,040	44,928
Estimated Gross Income	\$1,171,825	\$764,458	\$793,840
Gross Income per SqFt	\$18.11	\$16.97	\$17.67
Full Market Value	\$4,769,993	\$3,110,000	\$3,230,000
Market Value per SqFt	\$74.00	\$69.00	\$72.00
Distance from Condominium in miles		1.85	1.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03667-7501	4-00619-0033	4-01606-0052
Condominium Section	226-R1		
Address	72-52 METROPOLITAN AVENUE	31-20 28 ROAD	40-37 97 STREET
Neighborhood	GLENDALE	ASTORIA	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	16
Year Built	1988	1987	1990
Gross SqFt	9,969	9,053	12,304
Estimated Gross Income	\$147,042	\$133,500	\$159,599
Gross Income per SqFt	\$14.75	\$14.75	\$12.97
Full Market Value	\$583,000	\$529,000	\$600,000
Market Value per SqFt	\$58.00	\$58.00	\$48.80
Distance from Condominium in miles		4.45	2.90

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03706-7501	4-09712-0146	
Condominium Section	449-R1		
Address	76-18 69 PLACE	141-24 84 DRIVE	
Neighborhood	GLENDALE	BRIARWOOD	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	50	49	
Year Built	1903	2003	
Gross SqFt	54,954	53,580	
Estimated Gross Income	\$893,003	\$913,787	
Gross Income per SqFt	\$16.25	\$17.05	
Full Market Value	\$3,629,986	\$3,720,000	
Market Value per SqFt	\$66.00	\$69.00	
Distance from Condominium in miles		3.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03727-7501	4-03683-0036	4-03848-0001
Condominium Section	378-R1		
Address	56-07 CLOVER PLACE	71-56 69 STREET	86-18 UNION TURNPIKE
Neighborhood	GLENDALE	GLENDALE	GLENDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	12	22
Year Built	0	1928	1950
Gross SqFt	20,320	9,300	18,630
Estimated Gross Income	\$196,088	\$110,000	\$200,341
Gross Income per SqFt	\$9.65	\$11.83	\$10.75
Full Market Value	\$662,994	\$388,000	\$677,000
Market Value per SqFt	\$32.60	\$41.70	\$36.30
Distance from Condominium in miles		1.00	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04259-7501	4-04256-0030	4-04292-0060
Condominium Section	91-R1		
Address	122-15 25 ROAD	25-60 COLLEGE POINT BOULE	119-58 27 AVENUE
Neighborhood	COLLEGE POINT	COLLEGE POINT	COLLEGE POINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	30
Year Built	1983	1964	1966
Gross SqFt	11,076	11,196	17,493
Estimated Gross Income	\$162,817	\$145,996	\$193,270
Gross Income per SqFt	\$14.70	\$13.04	\$11.05
Full Market Value	\$645,001	\$549,000	\$681,000
Market Value per SqFt	\$58.00	\$49.00	\$38.90
Distance from Condominium in miles		0.10	0.20

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04410-7501	4-02098-0018	4-04977-0021
Condominium Section	370-R1		
Address	137-11 32 AVENUE	63-36 98 PLACE	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	66	71
Year Built	1990	1980	2000
Gross SqFt	22,528	66,962	67,324
Estimated Gross Income	\$382,976	\$1,003,304	\$1,241,455
Gross Income per SqFt	\$17.00	\$14.98	\$18.44
Full Market Value	\$1,559,995	\$3,980,000	\$5,050,000
Market Value per SqFt	\$69.00	\$59.00	\$75.00
Distance from Condominium in miles		3.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04414-7502	4-04977-0017	4-04977-0021
Condominium Section	517-R1		
Address	140-24 31 DRIVE	136-14 NORTHERN BOULEVARD	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	20	63	71
Year Built	2005	2000	2000
Gross SqFt	15,422	52,477	67,324
Estimated Gross Income	\$404,981	\$1,220,725	\$1,241,455
Gross Income per SqFt	\$26.30	\$23.26	\$18.44
Full Market Value	\$1,959,993	\$5,460,000	\$5,050,000
Market Value per SqFt	\$127.00	\$104.00	\$75.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04672-7501	4-00893-0002	4-00893-0101
Condominium Section	74-R1		
Address	149-47 22 AVENUE	19-09 21 AVENUE	20-01 21 AVENUE
Neighborhood	WHITESTONE	ASTORIA	ASTORIA
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	20	27	27
Year Built	1947	1949	1949
Gross SqFt	14,950	20,763	20,763
Estimated Gross Income	\$186,875	\$322,543	\$322,543
Gross Income per SqFt	\$12.50	\$15.53	\$15.53
Full Market Value	\$703,000	\$1,310,000	\$1,310,000
Market Value per SqFt	\$47.00	\$63.00	\$63.00
Distance from Condominium in miles		5.20	5.20

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04952-7501	4-04995-0024	4-05005-0042
Condominium Section	423-R1		
Address	32-05 LINDEN PLACE	144-22 34 AVENUE	35-14 149 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	14	14
Year Built	2002	1976	1996
Gross SqFt	16,915	10,032	10,500
Estimated Gross Income	\$257,953	\$136,440	\$150,583
Gross Income per SqFt	\$15.25	\$13.60	\$14.34
Full Market Value	\$1,049,998	\$541,000	\$597,000
Market Value per SqFt	\$62.00	\$54.00	\$57.00
Distance from Condominium in miles		0.45	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04956-7501	4-04954-0131	4-04995-0034
Condominium Section	222-R1		
Address	35-45 LEAVITT STREET	32-08 UNION STREET	145-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	24	27	42
Year Built	1987	1999	1989
Gross SqFt	23,100	35,100	47,516
Estimated Gross Income	\$304,227	\$730,080	\$719,254
Gross Income per SqFt	\$13.17	\$20.80	\$15.14
Full Market Value	\$1,140,004	\$3,260,000	\$2,930,000
Market Value per SqFt	\$49.40	\$93.00	\$62.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04958-7501	4-04977-0017	4-04954-0131
Condominium Section	431-R1		
Address	134-38 35 AVENUE	136-14 NORTHERN BOULEVARD	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D6-ELEVATOR	D1-ELEVATOR
Total Units	12	63	27
Year Built	1996	2000	1999
Gross SqFt	8,730	52,477	35,100
Estimated Gross Income	\$179,838	\$1,220,725	\$730,080
Gross Income per SqFt	\$20.60	\$23.26	\$20.80
Full Market Value	\$803,999	\$5,460,000	\$3,260,000
Market Value per SqFt	\$92.00	\$104.00	\$93.00
Distance from Condominium in miles		0.15	0.40

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04970-7501	4-04977-0017	4-04977-0021
Condominium Section	511-R1		
Address	59-05 MAIN STREET	136-14 NORTHERN BOULEVARD	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	47	63	71
Year Built	2003	2000	2000
Gross SqFt	48,785	52,477	67,324
Estimated Gross Income	\$1,707,475	\$1,220,725	\$1,241,455
Gross Income per SqFt	\$35.00	\$23.26	\$18.44
Full Market Value	\$8,589,996	\$5,460,000	\$5,050,000
Market Value per SqFt	\$176.00	\$104.00	\$75.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04971-7501	4-04954-0131	4-04994-0017
Condominium Section	446-R1		
Address	135-37 37 AVENUE	32-08 UNION STREET	140-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	20	27	151
Year Built	2004	1999	1985
Gross SqFt	14,250	35,100	158,456
Estimated Gross Income	\$302,812	\$730,080	\$2,357,868
Gross Income per SqFt	\$21.25	\$20.80	\$14.88
Full Market Value	\$1,350,005	\$3,260,000	\$9,350,000
Market Value per SqFt	\$95.00	\$93.00	\$59.00
Distance from Condominium in miles		0.50	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04977-7501	4-05182-0009	4-04954-0131
Condominium Section	71-R1		
Address	136-75 37 AVENUE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	54	27
Year Built	1983	1999	1999
Gross SqFt	87,612	53,860	35,100
Estimated Gross Income	\$1,590,157	\$926,507	\$730,080
Gross Income per SqFt	\$18.15	\$17.20	\$20.80
Full Market Value	\$6,470,020	\$3,770,000	\$3,260,000
Market Value per SqFt	\$74.00	\$70.00	\$93.00
Distance from Condominium in miles		0.55	0.40

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-7501	4-04981-0050	4-05021-0001
Condominium Section	10-R1		
Address	140-55 34 AVENUE	33-14 PARSONS BOULEVARD	142-01 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	114	106
Year Built	1967	1963	1963
Gross SqFt	12,655	99,162	97,523
Estimated Gross Income	\$156,922	\$1,229,424	\$1,424,404
Gross Income per SqFt	\$12.40	\$12.40	\$14.61
Full Market Value	\$590,003	\$4,620,000	\$5,650,000
Market Value per SqFt	\$46.60	\$46.60	\$58.00
Distance from Condominium in miles		0.00	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-7501	4-04981-0050	4-05021-0001
Condominium Section	10-R4		
Address	140-55 34 AVENUE	33-14 PARSONS BOULEVARD	142-01 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	114	106
Year Built	1967	1963	1963
Gross SqFt	97,877	99,162	97,523
Estimated Gross Income	\$1,213,675	\$1,229,424	\$1,424,404
Gross Income per SqFt	\$12.40	\$12.40	\$14.61
Full Market Value	\$4,560,005	\$4,620,000	\$5,650,000
Market Value per SqFt	\$46.60	\$46.60	\$58.00
Distance from Condominium in miles		0.00	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7501	4-05101-0061	4-05013-0038
Condominium Section	85-R1		
Address	139-35 35 AVENUE	132-25 MAPLE AVENUE	37-14 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	180	173
Year Built	1984	1957	1972
Gross SqFt	34,314	161,520	113,522
Estimated Gross Income	\$614,220	\$1,881,000	\$1,992,200
Gross Income per SqFt	\$17.90	\$11.65	\$17.55
Full Market Value	\$2,499,994	\$6,630,000	\$8,100,000
Market Value per SqFt	\$73.00	\$41.00	\$71.00
Distance from Condominium in miles		0.85	0.25

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7502	4-01518-0047	4-02004-0043
Condominium Section	103-R1		
Address	140-44 34 AVENUE	85-11 ELMHURST AVENUE	48-10 111 STREET
Neighborhood	FLUSHING-NORTH	ELMHURST	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	21	22
Year Built	1985	1992	1988
Gross SqFt	10,668	16,101	18,000
Estimated Gross Income	\$168,554	\$254,501	\$234,747
Gross Income per SqFt	\$15.80	\$15.81	\$13.04
Full Market Value	\$686,010	\$1,040,000	\$882,000
Market Value per SqFt	\$64.00	\$65.00	\$49.00
Distance from Condominium in miles		3.30	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7503	4-05024-0016	4-05051-0007
Condominium Section	220-R1		
Address	140-40 34 AVENUE	144-14 38 AVENUE	41-39 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1988	1980	1977
Gross SqFt	16,140	10,359	11,140
Estimated Gross Income	\$275,994	\$195,261	\$168,370
Gross Income per SqFt	\$17.10	\$18.85	\$15.11
Full Market Value	\$1,120,000	\$794,000	\$667,000
Market Value per SqFt	\$69.00	\$77.00	\$60.00
Distance from Condominium in miles		0.35	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7504	4-05182-0009	4-04954-0131
Condominium Section	398-R1		
Address	139-87 35 AVENUE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	54	27
Year Built	1997	1999	1999
Gross SqFt	16,164	53,860	35,100
Estimated Gross Income	\$303,883	\$926,507	\$730,080
Gross Income per SqFt	\$18.80	\$17.20	\$20.80
Full Market Value	\$1,240,000	\$3,770,000	\$3,260,000
Market Value per SqFt	\$77.00	\$70.00	\$93.00
Distance from Condominium in miles		0.70	0.15

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-7501	4-04954-0131	4-04995-0034
Condominium Section	213-R1		
Address	139-76 35 AVENUE	32-08 UNION STREET	145-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	48	27	42
Year Built	1987	1999	1989
Gross SqFt	31,360	35,100	47,516
Estimated Gross Income	\$413,011	\$730,080	\$719,254
Gross Income per SqFt	\$13.17	\$20.80	\$15.14
Full Market Value	\$1,549,986	\$3,260,000	\$2,930,000
Market Value per SqFt	\$49.40	\$93.00	\$62.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05004-7501	4-04994-0017	4-05104-0027
Condominium Section	181-R1		
Address	35-20 147 STREET	140-16 34 AVENUE	132-54 POPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	66	151	33
Year Built	1988	1985	1990
Gross SqFt	76,680	158,456	43,957
Estimated Gross Income	\$1,219,212	\$2,357,868	\$785,128
Gross Income per SqFt	\$15.90	\$14.88	\$17.86
Full Market Value	\$4,959,993	\$9,350,000	\$3,190,000
Market Value per SqFt	\$65.00	\$59.00	\$73.00
Distance from Condominium in miles		0.30	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05004-7502	4-05182-0009	4-04954-0131
Condominium Section	439-R1		
Address	146-14 35 AVENUE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	54	27
Year Built	2003	1999	1999
Gross SqFt	18,730	53,860	35,100
Estimated Gross Income	\$368,044	\$926,507	\$730,080
Gross Income per SqFt	\$19.65	\$17.20	\$20.80
Full Market Value	\$1,640,000	\$3,770,000	\$3,260,000
Market Value per SqFt	\$88.00	\$70.00	\$93.00
Distance from Condominium in miles		0.70	0.40

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05005-7501	4-05182-0009	
Condominium Section	316-R1		
Address	147-20 35 AVENUE	140-26 FRANKLIN AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	84	54	
Year Built	1986	1999	
Gross SqFt	66,756	53,860	
Estimated Gross Income	\$1,328,444	\$926,507	
Gross Income per SqFt	\$19.90	\$17.20	
Full Market Value	\$5,939,998	\$3,770,000	
Market Value per SqFt	\$89.00	\$70.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05010-7501	4-05182-0009	4-04954-0131
Condominium Section	25-R1		
Address	36-41 UNION STREET	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	54	27
Year Built	1979	1999	1999
Gross SqFt	37,255	53,860	35,100
Estimated Gross Income	\$633,335	\$926,507	\$730,080
Gross Income per SqFt	\$17.00	\$17.20	\$20.80
Full Market Value	\$2,580,006	\$3,770,000	\$3,260,000
Market Value per SqFt	\$69.00	\$70.00	\$93.00
Distance from Condominium in miles		0.55	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05010-7502	4-04994-0070	4-05022-0018
Condominium Section	151-R1		
Address	36-25 UNION STREET	139-81 35 AVENUE	143-18 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	103	109
Year Built	1987	1971	1971
Gross SqFt	66,196	78,474	80,241
Estimated Gross Income	\$1,237,865	\$1,443,484	\$1,325,330
Gross Income per SqFt	\$18.70	\$18.39	\$16.52
Full Market Value	\$5,029,996	\$5,870,000	\$5,390,000
Market Value per SqFt	\$76.00	\$75.00	\$67.00
Distance from Condominium in miles		0.20	0.20

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05015-7501	4-05005-0045	4-05293-0045
Condominium Section	245-R1		
Address	144-34 37 AVENUE	35-20 149 STREET	166-15 DEPOT ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1988	1975	1975
Gross SqFt	13,997	12,120	13,549
Estimated Gross Income	\$167,964	\$144,450	\$143,700
Gross Income per SqFt	\$12.00	\$11.92	\$10.61
Full Market Value	\$591,997	\$509,000	\$486,000
Market Value per SqFt	\$42.30	\$42.00	\$35.90
Distance from Condominium in miles		0.20	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05017-7501	4-05186-0019	4-05186-0024
Condominium Section	263-R1		
Address	37-31 149 STREET	140-30 BEECH AVENUE	140-40 BEECH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	29	33	33
Year Built	1955	1931	1931
Gross SqFt	27,000	25,139	25,139
Estimated Gross Income	\$363,150	\$309,964	\$314,238
Gross Income per SqFt	\$13.45	\$12.33	\$12.50
Full Market Value	\$1,370,000	\$1,170,000	\$1,180,000
Market Value per SqFt	\$51.00	\$46.50	\$46.90
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-7501	4-05182-0009	4-04954-0131
Condominium Section	134-R1		
Address	142-36 38 AVENUE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	54	27
Year Built	1987	1999	1999
Gross SqFt	18,120	53,860	35,100
Estimated Gross Income	\$309,852	\$926,507	\$730,080
Gross Income per SqFt	\$17.10	\$17.20	\$20.80
Full Market Value	\$1,259,997	\$3,770,000	\$3,260,000
Market Value per SqFt	\$70.00	\$70.00	\$93.00
Distance from Condominium in miles		0.40	0.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-7502	4-05182-0009	4-04954-0131
Condominium Section	427-R1		
Address	142-18 38 AVENUE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	54	27
Year Built	2001	1999	1999
Gross SqFt	48,993	53,860	35,100
Estimated Gross Income	\$962,712	\$926,507	\$730,080
Gross Income per SqFt	\$19.65	\$17.20	\$20.80
Full Market Value	\$4,300,003	\$3,770,000	\$3,260,000
Market Value per SqFt	\$88.00	\$70.00	\$93.00
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05022-7502	4-05145-0049	4-05863-0250
Condominium Section	162-R1		
Address	143-51 ROOSEVELT AVENUE	138-52 ELDER AVENUE	23-50 CORPORAL KENNEDY ST
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	134	175	150
Year Built	1987	1988	1981
Gross SqFt	98,000	121,091	124,877
Estimated Gross Income	\$2,058,000	\$2,597,779	\$2,191,600
Gross Income per SqFt	\$21.00	\$21.45	\$17.55
Full Market Value	\$9,199,999	\$9,770,000	\$6,190,000
Market Value per SqFt	\$94.00	\$81.00	\$49.60
Distance from Condominium in miles		0.70	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7501	4-04954-0131	
Condominium Section	42-R1		
Address	144-77 ROOSEVELT AVENUE	32-08 UNION STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	80	27	
Year Built	1983	1999	
Gross SqFt	101,624	35,100	
Estimated Gross Income	\$2,194,062	\$730,080	
Gross Income per SqFt	\$21.59	\$20.80	
Full Market Value	\$9,809,981	\$3,260,000	
Market Value per SqFt	\$97.00	\$93.00	
Distance from Condominium in miles		0.55	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7502	4-04994-0041	4-05104-0027
Condominium Section	81-R1		
Address	38-08 147 STREET	140-74 34 AVENUE	132-54 POPLA AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	33	44	33
Year Built	1984	1987	1990
Gross SqFt	37,304	38,640	43,957
Estimated Gross Income	\$634,168	\$625,123	\$785,128
Gross Income per SqFt	\$17.00	\$16.18	\$17.86
Full Market Value	\$2,579,998	\$2,540,000	\$3,190,000
Market Value per SqFt	\$69.00	\$66.00	\$73.00
Distance from Condominium in miles		0.35	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7503	4-02225-0030	4-05025-0025
Condominium Section	238-R1		
Address	144-68 38 AVENUE	109-19 72 AVENUE	144-40 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FOREST HILLS	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	24	18	23
Year Built	1989	1986	1976
Gross SqFt	17,905	18,700	21,426
Estimated Gross Income	\$342,081	\$301,631	\$321,400
Gross Income per SqFt	\$19.11	\$16.13	\$15.00
Full Market Value	\$1,529,998	\$1,230,000	\$1,270,000
Market Value per SqFt	\$85.00	\$66.00	\$59.00
Distance from Condominium in miles		3.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7504	4-05182-0009	4-04954-0131
Condominium Section	424-R1		
Address	38-22 147 STREET	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	27
Year Built	2002	1999	1999
Gross SqFt	22,936	53,860	35,100
Estimated Gross Income	\$477,527	\$926,507	\$730,080
Gross Income per SqFt	\$20.82	\$17.20	\$20.80
Full Market Value	\$2,129,998	\$3,770,000	\$3,260,000
Market Value per SqFt	\$93.00	\$70.00	\$93.00
Distance from Condominium in miles		0.50	0.55

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05025-7501	4-05182-0009	4-04954-0131
Condominium Section	413-R1		
Address	144-48 ROOSEVELT AVENUE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	54	27
Year Built	2001	1999	1999
Gross SqFt	22,635	53,860	35,100
Estimated Gross Income	\$425,538	\$926,507	\$730,080
Gross Income per SqFt	\$18.80	\$17.20	\$20.80
Full Market Value	\$1,729,995	\$3,770,000	\$3,260,000
Market Value per SqFt	\$76.00	\$70.00	\$93.00
Distance from Condominium in miles		0.40	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05026-7501	4-04986-0018	4-05135-0017
Condominium Section	111-R1		
Address	147-37 ROOSEVELT AVENUE	147-11 34 AVENUE	136-42 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	54	72
Year Built	1956	1959	1957
Gross SqFt	53,920	49,000	65,903
Estimated Gross Income	\$625,472	\$569,552	\$624,520
Gross Income per SqFt	\$11.60	\$11.62	\$9.48
Full Market Value	\$2,199,995	\$2,010,000	\$2,060,000
Market Value per SqFt	\$40.80	\$41.00	\$31.30
Distance from Condominium in miles		0.35	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05027-7501	4-05005-0042	4-05293-0045
Condominium Section	176-R1		
Address	147-26 ROOSEVELT AVENUE	35-14 149 STREET	166-15 DEPOT ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	14	16
Year Built	1987	1996	1975
Gross SqFt	19,398	10,500	13,549
Estimated Gross Income	\$281,271	\$150,583	\$143,700
Gross Income per SqFt	\$14.50	\$14.34	\$10.61
Full Market Value	\$1,119,996	\$597,000	\$486,000
Market Value per SqFt	\$58.00	\$57.00	\$35.90
Distance from Condominium in miles		0.25	0.95

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05027-7502	4-04995-0024	4-05005-0042
Condominium Section	261-R1		
Address	147-48 ROOSEVELT AVENUE	144-22 34 AVENUE	35-14 149 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	14	14
Year Built	1988	1976	1996
Gross SqFt	36,340	10,032	10,500
Estimated Gross Income	\$563,270	\$136,440	\$150,583
Gross Income per SqFt	\$15.50	\$13.60	\$14.34
Full Market Value	\$2,289,996	\$541,000	\$597,000
Market Value per SqFt	\$63.00	\$54.00	\$57.00
Distance from Condominium in miles		0.40	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05039-7501	4-05182-0009	4-04954-0131
Condominium Section	420-R1		
Address	132-59 41 ROAD	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	54	27
Year Built	2001	1999	1999
Gross SqFt	15,000	53,860	35,100
Estimated Gross Income	\$282,000	\$926,507	\$730,080
Gross Income per SqFt	\$18.80	\$17.20	\$20.80
Full Market Value	\$1,150,000	\$3,770,000	\$3,260,000
Market Value per SqFt	\$77.00	\$70.00	\$93.00
Distance from Condominium in miles		0.50	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05039-7502	4-05182-0009	4-04954-0131
Condominium Section	428-R1		
Address	41-05 COLLEGE POINT BOULE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	54	27
Year Built	2002	1999	1999
Gross SqFt	41,800	53,860	35,100
Estimated Gross Income	\$785,840	\$926,507	\$730,080
Gross Income per SqFt	\$18.80	\$17.20	\$20.80
Full Market Value	\$3,199,997	\$3,770,000	\$3,260,000
Market Value per SqFt	\$77.00	\$70.00	\$93.00
Distance from Condominium in miles		0.50	0.85

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05041-7504	4-05182-0009	4-04954-0131
Condominium Section	383-R1		
Address	133-25 41 ROAD	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	54	27
Year Built	1995	1999	1999
Gross SqFt	15,630	53,860	35,100
Estimated Gross Income	\$251,643	\$926,507	\$730,080
Gross Income per SqFt	\$16.10	\$17.20	\$20.80
Full Market Value	\$1,020,000	\$3,770,000	\$3,260,000
Market Value per SqFt	\$65.00	\$70.00	\$93.00
Distance from Condominium in miles		0.40	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-7501	4-04994-0070	4-05025-0008
Condominium Section	164-R1		
Address	133-36 41 ROAD	139-81 35 AVENUE	144-10 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	64	103	84
Year Built	1987	1971	1973
Gross SqFt	72,300	78,474	65,292
Estimated Gross Income	\$1,352,010	\$1,443,484	\$1,279,900
Gross Income per SqFt	\$18.70	\$18.39	\$19.60
Full Market Value	\$5,499,993	\$5,870,000	\$5,720,000
Market Value per SqFt	\$76.00	\$75.00	\$88.00
Distance from Condominium in miles		0.70	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-7504	4-04954-0131	4-04977-0021
Condominium Section	401-R1		
Address	133-47 SANFORD AVENUE	32-08 UNION STREET	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	27	71
Year Built	2000	1999	2000
Gross SqFt	83,284	35,100	67,324
Estimated Gross Income	\$1,499,112	\$730,080	\$1,241,455
Gross Income per SqFt	\$18.00	\$20.80	\$18.44
Full Market Value	\$6,100,000	\$3,260,000	\$5,050,000
Market Value per SqFt	\$73.00	\$93.00	\$75.00
Distance from Condominium in miles		0.80	0.40

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05043-7501	4-05123-0004	4-05182-0001
Condominium Section	157-R1		
Address	136-05 SANFORD AVENUE	134-14 FRANKLIN AVENUE	140-02 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	93	120
Year Built	1929	1920	1929
Gross SqFt	92,000	89,367	119,185
Estimated Gross Income	\$1,150,000	\$869,875	\$1,493,391
Gross Income per SqFt	\$12.50	\$9.73	\$12.53
Full Market Value	\$4,320,000	\$2,940,000	\$5,610,000
Market Value per SqFt	\$47.00	\$32.90	\$47.10
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05044-7501	4-04994-0017	4-05104-0027
Condominium Section	182-R1		
Address	41-25 KISSENA BOULEVARD	140-16 34 AVENUE	132-54 POPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	204	151	33
Year Built	1963	1985	1990
Gross SqFt	189,000	158,456	43,957
Estimated Gross Income	\$3,005,100	\$2,357,868	\$785,128
Gross Income per SqFt	\$15.90	\$14.88	\$17.86
Full Market Value	\$12,199,998	\$9,350,000	\$3,190,000
Market Value per SqFt	\$65.00	\$59.00	\$73.00
Distance from Condominium in miles		0.55	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05045-7501	4-12322-0001	4-04994-0017
Condominium Section	108-R1		
Address	41-40 UNION STREET	166-01 LINDEN BOULEVARD	140-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	SOUTH JAMAICA	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	351	267	151
Year Built	1974	1981	1985
Gross SqFt	333,006	234,636	158,456
Estimated Gross Income	\$4,961,789	\$3,395,690	\$2,357,868
Gross Income per SqFt	\$14.90	\$14.47	\$14.88
Full Market Value	\$19,699,996	\$9,590,000	\$9,350,000
Market Value per SqFt	\$59.00	\$40.90	\$59.00
Distance from Condominium in miles		5.20	0.55

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-7501	4-12311-0050	4-08276-0658
Condominium Section	51-R1		
Address	143-37 BARCLAY AVENUE	156-01 NORTH CONDUIT AVEN	56-20 MARATHON PARKWAY
Neighborhood	FLUSHING-NORTH	SPRINGFIELD GARDENS	DOUGLSTON
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	36	46	54
Year Built	1982	1972	1977
Gross SqFt	34,587	31,365	27,690
Estimated Gross Income	\$467,962	\$497,780	\$309,480
Gross Income per SqFt	\$13.53	\$15.87	\$11.18
Full Market Value	\$1,760,008	\$2,020,000	\$1,090,000
Market Value per SqFt	\$51.00	\$64.00	\$39.40
Distance from Condominium in miles		6.70	4.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-7502	4-04995-0073	4-05016-0011
Condominium Section	200-R1		
Address	41-07 BOWNE STREET	144-27 35 AVENUE	37-07 147 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	84	95
Year Built	1962	1969	1962
Gross SqFt	77,620	76,140	80,173
Estimated Gross Income	\$1,137,909	\$1,115,838	\$996,233
Gross Income per SqFt	\$14.66	\$14.66	\$12.43
Full Market Value	\$4,509,992	\$4,420,000	\$3,740,000
Market Value per SqFt	\$58.00	\$58.00	\$46.60
Distance from Condominium in miles		0.45	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-7501	4-04994-0041	4-05104-0027
Condominium Section	352-R1		
Address	144-28 BARCLAY AVENUE	140-74 34 AVENUE	132-54 POPE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	44	33
Year Built	1990	1987	1990
Gross SqFt	38,680	38,640	43,957
Estimated Gross Income	\$618,880	\$625,123	\$785,128
Gross Income per SqFt	\$16.00	\$16.18	\$17.86
Full Market Value	\$2,520,000	\$2,540,000	\$3,190,000
Market Value per SqFt	\$65.00	\$66.00	\$73.00
Distance from Condominium in miles		0.55	0.75

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-7502	4-05182-0009	4-04954-0131
Condominium Section	405-R1		
Address	41-33 PARSONS BOULEVARD	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	54	27
Year Built	2000	1999	1999
Gross SqFt	20,448	53,860	35,100
Estimated Gross Income	\$378,288	\$926,507	\$730,080
Gross Income per SqFt	\$18.50	\$17.20	\$20.80
Full Market Value	\$1,540,008	\$3,770,000	\$3,260,000
Market Value per SqFt	\$75.00	\$70.00	\$93.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05052-7501	4-05025-0025	
Condominium Section	186-R1		
Address	147 BARCLAY AVENUE	144-40 ROOSEVELT AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	22	23	
Year Built	1987	1976	
Gross SqFt	19,037	21,426	
Estimated Gross Income	\$264,614	\$321,400	
Gross Income per SqFt	\$13.90	\$15.00	
Full Market Value	\$1,050,000	\$1,270,000	
Market Value per SqFt	\$55.00	\$59.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05062-7501	4-05182-0009	4-04954-0131
Condominium Section	433-R1		
Address	41-28 HAIGHT STREET	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	54	27
Year Built	2003	1999	1999
Gross SqFt	15,189	53,860	35,100
Estimated Gross Income	\$299,223	\$926,507	\$730,080
Gross Income per SqFt	\$19.70	\$17.20	\$20.80
Full Market Value	\$1,340,002	\$3,770,000	\$3,260,000
Market Value per SqFt	\$88.00	\$70.00	\$93.00
Distance from Condominium in miles		0.60	0.95

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05102-7501	4-04995-0024	4-05025-0025
Condominium Section	361-R1		
Address	132-48 MAPLE AVENUE	144-22 34 AVENUE	144-40 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	23
Year Built	1990	1976	1976
Gross SqFt	11,250	10,032	21,426
Estimated Gross Income	\$156,375	\$136,440	\$321,400
Gross Income per SqFt	\$13.90	\$13.60	\$15.00
Full Market Value	\$619,994	\$541,000	\$1,270,000
Market Value per SqFt	\$55.00	\$54.00	\$59.00
Distance from Condominium in miles		1.00	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05102-7502	4-05102-0015	4-00573-0046
Condominium Section	516-R1		
Address	132-37 POPLA AVENUE	132-24 MAPLE AVENUE	27-10 ASTORIA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	15	32	27
Year Built	2005	1926	2004
Gross SqFt	17,655	21,533	25,920
Estimated Gross Income	\$441,375	\$370,650	\$515,860
Gross Income per SqFt	\$25.00	\$17.21	\$19.90
Full Market Value	\$1,970,033	\$1,510,000	\$2,310,000
Market Value per SqFt	\$112.00	\$70.00	\$89.00
Distance from Condominium in miles		0.00	4.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05105-7501	4-00945-0030	4-01606-0052
Condominium Section	150-R1		
Address	132-18 AVERY AVENUE	19-62 77 STREET	40-37 97 STREET
Neighborhood	FLUSHING-NORTH	JACKSON HEIGHTS	CORONA
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	14	17	16
Year Built	1987	1989	1990
Gross SqFt	12,336	12,896	12,304
Estimated Gross Income	\$169,620	\$199,755	\$159,599
Gross Income per SqFt	\$13.75	\$15.49	\$12.97
Full Market Value	\$671,998	\$812,000	\$600,000
Market Value per SqFt	\$54.00	\$63.00	\$48.80
Distance from Condominium in miles		3.55	1.95

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-7501	4-04994-0041	4-05046-0045
Condominium Section	165-R1		
Address	134-46 MAPLE AVENUE	140-74 34 AVENUE	142-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	27	44	42
Year Built	1987	1987	1970
Gross SqFt	23,951	38,640	38,657
Estimated Gross Income	\$384,413	\$625,123	\$513,155
Gross Income per SqFt	\$16.05	\$16.18	\$13.27
Full Market Value	\$1,560,004	\$2,540,000	\$1,930,000
Market Value per SqFt	\$65.00	\$66.00	\$49.90
Distance from Condominium in miles		0.80	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05125-7501	4-05309-0003	4-06691-0011
Condominium Section	119-R1		
Address	13-40 DAHLIA AVENUE	36-03 191 STREET	79-04 149 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	48	36	42
Year Built	1965	1952	1950
Gross SqFt	37,660	28,432	30,981
Estimated Gross Income	\$433,090	\$316,000	\$356,641
Gross Income per SqFt	\$11.50	\$11.11	\$11.51
Full Market Value	\$1,530,005	\$1,110,000	\$1,260,000
Market Value per SqFt	\$40.60	\$39.00	\$40.70
Distance from Condominium in miles		2.10	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05131-7501	4-04995-0024	4-05025-0025
Condominium Section	125-R1		
Address	55-16 MAIN STREET	144-22 34 AVENUE	144-40 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	23
Year Built	1986	1976	1976
Gross SqFt	20,020	10,032	21,426
Estimated Gross Income	\$278,278	\$136,440	\$321,400
Gross Income per SqFt	\$13.90	\$13.60	\$15.00
Full Market Value	\$1,099,998	\$541,000	\$1,270,000
Market Value per SqFt	\$55.00	\$54.00	\$59.00
Distance from Condominium in miles		1.25	0.95

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-7501	4-15624-0001	4-04994-0017
Condominium Section	104-R1		
Address	42-20 KISSENA BOULEVARD	2-52 BEACH 14 STREET	140-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	FAR ROCKAWAY	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	102	196	151
Year Built	1985	1980	1985
Gross SqFt	170,000	163,737	158,456
Estimated Gross Income	\$2,380,000	\$2,293,851	\$2,357,868
Gross Income per SqFt	\$14.00	\$14.01	\$14.88
Full Market Value	\$9,429,999	\$7,040,000	\$9,350,000
Market Value per SqFt	\$55.00	\$43.00	\$59.00
Distance from Condominium in miles		11.80	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-7502	4-05053-0011	4-05294-0013
Condominium Section	246-R1		
Address	136-17 MAPLE AVENUE	147-25 SANFORD AVENUE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	90	65
Year Built	1989	1963	1938
Gross SqFt	89,200	73,649	70,569
Estimated Gross Income	\$1,427,200	\$735,017	\$768,173
Gross Income per SqFt	\$16.00	\$9.98	\$10.89
Full Market Value	\$5,800,000	\$2,480,000	\$2,710,000
Market Value per SqFt	\$65.00	\$33.70	\$38.40
Distance from Condominium in miles		0.65	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-7501	4-04995-0034	4-05025-0008
Condominium Section	114-R1		
Address	136-24 MAPLE COURT	145-16 34 AVENUE	144-10 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	48	42	84
Year Built	1986	1989	1973
Gross SqFt	62,720	47,516	65,292
Estimated Gross Income	\$1,165,964	\$719,254	\$1,279,900
Gross Income per SqFt	\$18.59	\$15.14	\$19.60
Full Market Value	\$4,739,996	\$2,930,000	\$5,720,000
Market Value per SqFt	\$76.00	\$62.00	\$88.00
Distance from Condominium in miles		0.80	0.55

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7501	4-04994-0017	4-05145-0049
Condominium Section	121-R1		
Address	138-35 ELDER AVENUE	140-16 34 AVENUE	138-52 ELDER AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	227	151	175
Year Built	1986	1985	1988
Gross SqFt	232,145	158,456	121,091
Estimated Gross Income	\$3,482,175	\$2,357,868	\$2,597,779
Gross Income per SqFt	\$15.00	\$14.88	\$21.45
Full Market Value	\$13,799,999	\$9,350,000	\$9,770,000
Market Value per SqFt	\$59.00	\$59.00	\$81.00
Distance from Condominium in miles		0.85	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7502	4-05053-0011	4-05294-0013
Condominium Section	273-R1		
Address	137-10 FRANKLIN AVENUE	147-25 SANFORD AVENUE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	90	65
Year Built	1961	1963	1938
Gross SqFt	75,515	73,649	70,569
Estimated Gross Income	\$970,367	\$735,017	\$768,173
Gross Income per SqFt	\$12.85	\$9.98	\$10.89
Full Market Value	\$3,649,994	\$2,480,000	\$2,710,000
Market Value per SqFt	\$48.30	\$33.70	\$38.40
Distance from Condominium in miles		0.65	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7503	4-05053-0011	4-05294-0013
Condominium Section	390-R1		
Address	42-31 COLDEN STREET	147-25 SANFORD AVENUE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	90	65
Year Built	1997	1963	1938
Gross SqFt	77,117	73,649	70,569
Estimated Gross Income	\$1,395,817	\$735,017	\$768,173
Gross Income per SqFt	\$18.10	\$9.98	\$10.89
Full Market Value	\$5,680,012	\$2,480,000	\$2,710,000
Market Value per SqFt	\$74.00	\$33.70	\$38.40
Distance from Condominium in miles		0.65	1.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-7502	4-05046-0006	4-05046-0045
Condominium Section	323-R1		
Address	42-22 UNION STREET	142-12 41 AVENUE	142-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	45	42
Year Built	1990	1968	1970
Gross SqFt	36,336	37,298	38,657
Estimated Gross Income	\$485,086	\$497,328	\$513,155
Gross Income per SqFt	\$13.35	\$13.33	\$13.27
Full Market Value	\$1,819,996	\$1,870,000	\$1,930,000
Market Value per SqFt	\$50.00	\$50.00	\$49.90
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05186-7501	4-05053-0011	4-05294-0013
Condominium Section	240-R1		
Address	43-55 KISSENA BOULEVARD	147-25 SANFORD AVENUE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	90	65
Year Built	1938	1963	1938
Gross SqFt	53,000	73,649	70,569
Estimated Gross Income	\$645,010	\$735,017	\$768,173
Gross Income per SqFt	\$12.17	\$9.98	\$10.89
Full Market Value	\$2,420,000	\$2,480,000	\$2,710,000
Market Value per SqFt	\$45.70	\$33.70	\$38.40
Distance from Condominium in miles		0.50	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-7501	4-00573-0046	4-05182-0009
Condominium Section	510-R1		
Address	140-14 CHERRY AVENUE	27-10 ASTORIA BOULEVARD	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	ASTORIA	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	12	27	54
Year Built	2005	2004	1999
Gross SqFt	12,712	25,920	53,860
Estimated Gross Income	\$241,528	\$515,860	\$926,507
Gross Income per SqFt	\$19.00	\$19.90	\$17.20
Full Market Value	\$982,003	\$2,310,000	\$3,770,000
Market Value per SqFt	\$77.00	\$89.00	\$70.00
Distance from Condominium in miles		5.40	0.20

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-7501	4-05053-0011	4-05294-0013
Condominium Section	403-R1		
Address	43-73 UNION STREET	147-25 SANFORD AVENUE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	90	65
Year Built	1999	1963	1938
Gross SqFt	16,383	73,649	70,569
Estimated Gross Income	\$254,264	\$735,017	\$768,173
Gross Income per SqFt	\$15.52	\$9.98	\$10.89
Full Market Value	\$1,030,000	\$2,480,000	\$2,710,000
Market Value per SqFt	\$63.00	\$33.70	\$38.40
Distance from Condominium in miles		0.50	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-7502	4-05102-0015	
Condominium Section	501-R1		
Address	43-21 UNION STREET	132-24 MAPLE AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	24	32	
Year Built	2005	1926	
Gross SqFt	62,800	21,533	
Estimated Gross Income	\$1,012,964	\$370,650	
Gross Income per SqFt	\$16.13	\$17.21	
Full Market Value	\$4,120,010	\$1,510,000	
Market Value per SqFt	\$66.00	\$70.00	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05281-7501	4-04977-0017	4-04977-0021
Condominium Section	481-R1		
Address	35-91 161 STREET	136-14 NORTHERN BOULEVARD	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	70	63	71
Year Built	1929	2000	2000
Gross SqFt	53,175	52,477	67,324
Estimated Gross Income	\$744,450	\$1,220,725	\$1,241,455
Gross Income per SqFt	\$14.00	\$23.26	\$18.44
Full Market Value	\$2,949,998	\$5,460,000	\$5,050,000
Market Value per SqFt	\$55.00	\$104.00	\$75.00
Distance from Condominium in miles		1.35	1.35

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05294-7501	4-05050-0039	4-05022-0018
Condominium Section	199-R1		
Address	36-20 168 STREET	144-90 41 AVENUE	143-18 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	101	109
Year Built	1937	1972	1971
Gross SqFt	85,000	79,602	80,241
Estimated Gross Income	\$1,139,000	\$1,064,316	\$1,325,330
Gross Income per SqFt	\$13.40	\$13.37	\$16.52
Full Market Value	\$4,279,987	\$4,000,000	\$5,390,000
Market Value per SqFt	\$50.00	\$50.00	\$67.00
Distance from Condominium in miles		1.10	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-7501	4-04995-0024	4-05051-0007
Condominium Section	54-R1		
Address	170-20 CROCHERON AVENUE	144-22 34 AVENUE	41-39 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	14	16
Year Built	1981	1976	1977
Gross SqFt	17,340	10,032	11,140
Estimated Gross Income	\$244,320	\$136,440	\$168,370
Gross Income per SqFt	\$14.09	\$13.60	\$15.11
Full Market Value	\$968,992	\$541,000	\$667,000
Market Value per SqFt	\$56.00	\$54.00	\$60.00
Distance from Condominium in miles		1.45	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05315-7501	4-05306-0018	4-05417-0029
Condominium Section	171-R1		
Address	36-21 193 STREET	35-09 191 STREET	43-11 159 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1986	1928	1927
Gross SqFt	15,096	17,213	15,300
Estimated Gross Income	\$206,815	\$235,000	\$174,953
Gross Income per SqFt	\$13.70	\$13.65	\$11.43
Full Market Value	\$820,000	\$932,000	\$617,000
Market Value per SqFt	\$54.00	\$54.00	\$40.30
Distance from Condominium in miles		0.10	1.00

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05333-7501	4-05005-0042	4-05025-0025
Condominium Section	371-R1		
Address	160-21 SANFORD AVENUE	35-14 149 STREET	144-40 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	14	23
Year Built	1991	1996	1976
Gross SqFt	19,460	10,500	21,426
Estimated Gross Income	\$272,440	\$150,583	\$321,400
Gross Income per SqFt	\$14.00	\$14.34	\$15.00
Full Market Value	\$1,080,004	\$597,000	\$1,270,000
Market Value per SqFt	\$55.00	\$57.00	\$59.00
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05387-7501	4-05104-0027	
Condominium Section	191-R1		
Address	42-58 157 STREET	132-54 POPLA AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	16	33	
Year Built	1987	1990	
Gross SqFt	13,000	43,957	
Estimated Gross Income	\$182,000	\$785,128	
Gross Income per SqFt	\$14.00	\$17.86	
Full Market Value	\$721,001	\$3,190,000	
Market Value per SqFt	\$55.00	\$73.00	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05390-7501	4-01261-0058	
Condominium Section	146-R1		
Address	42-49 159 STREET	34-27 74 STREET	
Neighborhood	FLUSHING-NORTH	JACKSON HEIGHTS	
Building Classification	R2-WALK-UP	D3-ELEVATOR	
Total Units	20	26	
Year Built	1962	1962	
Gross SqFt	18,010	17,256	
Estimated Gross Income	\$288,160	\$293,756	
Gross Income per SqFt	\$16.00	\$17.02	
Full Market Value	\$1,169,998	\$1,190,000	
Market Value per SqFt	\$65.00	\$69.00	
Distance from Condominium in miles		4.50	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05415-7501	4-05104-0027	
Condominium Section	195-R1		
Address	43-04 158 STREET	132-54 POPLA AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	17	33	
Year Built	1987	1990	
Gross SqFt	16,145	43,957	
Estimated Gross Income	\$226,030	\$785,128	
Gross Income per SqFt	\$14.00	\$17.86	
Full Market Value	\$896,001	\$3,190,000	
Market Value per SqFt	\$55.00	\$73.00	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-05055-0016	4-05295-0019
Condominium Section	49-R1		
Address	175-10 56 AVENUE	41-45 149 STREET	36-40 169 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	11	16
Year Built	1982	1982	1976
Gross SqFt	23,400	6,931	12,098
Estimated Gross Income	\$415,116	\$122,960	\$107,060
Gross Income per SqFt	\$17.74	\$17.74	\$8.85
Full Market Value	\$1,690,007	\$500,000	\$353,000
Market Value per SqFt	\$72.00	\$72.00	\$29.20
Distance from Condominium in miles		1.70	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-10823-0031	4-12311-0050
Condominium Section	49-R2		
Address	175-32 56 AVENUE	195-24 JAMAICA AVENUE	156-01 NORTH CONDUIT AVEN
Neighborhood	FLUSHING-NORTH	HOLLIS	SPRINGFIELD GARDENS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	52	65	46
Year Built	1982	1963	1972
Gross SqFt	46,800	27,849	31,365
Estimated Gross Income	\$814,320	\$484,400	\$497,780
Gross Income per SqFt	\$17.40	\$17.39	\$15.87
Full Market Value	\$3,310,037	\$1,970,000	\$2,020,000
Market Value per SqFt	\$71.00	\$71.00	\$64.00
Distance from Condominium in miles		2.50	5.10

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-10823-0031	4-12311-0050
Condominium Section	49-R3		
Address	5603A UTOPIA PARKWAY	195-24 JAMAICA AVENUE	156-01 NORTH CONDUIT AVEN
Neighborhood	FLUSHING-NORTH	HOLLIS	SPRINGFIELD GARDENS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	54	65	46
Year Built	1982	1963	1972
Gross SqFt	48,600	27,849	31,365
Estimated Gross Income	\$845,640	\$484,400	\$497,780
Gross Income per SqFt	\$17.40	\$17.39	\$15.87
Full Market Value	\$3,440,002	\$1,970,000	\$2,020,000
Market Value per SqFt	\$71.00	\$71.00	\$64.00
Distance from Condominium in miles		2.50	5.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-05005-0045	4-05293-0045
Condominium Section	49-R4		
Address	5627A 184 STREET	35-20 149 STREET	166-15 DEPOT ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1982	1975	1975
Gross SqFt	14,400	12,120	13,549
Estimated Gross Income	\$172,080	\$144,450	\$143,700
Gross Income per SqFt	\$11.95	\$11.92	\$10.61
Full Market Value	\$607,000	\$509,000	\$486,000
Market Value per SqFt	\$42.20	\$42.00	\$35.90
Distance from Condominium in miles		2.15	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-05005-0045	4-05293-0045
Condominium Section	49-R5		
Address	1830A 58 AVENUE	35-20 149 STREET	166-15 DEPOT ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	16
Year Built	1982	1975	1975
Gross SqFt	12,600	12,120	13,549
Estimated Gross Income	\$150,570	\$144,450	\$143,700
Gross Income per SqFt	\$11.95	\$11.92	\$10.61
Full Market Value	\$531,000	\$509,000	\$486,000
Market Value per SqFt	\$42.10	\$42.00	\$35.90
Distance from Condominium in miles		2.20	1.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-05005-0045	
Condominium Section	49-R6		
Address	184-06 58 AVENUE	35-20 149 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	1982	1975	
Gross SqFt	14,400	12,120	
Estimated Gross Income	\$172,080	\$144,450	
Gross Income per SqFt	\$11.95	\$11.92	
Full Market Value	\$606,992	\$509,000	
Market Value per SqFt	\$42.20	\$42.00	
Distance from Condominium in miles		2.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0118	
Condominium Section	43-R1		
Address	209-90 23 AVENUE	16-66 BELL BOULEVARD	
Neighborhood	BAYSIDE	BAYSIDE	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	543	152	
Year Built	1983	1973	
Gross SqFt	515,402	147,700	
Estimated Gross Income	\$9,174,155	\$2,625,686	
Gross Income per SqFt	\$17.80	\$17.78	
Full Market Value	\$37,299,978	\$10,700,000	
Market Value per SqFt	\$72.00	\$72.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0118	
Condominium Section	43-R2		
Address	209-90 23 AVENUE	16-66 BELL BOULEVARD	
Neighborhood	BAYSIDE	BAYSIDE	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	100	152	
Year Built	0	1973	
Gross SqFt	89,015	147,700	
Estimated Gross Income	\$1,584,467	\$2,625,686	
Gross Income per SqFt	\$17.80	\$17.78	
Full Market Value	\$6,439,995	\$10,700,000	
Market Value per SqFt	\$72.00	\$72.00	
Distance from Condominium in miles		0.35	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R3		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	240	152	152
Year Built	1983	1973	1973
Gross SqFt	216,662	147,700	147,700
Estimated Gross Income	\$3,856,583	\$2,539,788	\$2,625,686
Gross Income per SqFt	\$17.80	\$17.20	\$17.78
Full Market Value	\$15,700,006	\$10,300,000	\$10,700,000
Market Value per SqFt	\$72.00	\$70.00	\$72.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R5		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	138	152	152
Year Built	1983	1973	1973
Gross SqFt	124,491	147,700	147,700
Estimated Gross Income	\$2,215,939	\$2,539,788	\$2,625,686
Gross Income per SqFt	\$17.80	\$17.20	\$17.78
Full Market Value	\$9,010,009	\$10,300,000	\$10,700,000
Market Value per SqFt	\$72.00	\$70.00	\$72.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R7		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	152	152
Year Built	1983	1973	1973
Gross SqFt	17,949	147,700	147,700
Estimated Gross Income	\$403,359	\$2,539,788	\$2,625,686
Gross Income per SqFt	\$22.47	\$17.20	\$17.78
Full Market Value	\$1,800,000	\$10,300,000	\$10,700,000
Market Value per SqFt	\$100.00	\$70.00	\$72.00
Distance from Condominium in miles		0.35	0.35

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06284-7501	4-06021-0029	4-06024-0017
Condominium Section	343-R1		
Address	213-02 42 AVENUE	198-39 JORDAN STREET	198-40 32 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	47	42	46
Year Built	0	1924	1931
Gross SqFt	32,208	36,000	36,000
Estimated Gross Income	\$515,328	\$420,071	\$454,587
Gross Income per SqFt	\$16.00	\$11.67	\$12.63
Full Market Value	\$2,100,001	\$1,480,000	\$1,710,000
Market Value per SqFt	\$65.00	\$41.10	\$47.50
Distance from Condominium in miles		1.20	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06542-7501	4-01251-0030	4-01275-0001
Condominium Section	109-R1		
Address	152-72 MELBOURNE AVENUE	78-01 34 AVENUE	75-08 35 AVENUE
Neighborhood	FLUSHING-SOUTH	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	96	96
Year Built	1963	1950	1950
Gross SqFt	86,652	90,950	95,000
Estimated Gross Income	\$875,185	\$878,328	\$955,386
Gross Income per SqFt	\$10.10	\$9.66	\$10.06
Full Market Value	\$2,960,026	\$2,970,000	\$3,230,000
Market Value per SqFt	\$34.20	\$32.70	\$34.00
Distance from Condominium in miles		4.05	4.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06548-7501	4-09719-0002	4-01273-0001
Condominium Section	148-R1		
Address	135 JEWEL AVENUE	84-10 141 STREET	73-12 35 AVENUE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	318	291	195
Year Built	1950	1958	1940
Gross SqFt	219,528	357,885	194,450
Estimated Gross Income	\$2,656,288	\$3,893,904	\$2,509,015
Gross Income per SqFt	\$12.10	\$10.88	\$12.90
Full Market Value	\$9,360,011	\$13,700,000	\$9,430,000
Market Value per SqFt	\$42.60	\$38.30	\$48.50
Distance from Condominium in miles		1.10	3.70

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06797-7503	4-05182-0009	4-04954-0131
Condominium Section	325-R1		
Address	158-13 72 AVENUE	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	54	27
Year Built	1987	1999	1999
Gross SqFt	51,125	53,860	35,100
Estimated Gross Income	\$925,362	\$926,507	\$730,080
Gross Income per SqFt	\$18.10	\$17.20	\$20.80
Full Market Value	\$3,760,003	\$3,770,000	\$3,260,000
Market Value per SqFt	\$74.00	\$70.00	\$93.00
Distance from Condominium in miles		2.00	2.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07353-7501	4-06266-0001	4-06260-0001
Condominium Section	228-R1		
Address	201-02 ROCKY HILL ROAD	205-02 42 AVENUE	202-02 42 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	27	27	27
Year Built	1950	1948	1948
Gross SqFt	18,600	20,400	20,400
Estimated Gross Income	\$303,180	\$335,784	\$349,815
Gross Income per SqFt	\$16.30	\$16.46	\$17.15
Full Market Value	\$1,229,997	\$1,370,000	\$1,420,000
Market Value per SqFt	\$66.00	\$67.00	\$70.00
Distance from Condominium in miles		0.50	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07353-7501	4-12311-0050	4-04291-0005
Condominium Section	228-R2		
Address	202-02 ROCKY HILL ROAD	156-01 NORTH CONDUIT AVEN	119-59 27 AVENUE
Neighborhood	BAYSIDE	SPRINGFIELD GARDENS	COLLEGE POINT
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	38	46	26
Year Built	1950	1972	1965
Gross SqFt	26,190	31,365	21,060
Estimated Gross Income	\$416,421	\$497,780	\$200,281
Gross Income per SqFt	\$15.90	\$15.87	\$9.51
Full Market Value	\$1,690,001	\$2,020,000	\$660,000
Market Value per SqFt	\$65.00	\$64.00	\$31.30
Distance from Condominium in miles		5.80	3.95

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07674-7501	4-03156-0133	4-09631-0241
Condominium Section	60-R1		
Address	67-27 CLOVERDALE BOULEVAR	98-05 67 AVENUE	123-60 83 AVENUE
Neighborhood	OAKLAND GARDENS	REGO PARK	KEW GARDENS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D6-ELEVATOR
Total Units	179	181	217
Year Built	1960	1960	1960
Gross SqFt	212,533	177,710	196,393
Estimated Gross Income	\$3,761,834	\$2,431,751	\$4,064,173
Gross Income per SqFt	\$17.70	\$13.68	\$20.69
Full Market Value	\$15,300,020	\$9,640,000	\$18,200,000
Market Value per SqFt	\$72.00	\$54.00	\$93.00
Distance from Condominium in miles		5.90	4.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08136-7502	4-03083-0079	
Condominium Section	189-R1		
Address	40-01 LITTLE NECK PARKWAY	95-11 64 ROAD	
Neighborhood	LITTLE NECK	REGO PARK	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	63	32	
Year Built	1987	1993	
Gross SqFt	61,840	27,907	
Estimated Gross Income	\$992,532	\$467,120	
Gross Income per SqFt	\$16.05	\$16.74	
Full Market Value	\$4,040,000	\$1,900,000	
Market Value per SqFt	\$65.00	\$68.00	
Distance from Condominium in miles		7.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09046-7501	4-09086-0033	4-09021-0030
Condominium Section	212-R1		
Address	97-52 75 STREET	84-23 103 AVENUE	95-25 85 STREET
Neighborhood	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	18	11
Year Built	1988	2002	1981
Gross SqFt	31,315	17,021	5,610
Estimated Gross Income	\$405,529	\$181,432	\$80,672
Gross Income per SqFt	\$12.95	\$10.66	\$14.38
Full Market Value	\$1,519,993	\$613,000	\$320,000
Market Value per SqFt	\$48.50	\$36.00	\$57.00
Distance from Condominium in miles		0.50	0.50

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09177-7501	4-09181-0026	4-08877-0025
Condominium Section	184-R1		
Address	84-10 101 STREET	101-16 86 AVENUE	90-17 85 ROAD
Neighborhood	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	18	12
Year Built	1959	1938	1942
Gross SqFt	12,208	15,231	11,500
Estimated Gross Income	\$39,140	\$157,362	\$107,000
Gross Income per SqFt	\$3.21	\$10.33	\$9.30
Full Market Value	\$120,000	\$532,000	\$353,000
Market Value per SqFt	\$9.83	\$34.90	\$30.70
Distance from Condominium in miles		0.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09177-7501	4-09181-0026	4-08877-0025
Condominium Section	184-R3		
Address	84-10 101 STREET	101-16 86 AVENUE	90-17 85 ROAD
Neighborhood	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	63	18	12
Year Built	1959	1938	1942
Gross SqFt	53,790	15,231	11,500
Estimated Gross Income	\$554,037	\$157,362	\$107,000
Gross Income per SqFt	\$10.30	\$10.33	\$9.30
Full Market Value	\$1,870,000	\$532,000	\$353,000
Market Value per SqFt	\$34.80	\$34.90	\$30.70
Distance from Condominium in miles		0.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09231-7501	4-09234-0034	4-09260-0018
Condominium Section	132-R1		
Address	83-09 LEFFERTS BOULEVARD	84-47 118 STREET	85-28 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	41	41
Year Built	1928	1939	1931
Gross SqFt	40,235	40,700	38,600
Estimated Gross Income	\$519,031	\$433,240	\$350,700
Gross Income per SqFt	\$12.90	\$10.64	\$9.09
Full Market Value	\$1,950,003	\$1,460,000	\$1,160,000
Market Value per SqFt	\$48.50	\$35.90	\$30.10
Distance from Condominium in miles		0.15	0.25

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09245-7501	4-01606-0052	4-04995-0024
Condominium Section	48-R1		
Address	84-62 AUSTIN STREET	40-37 97 STREET	144-22 34 AVENUE
Neighborhood	KEW GARDENS	CORONA	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	14
Year Built	1982	1990	1976
Gross SqFt	16,275	12,304	10,032
Estimated Gross Income	\$219,712	\$159,599	\$136,440
Gross Income per SqFt	\$13.50	\$12.97	\$13.60
Full Market Value	\$826,000	\$600,000	\$541,000
Market Value per SqFt	\$51.00	\$48.80	\$54.00
Distance from Condominium in miles		3.60	4.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09651-7501	4-09712-0102	4-09644-0001
Condominium Section	215-R1		
Address	85-15 MAIN STREET	141-35 85 ROAD	86-25 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	R9-CONDOPS	D1-ELEVATOR	D3-ELEVATOR
Total Units	223	252	201
Year Built	1966	1951	1960
Gross SqFt	196,355	179,072	167,400
Estimated Gross Income	\$2,994,418	\$2,899,812	\$2,637,782
Gross Income per SqFt	\$15.25	\$16.19	\$15.76
Full Market Value	\$12,200,000	\$11,800,000	\$10,700,000
Market Value per SqFt	\$62.00	\$66.00	\$64.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09668-7501	4-09651-0061	4-09710-0094
Condominium Section	251-R1		
Address	135-08 82 AVENUE	84-48 MANTON STREET	139-21 86 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	R4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	20	30	60
Year Built	1990	1928	1959
Gross SqFt	19,000	21,220	38,394
Estimated Gross Income	\$285,000	\$287,450	\$607,701
Gross Income per SqFt	\$15.00	\$13.55	\$15.83
Full Market Value	\$1,130,001	\$1,080,000	\$2,470,000
Market Value per SqFt	\$59.00	\$51.00	\$64.00
Distance from Condominium in miles		0.35	0.55

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09736-7501	4-09660-0030	
Condominium Section	520-R1		
Address	143-41 84 DRIVE	82-46 135 STREET	
Neighborhood	BRIARWOOD	BRIARWOOD	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	53	126	
Year Built	2007	1951	
Gross SqFt	29,969	103,842	
Estimated Gross Income	\$0	\$1,454,335	
Gross Income per SqFt	\$0.00	\$14.01	
Full Market Value	\$6,580,083	\$5,770,000	
Market Value per SqFt	\$220.00	\$56.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09937-7501	4-00620-0178	4-00573-0046
Condominium Section	500-R1		
Address	178-36 WEXFORD TERRACE	25-16 33 STREET	27-10 ASTORIA BOULEVARD
Neighborhood	JAMAICA ESTATES	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	32	11	27
Year Built	2006	2004	2004
Gross SqFt	32,317	11,596	25,920
Estimated Gross Income	\$672,193	\$241,197	\$515,860
Gross Income per SqFt	\$20.80	\$20.80	\$19.90
Full Market Value	\$2,999,998	\$1,080,000	\$2,310,000
Market Value per SqFt	\$93.00	\$93.00	\$89.00
Distance from Condominium in miles		8.00	8.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09944-7501	4-09937-0025	4-09884-0032
Condominium Section	208-R1		
Address	180-16 WEXFORD TERRACE	178-60 WEXFORD TERRACE	86-15 AVA PLACE
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	73	53
Year Built	1986	1956	1963
Gross SqFt	19,448	57,186	38,208
Estimated Gross Income	\$320,892	\$882,995	\$658,216
Gross Income per SqFt	\$16.50	\$15.44	\$17.23
Full Market Value	\$1,310,001	\$3,590,000	\$2,680,000
Market Value per SqFt	\$67.00	\$63.00	\$70.00
Distance from Condominium in miles		0.15	0.35

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11417-7502	4-01909-0001	4-01756-0005
Condominium Section	12-R1		
Address	149-30 88 STREET	55-15 99 STREET	34-12 113 STREET
Neighborhood	HOWARD BEACH	CORONA	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	138	132
Year Built	1967	1961	1973
Gross SqFt	199,444	148,548	133,542
Estimated Gross Income	\$2,842,077	\$2,659,635	\$1,374,147
Gross Income per SqFt	\$14.25	\$17.90	\$10.29
Full Market Value	\$11,300,003	\$8,170,000	\$3,880,000
Market Value per SqFt	\$57.00	\$55.00	\$29.10
Distance from Condominium in miles		4.85	6.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-7501	4-01756-0005	
Condominium Section	1-R1		
Address	84-39 153 AVENUE	34-12 113 STREET	
Neighborhood	HOWARD BEACH	CORONA	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	156	132	
Year Built	0	1973	
Gross SqFt	198,707	133,542	
Estimated Gross Income	\$2,831,574	\$1,374,147	
Gross Income per SqFt	\$14.25	\$10.29	
Full Market Value	\$11,200,001	\$3,880,000	
Market Value per SqFt	\$56.00	\$29.10	
Distance from Condominium in miles		6.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-7502	4-01756-0005	
Condominium Section	2-R1		
Address	151-15 84 STREET	34-12 113 STREET	
Neighborhood	HOWARD BEACH	CORONA	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	163	132	
Year Built	0	1973	
Gross SqFt	198,687	133,542	
Estimated Gross Income	\$2,831,289	\$1,374,147	
Gross Income per SqFt	\$14.25	\$10.29	
Full Market Value	\$11,200,001	\$3,880,000	
Market Value per SqFt	\$56.00	\$29.10	
Distance from Condominium in miles		6.10	

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11440-7501	4-01956-0029	4-16226-0074
Condominium Section	292-R1		
Address	78-10 153 AVENUE	60-15 CALLOWAY STREET	180 BEACH 117 STREET
Neighborhood	HOWARD BEACH	CORONA	ROCKAWAY PARK
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	67	61
Year Built	1977	1965	1960
Gross SqFt	52,400	74,300	50,347
Estimated Gross Income	\$707,400	\$1,292,275	\$477,601
Gross Income per SqFt	\$13.50	\$17.39	\$9.49
Full Market Value	\$2,660,031	\$3,970,000	\$1,570,000
Market Value per SqFt	\$51.00	\$53.00	\$31.20
Distance from Condominium in miles		5.00	6.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11599-7501	4-11601-0001	4-11599-0028
Condominium Section	495-R1		
Address	109-18 LEFFERTS BOULEVARD	109-05 120 STREET	109-44 LEFFERTS BOULEVARD
Neighborhood	SOUTH OZONE PARK	SOUTH OZONE PARK	SOUTH OZONE PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	27	33
Year Built	0	1930	1925
Gross SqFt	19,200	18,700	24,000
Estimated Gross Income	\$266,880	\$306,867	\$301,544
Gross Income per SqFt	\$13.90	\$16.41	\$12.56
Full Market Value	\$1,059,998	\$1,250,000	\$1,130,000
Market Value per SqFt	\$55.00	\$67.00	\$47.10
Distance from Condominium in miles		0.10	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15557-7501	4-15744-0007	4-15753-0072
Condominium Section	179-R1		
Address	10-11 NAMEOKE STREET	29 BEACH 32 STREET	23-11 CORNAGA AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	107	76
Year Built	1961	1959	1964
Gross SqFt	73,060	111,102	78,600
Estimated Gross Income	\$635,622	\$960,054	\$656,805
Gross Income per SqFt	\$8.70	\$8.64	\$8.36
Full Market Value	\$2,100,011	\$3,160,000	\$2,160,000
Market Value per SqFt	\$28.70	\$28.40	\$27.50
Distance from Condominium in miles		0.85	0.45

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16113-7501	4-16151-0006	4-16232-0045
Condominium Section	463-R1		
Address	2-21 BEACH 80 STREET	2-14 BEACH 96 STREET	122-20 OCEAN PROMENADE
Neighborhood	HAMMELS	HAMMELS	ROCKAWAY PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	72
Year Built	2005	2004	1932
Gross SqFt	93,315	55,628	64,920
Estimated Gross Income	\$3,732,600	\$1,043,790	\$558,216
Gross Income per SqFt	\$40.00	\$18.76	\$8.60
Full Market Value	\$18,799,980	\$4,250,000	\$1,840,000
Market Value per SqFt	\$201.00	\$76.00	\$28.30
Distance from Condominium in miles		0.65	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16113-7502	4-03173-0022	4-09760-0025
Condominium Section	462-R1		
Address	260 BEACH 81 STREET	102-02 QUEENS BOULEVARD	89-44 162 STREET
Neighborhood	HAMMELS	REGO PARK	JAMAICA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	78	21	90
Year Built	2005	2002	2003
Gross SqFt	82,862	20,000	97,187
Estimated Gross Income	\$3,314,480	\$454,865	\$2,222,000
Gross Income per SqFt	\$40.00	\$22.74	\$22.86
Full Market Value	\$16,699,997	\$2,030,000	\$9,930,000
Market Value per SqFt	\$202.00	\$102.00	\$102.00
Distance from Condominium in miles		9.70	8.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16173-7501	4-16151-0006	4-16229-0041
Condominium Section	494-R1		
Address	100-04 SHORE FRONT PARKWA	2-14 BEACH 96 STREET	131 OCEAN PROMENADE
Neighborhood	ROCKAWAY PARK	HAMMELS	ROCKAWAY PARK
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	72	48
Year Built	2007	2004	1957
Gross SqFt	98,222	55,628	35,159
Estimated Gross Income	\$1,132,500	\$1,043,790	\$363,086
Gross Income per SqFt	\$11.53	\$18.76	\$10.33
Full Market Value	\$3,989,996	\$4,250,000	\$1,230,000
Market Value per SqFt	\$40.60	\$76.00	\$35.00
Distance from Condominium in miles		0.30	1.00

BOROUGH OF QUEENS - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16226-7501	4-16151-0006	4-16232-0045
Condominium Section	467-R1		
Address	136 BEACH 117 STREET	2-14 BEACH 96 STREET	122-20 OCEAN PROMENADE
Neighborhood	ROCKAWAY PARK	HAMMELS	ROCKAWAY PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	72	72
Year Built	2005	2004	1932
Gross SqFt	74,400	55,628	64,920
Estimated Gross Income	\$2,232,000	\$1,043,790	\$558,216
Gross Income per SqFt	\$30.00	\$18.76	\$8.60
Full Market Value	\$10,800,009	\$4,250,000	\$1,840,000
Market Value per SqFt	\$145.00	\$76.00	\$28.30
Distance from Condominium in miles		1.10	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16233-7501	4-16226-0074	4-16229-0041
Condominium Section	173-R1		
Address	123-10 OAK STREET	180 BEACH 117 STREET	131 OCEAN PROMENADE
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	61	48
Year Built	1986	1960	1957
Gross SqFt	82,600	50,347	35,159
Estimated Gross Income	\$850,780	\$477,601	\$363,086
Gross Income per SqFt	\$10.30	\$9.49	\$10.33
Full Market Value	\$2,870,000	\$1,570,000	\$1,230,000
Market Value per SqFt	\$34.70	\$31.20	\$35.00
Distance from Condominium in miles		0.35	0.20