

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00030-7501	4-00017-0021	
Condominium Section	558-R1		
Address	5-09 48 AVENUE	50 AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	121	503	
Year Built	2007	2000	
Gross SqFt	113,450	403,000	
Estimated Gross Income	\$3,403,500	\$10,013,617	
Gross Income per SqFt	\$30.00	\$24.85	
Full Market Value	\$16,300,001	\$23,400,000	
Market Value per SqFt	\$144.00	\$58.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00031-7501	4-00575-0029	4-00040-0015
Condominium Section	478-R1		
Address	5-15 49 AVENUE	27-37 27 STREET	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R2-WALK-UP	D3-ELEVATOR	D9-ELEVATOR
Total Units	47	30	25
Year Built	2005	1970	2005
Gross SqFt	62,866	30,572	24,464
Estimated Gross Income	\$1,885,980	\$574,284	\$559,719
Gross Income per SqFt	\$30.00	\$18.78	\$22.88
Full Market Value	\$9,030,002	\$2,270,000	\$2,430,000
Market Value per SqFt	\$144.00	\$74.00	\$99.00
Distance from Condominium in miles		2.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00032-7501	4-00040-0015	4-00531-0059
Condominium Section	487-R1		
Address	5-03 50 AVENUE	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	13	25	63
Year Built	2006	2005	2001
Gross SqFt	18,375	24,464	61,700
Estimated Gross Income	\$413,437	\$559,719	\$1,362,613
Gross Income per SqFt	\$22.50	\$22.88	\$22.08
Full Market Value	\$1,800,000	\$2,430,000	\$5,920,000
Market Value per SqFt	\$98.00	\$99.00	\$96.00
Distance from Condominium in miles		0.15	2.00

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00047-7501	4-09760-0022	4-00040-0015
Condominium Section	542-R1		
Address	10-55 47 AVENUE	90-05 161 STREET	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	JAMAICA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	43	96	25
Year Built	2007	2003	2005
Gross SqFt	58,500	54,496	24,464
Estimated Gross Income	\$1,579,500	\$1,451,036	\$559,719
Gross Income per SqFt	\$27.00	\$26.60	\$22.88
Full Market Value	\$7,579,996	\$6,300,000	\$2,430,000
Market Value per SqFt	\$130.00	\$116.00	\$99.00
Distance from Condominium in miles		8.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00057-7501	4-00575-0029	
Condominium Section	488-R1		
Address	13-15 JACKSON AVENUE	27-37 27 STREET	
Neighborhood	LONG ISLAND CITY	ASTORIA	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	54	30	
Year Built	2006	1970	
Gross SqFt	60,623	30,572	
Estimated Gross Income	\$1,818,690	\$574,284	
Gross Income per SqFt	\$30.00	\$18.78	
Full Market Value	\$8,709,996	\$2,270,000	
Market Value per SqFt	\$144.00	\$74.00	
Distance from Condominium in miles		2.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00082-7501	4-00139-0035	4-00153-0012
Condominium Section	484-R1		
Address	27-28 THOMSON AVENUE	43-34 49 STREET	45-35 46 STREET
Neighborhood	LONG ISLAND CITY	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	237	72	45
Year Built	1920	1927	1927
Gross SqFt	310,173	53,000	33,078
Estimated Gross Income	\$6,203,460	\$966,084	\$606,609
Gross Income per SqFt	\$20.00	\$18.23	\$18.34
Full Market Value	\$26,900,004	\$3,820,000	\$2,400,000
Market Value per SqFt	\$87.00	\$72.00	\$73.00
Distance from Condominium in miles		1.35	1.25

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00134-7501	4-00040-0015	4-00531-0059
Condominium Section	498-R1		
Address	49-07 43 AVENUE	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	15	25	63
Year Built	2005	2005	2001
Gross SqFt	15,610	24,464	61,700
Estimated Gross Income	\$312,200	\$559,719	\$1,362,613
Gross Income per SqFt	\$20.00	\$22.88	\$22.08
Full Market Value	\$1,360,012	\$2,430,000	\$5,920,000
Market Value per SqFt	\$87.00	\$99.00	\$96.00
Distance from Condominium in miles		2.00	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00158-7501	4-00040-0015	4-00531-0059
Condominium Section	553-R1		
Address	41-32 44 STREET	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	39	25	63
Year Built	2006	2005	2001
Gross SqFt	25,035	24,464	61,700
Estimated Gross Income	\$525,735	\$559,719	\$1,362,613
Gross Income per SqFt	\$21.00	\$22.88	\$22.08
Full Market Value	\$2,280,001	\$2,430,000	\$5,920,000
Market Value per SqFt	\$91.00	\$99.00	\$96.00
Distance from Condominium in miles		1.70	1.50

	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	\$659,832	\$688,455	\$808,467
Gross Income per SqFt	\$12.00	\$10.67	\$13.09
Full Market Value	\$2,279,995	\$2,140,000	\$2,790,000
Market Value per SqFt	\$41.50	\$33.20	\$45.20
Distance from Condominium in miles		0.05	0.05

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-7502	4-00163-0014	4-00160-0018
Condominium Section	92-R1		
Address	41-07 42 STREET	43-23 42 STREET	43-15 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	52
Year Built	1936	1942	1931
Gross SqFt	58,926	61,320	43,050
Estimated Gross Income	\$707,112	\$668,943	\$580,030
Gross Income per SqFt	\$12.00	\$10.91	\$13.47
Full Market Value	\$2,439,995	\$2,080,000	\$2,120,000
Market Value per SqFt	\$41.40	\$33.90	\$49.20
Distance from Condominium in miles		0.10	0.20

	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	\$901,381	\$808,467	\$982,827
Gross Income per SqFt	\$13.00	\$13.09	\$14.73
Full Market Value	\$3,289,971	\$2,790,000	\$3,590,000
Market Value per SqFt	\$47.40	\$45.20	\$54.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00161-7501	4-00160-0018	4-00158-0038
Condominium Section	335-R1		
Address	43-42 45 STREET	43-15 45 STREET	41-44 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	52	94
Year Built	1936	1931	1930
Gross SqFt	70,260	43,050	71,490
Estimated Gross Income	\$948,510	\$580,030	\$921,749
Gross Income per SqFt	\$13.50	\$13.47	\$12.89
Full Market Value	\$3,370,000	\$2,120,000	\$3,360,000
Market Value per SqFt	\$48.00	\$49.20	\$47.00
Distance from Condominium in miles		0.05	0.10

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-7501	4-00184-0029	4-00189-0014
Condominium Section	167-R1		
Address	41-09 41 STREET	41-22 42 STREET	43-23 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	60	74
Year Built	1938	1937	1930
Gross SqFt	59,920	61,770	52,000
Estimated Gross Income	\$838,880	\$808,467	\$752,826
Gross Income per SqFt	\$14.00	\$13.09	\$14.48
Full Market Value	\$3,059,994	\$2,790,000	\$2,750,000
Market Value per SqFt	\$51.00	\$45.20	\$53.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00192-7501	4-00040-0015	4-03169-0021
Condominium Section	560-R1		
Address	41-02 QUEENS BOULEVARD	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	31	25	29
Year Built	2006	2005	2001
Gross SqFt	32,825	24,464	22,662
Estimated Gross Income	\$984,750	\$559,719	\$584,508
Gross Income per SqFt	\$30.00	\$22.88	\$25.80
Full Market Value	\$4,719,991	\$2,430,000	\$2,540,000
Market Value per SqFt	\$144.00	\$99.00	\$112.00
Distance from Condominium in miles		1.55	3.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-7501	4-01304-0021	4-03166-0067
Condominium Section	286-R1		
Address	47-35 41 STREET	40-19 72 STREET	68-12 AUSTIN STREET
Neighborhood	SUNNYSIDE	ELMHURST	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	50	17
Year Built	1988	1965	1998
Gross SqFt	27,636	30,618	16,949
Estimated Gross Income	\$607,992	\$626,917	\$389,827
Gross Income per SqFt	\$22.00	\$20.48	\$23.00
Full Market Value	\$2,640,005	\$2,720,000	\$1,690,000
Market Value per SqFt	\$96.00	\$89.00	\$100.00
Distance from Condominium in miles		1.65	3.85

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	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	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	50	55
Year Built	1939	1936	1939
Gross SqFt	42,000	44,600	50,400
Estimated Gross Income	\$546,000	\$573,062	\$654,858
Gross Income per SqFt	\$13.00	\$12.85	\$12.99
Full Market Value	\$1,990,002	\$1,980,000	\$2,390,000
Market Value per SqFt	\$47.40	\$44.40	\$47.40
Distance from Condominium in miles		0.15	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00267-7501	4-00017-0021	4-00040-0015
Condominium Section	518-R1		
Address	44-27 PURVIS STREET	50 AVENUE	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	64	503	25
Year Built	2006	2000	2005
Gross SqFt	64,957	403,000	24,464
Estimated Gross Income	\$1,688,882	\$10,013,617	\$559,719
Gross Income per SqFt	\$26.00	\$24.85	\$22.88
Full Market Value	\$7,330,000	\$23,400,000	\$2,430,000
Market Value per SqFt	\$113.00	\$58.00	\$99.00
Distance from Condominium in miles		1.00	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00414-7501	4-00341-0021	4-00190-0025
Condominium Section	566-R1		
Address	24-15 QUEENS PLAZA NORTH	35-03 29 STREET	43-08 40 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	48	71
Year Built	1931	1940	1931
Gross SqFt	52,053	35,568	53,000
Estimated Gross Income	\$806,821	\$515,453	\$720,858
Gross Income per SqFt	\$15.50	\$14.49	\$13.60
Full Market Value	\$3,190,001	\$1,880,000	\$2,630,000
Market Value per SqFt	\$61.00	\$53.00	\$49.60
Distance from Condominium in miles		0.65	0.95

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00415-7501	4-09760-0022	
Condominium Section	475-R1		
Address	41-26 27 STREET	90-05 161 STREET	
Neighborhood	LONG ISLAND CITY	JAMAICA	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	66	96	
Year Built	0	2003	
Gross SqFt	66,590	54,496	
Estimated Gross Income	\$2,064,290	\$1,451,036	
Gross Income per SqFt	\$31.00	\$26.60	
Full Market Value	\$9,890,000	\$6,300,000	
Market Value per SqFt	\$149.00	\$116.00	
Distance from Condominium in miles		8.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00416-7501	4-00531-0059	4-00040-0015
Condominium Section	533-R1		
Address	27-16 41 AVENUE	14-56 31 DRIVE	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	26	63	25
Year Built	2005	2001	2005
Gross SqFt	25,938	61,700	24,464
Estimated Gross Income	\$674,388	\$1,362,613	\$559,719
Gross Income per SqFt	\$26.00	\$22.08	\$22.88
Full Market Value	\$2,930,007	\$5,920,000	\$2,430,000
Market Value per SqFt	\$113.00	\$96.00	\$99.00
Distance from Condominium in miles		1.10	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00432-7501	4-00040-0015	4-00531-0059
Condominium Section	513-R1		
Address	42-51 HUNTER STREET	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	25	25	63
Year Built	2007	2005	2001
Gross SqFt	40,529	24,464	61,700
Estimated Gross Income	\$0	\$559,719	\$1,362,613
Gross Income per SqFt	\$0.00	\$22.88	\$22.08
Full Market Value	\$3,220,008	\$2,430,000	\$5,920,000
Market Value per SqFt	\$79.00	\$99.00	\$96.00
Distance from Condominium in miles		0.75	1.30

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00504-7501	4-00884-0012	4-00531-0059
Condominium Section	466-R1		
Address	30-85 VERNON BOULEVARD	25-63 22 STREET	14-56 31 DRIVE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	73	73	63
Year Built	2006	1991	2001
Gross SqFt	71,589	72,000	61,700
Estimated Gross Income	\$1,360,191	\$1,512,000	\$1,362,613
Gross Income per SqFt	\$19.00	\$21.00	\$22.08
Full Market Value	\$5,379,992	\$3,540,000	\$5,920,000
Market Value per SqFt	\$75.00	\$49.20	\$96.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00531-7501	4-00040-0015	4-01285-0065
Condominium Section	529-R1		
Address	14-25 BROADWAY	10-28 JACKSON AVENUE	37-54 75 STREET
Neighborhood	ASTORIA	LONG ISLAND CITY	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	11	25	17
Year Built	2006	2005	1964
Gross SqFt	6,920	24,464	9,380
Estimated Gross Income	\$159,160	\$559,719	\$199,852
Gross Income per SqFt	\$23.00	\$22.88	\$21.31
Full Market Value	\$691,005	\$2,430,000	\$868,000
Market Value per SqFt	\$100.00	\$99.00	\$93.00
Distance from Condominium in miles		2.00	2.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00534-7501	4-00531-0059	4-00040-0015
Condominium Section	514-R1		
Address	30-80 21 STREET	14-56 31 DRIVE	10-28 JACKSON AVENUE
Neighborhood	ASTORIA	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	29	63	25
Year Built	2006	2001	2005
Gross SqFt	24,480	61,700	24,464
Estimated Gross Income	\$563,040	\$1,362,613	\$559,719
Gross Income per SqFt	\$23.00	\$22.08	\$22.88
Full Market Value	\$2,440,000	\$5,920,000	\$2,430,000
Market Value per SqFt	\$100.00	\$96.00	\$99.00
Distance from Condominium in miles		0.20	2.15

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00539-7501	4-03169-0021	4-00839-0007
Condominium Section	448-R1		
Address	14-43 28 AVENUE	99-22 67 ROAD	28-21 ASTORIA BOULEVARD
Neighborhood	ASTORIA	REGO PARK	ASTORIA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	57	29	26
Year Built	2006	2001	2004
Gross SqFt	19,588	22,662	38,750
Estimated Gross Income	\$372,172	\$584,508	\$728,000
Gross Income per SqFt	\$19.00	\$25.80	\$18.79
Full Market Value	\$1,470,004	\$2,540,000	\$2,880,000
Market Value per SqFt	\$75.00	\$112.00	\$74.00
Distance from Condominium in miles		5.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00541-7501	4-03169-0021	4-00839-0007
Condominium Section	490-R1		
Address	18-10 27 AVENUE	99-22 67 ROAD	28-21 ASTORIA BOULEVARD
Neighborhood	ASTORIA	REGO PARK	ASTORIA
Building Classification	R9-CONDOPS	D3-ELEVATOR	D7-ELEVATOR
Total Units	18	29	26
Year Built	2005	2001	2004
Gross SqFt	18,833	22,662	38,750
Estimated Gross Income	\$414,326	\$584,508	\$728,000
Gross Income per SqFt	\$22.00	\$25.80	\$18.79
Full Market Value	\$1,750,000	\$2,540,000	\$2,880,000
Market Value per SqFt	\$93.00	\$112.00	\$74.00
Distance from Condominium in miles		5.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00549-7501	4-00040-0015	4-03169-0021
Condominium Section	568-R1		
Address	21-24 30 AVENUE	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	ASTORIA	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	27	25	29
Year Built	2006	2005	2001
Gross SqFt	30,386	24,464	22,662
Estimated Gross Income	\$729,264	\$559,719	\$584,508
Gross Income per SqFt	\$24.00	\$22.88	\$25.80
Full Market Value	\$3,169,995	\$2,430,000	\$2,540,000
Market Value per SqFt	\$104.00	\$99.00	\$112.00
Distance from Condominium in miles		2.30	4.95

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00570-7501	4-00040-0015	4-03169-0021
Condominium Section	535-R1		
Address	23-23 31 AVENUE	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	ASTORIA	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	30	25	29
Year Built	0	2005	2001
Gross SqFt	26,598	24,464	22,662
Estimated Gross Income	\$691,548	\$559,719	\$584,508
Gross Income per SqFt	\$26.00	\$22.88	\$25.80
Full Market Value	\$2,999,999	\$2,430,000	\$2,540,000
Market Value per SqFt	\$113.00	\$99.00	\$112.00
Distance from Condominium in miles		2.15	4.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00571-7501	4-00587-0018	4-00578-0006
Condominium Section	198-R1		
Address	23-22 30 ROAD	32-35 30 STREET	25-21 31 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	85	86	101
Year Built	1932	1928	1926
Gross SqFt	61,600	58,000	49,386
Estimated Gross Income	\$1,108,800	\$973,992	\$1,115,706
Gross Income per SqFt	\$18.00	\$16.79	\$22.59
Full Market Value	\$4,389,997	\$3,860,000	\$4,840,000
Market Value per SqFt	\$71.00	\$67.00	\$98.00
Distance from Condominium in miles		0.45	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00573-7501	4-00040-0015	4-00573-0046
Condominium Section	565-R1		
Address	25-25 NEWTOWN AVENUE	10-28 JACKSON AVENUE	27-10 ASTORIA BOULEVARD
Neighborhood	ASTORIA	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	30	25	27
Year Built	2006	2005	2004
Gross SqFt	18,292	24,464	25,920
Estimated Gross Income	\$475,592	\$559,719	\$511,862
Gross Income per SqFt	\$26.00	\$22.88	\$19.75
Full Market Value	\$2,070,000	\$2,430,000	\$2,220,000
Market Value per SqFt	\$113.00	\$99.00	\$86.00
Distance from Condominium in miles		2.50	0.00

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00576-7501	4-00587-0018	4-00578-0006
Condominium Section	136-R1		
Address	30-06 30 AVENUE	32-35 30 STREET	25-21 31 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	88	86	101
Year Built	1937	1928	1926
Gross SqFt	67,704	58,000	49,386
Estimated Gross Income	\$1,083,264	\$973,992	\$1,115,706
Gross Income per SqFt	\$16.00	\$16.79	\$22.59
Full Market Value	\$4,160,000	\$3,860,000	\$4,840,000
Market Value per SqFt	\$61.00	\$67.00	\$98.00
Distance from Condominium in miles		0.50	0.15

	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	\$1,792,800	\$1,441,541	\$2,234,976
Gross Income per SqFt	\$18.00	\$18.03	\$19.87
Full Market Value	\$7,099,985	\$5,710,000	\$5,230,000
Market Value per SqFt	\$71.00	\$71.00	\$46.50
Distance from Condominium in miles		0.30	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-7502	4-00577-0056	4-00576-0036
Condominium Section	224-R1		
Address	25-10 31 AVENUE	30-60 29 STREET	27-10 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	76	66
Year Built	1950	1929	1963
Gross SqFt	55,000	55,375	50,850
Estimated Gross Income	\$770,000	\$964,399	\$755,100
Gross Income per SqFt	\$14.00	\$17.42	\$14.85
Full Market Value	\$2,810,000	\$3,820,000	\$2,760,000
Market Value per SqFt	\$51.00	\$69.00	\$54.00
Distance from Condominium in miles		0.20	0.30

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00807-7501	4-00573-0046	
Condominium Section	358-R1		
Address	21-81 38 STREET	27-10 ASTORIA BOULEVARD	
Neighborhood	ASTORIA	ASTORIA	
Building Classification	R9-CONDOPS	D7-ELEVATOR	
Total Units	32	27	
Year Built	0	2004	
Gross SqFt	34,650	25,920	
Estimated Gross Income	\$554,400	\$511,862	
Gross Income per SqFt	\$16.00	\$19.75	
Full Market Value	\$2,130,000	\$2,220,000	
Market Value per SqFt	\$61.00	\$86.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00830-7501	4-00566-0001	4-00620-0051
Condominium Section	197-R1		
Address	21-05 33 STREET	32-16 33 AVENUE	25-74 33 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	618	66	60
Year Built	1932	1930	1931
Gross SqFt	430,000	46,050	46,584
Estimated Gross Income	\$6,665,000	\$688,371	\$630,148
Gross Income per SqFt	\$15.50	\$14.95	\$13.53
Full Market Value	\$25,600,000	\$2,510,000	\$2,300,000
Market Value per SqFt	\$60.00	\$55.00	\$49.40
Distance from Condominium in miles		1.40	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00904-7501	4-00573-0046	4-00598-0018
Condominium Section	375-R1		
Address	25-54 12 STREET	27-10 ASTORIA BOULEVARD	26-39 30 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	32	27	14
Year Built	0	2004	1999
Gross SqFt	17,250	25,920	10,000
Estimated Gross Income	\$345,000	\$511,862	\$197,425
Gross Income per SqFt	\$20.00	\$19.75	\$19.74
Full Market Value	\$1,500,003	\$2,220,000	\$857,000
Market Value per SqFt	\$87.00	\$86.00	\$86.00
Distance from Condominium in miles		0.50	0.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00905-7501	4-00908-0001	4-00903-0007
Condominium Section	319-R1		
Address	25-40 SHORE BOULEVARD	8-15 27 AVENUE	26-45 9 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	405	128	108
Year Built	0	1969	1972
Gross SqFt	372,700	112,482	131,250
Estimated Gross Income	\$6,335,900	\$2,234,976	\$2,238,233
Gross Income per SqFt	\$17.00	\$19.87	\$17.05
Full Market Value	\$25,100,002	\$5,230,000	\$8,860,000
Market Value per SqFt	\$67.00	\$46.50	\$68.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R1		
Address	19-90 78 STREET	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	16	96	195
Year Built	1929	1937	1940
Gross SqFt	14,361	100,890	194,450
Estimated Gross Income	\$186,693	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$680,998	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.40	\$34.90	\$49.60
Distance from Condominium in miles		1.20	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R2		
Address	78-03 19 DRIVE	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	150	96	195
Year Built	1929	1937	1940
Gross SqFt	134,944	100,890	194,450
Estimated Gross Income	\$1,754,272	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$6,399,976	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.40	\$34.90	\$49.60
Distance from Condominium in miles		1.20	1.50

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R3		
Address	19-69 79 STREET	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	70	96	195
Year Built	1929	1937	1940
Gross SqFt	63,140	100,890	194,450
Estimated Gross Income	\$820,820	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$3,000,003	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.50	\$34.90	\$49.60
Distance from Condominium in miles		1.20	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R4		
Address	19-35 80 STREET	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	AIRPORT LA GUARDIA	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	34	96	195
Year Built	1929	1937	1940
Gross SqFt	31,445	100,890	194,450
Estimated Gross Income	\$408,785	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$1,490,004	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.40	\$34.90	\$49.60
Distance from Condominium in miles		1.25	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R5		
Address	76-03 DITMARS BOULEVARD	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	48	96	195
Year Built	1929	1937	1940
Gross SqFt	39,804	100,890	194,450
Estimated Gross Income	\$517,452	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$1,890,000	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.50	\$34.90	\$49.60
Distance from Condominium in miles		1.05	1.35

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R6		
Address	77-03 DITMARS BOULEVARD	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	92	96	195
Year Built	1929	1937	1940
Gross SqFt	83,680	100,890	194,450
Estimated Gross Income	\$1,087,840	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$3,970,025	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.40	\$34.90	\$49.60
Distance from Condominium in miles		1.10	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R7		
Address	21-59 78 STREET	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	70	96	195
Year Built	1929	1937	1940
Gross SqFt	58,333	100,890	194,450
Estimated Gross Income	\$758,329	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$2,770,001	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.50	\$34.90	\$49.60
Distance from Condominium in miles		1.10	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R8		
Address	22-35 75 STREET	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	75	96	195
Year Built	1929	1937	1940
Gross SqFt	64,422	100,890	194,450
Estimated Gross Income	\$837,486	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$3,059,996	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.50	\$34.90	\$49.60
Distance from Condominium in miles		0.95	1.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01249-0033	4-01273-0001
Condominium Section	100-R9		
Address	22-31 76 STREET	76-09 34 AVENUE	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	204	96	195
Year Built	1929	1937	1940
Gross SqFt	174,093	100,890	194,450
Estimated Gross Income	\$2,263,209	\$1,132,369	\$2,643,542
Gross Income per SqFt	\$13.00	\$11.22	\$13.59
Full Market Value	\$8,260,032	\$3,520,000	\$9,650,000
Market Value per SqFt	\$47.40	\$34.90	\$49.60
Distance from Condominium in miles		0.95	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01010-7501	4-01249-0018	4-01273-0001
Condominium Section	73-R1		
Address	22-10 79 STREET	33-24 77 STREET	73-12 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	257	216	195
Year Built	1952	1951	1940
Gross SqFt	254,910	176,000	194,450
Estimated Gross Income	\$3,441,285	\$2,498,202	\$2,643,542
Gross Income per SqFt	\$13.50	\$14.19	\$13.59
Full Market Value	\$12,599,977	\$9,120,000	\$9,650,000
Market Value per SqFt	\$49.40	\$52.00	\$49.60
Distance from Condominium in miles		0.95	1.25

	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	\$1,728,675	\$1,062,405	\$1,521,474
Gross Income per SqFt	\$13.50	\$10.93	\$13.63
Full Market Value	\$6,309,981	\$3,300,000	\$5,550,000
Market Value per SqFt	\$49.30	\$34.00	\$49.70
Distance from Condominium in miles		0.10	0.90

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01266-7501	4-01275-0061	4-01260-0016
Condominium Section	95-R1		
Address	79-15 35 AVENUE	35-15 75 STREET	34-20 74 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	59	65
Year Built	1939	1939	1937
Gross SqFt	50,996	60,000	66,138
Estimated Gross Income	\$637,450	\$714,042	\$896,504
Gross Income per SqFt	\$12.50	\$11.90	\$13.56
Full Market Value	\$2,199,996	\$2,460,000	\$3,270,000
Market Value per SqFt	\$43.10	\$41.00	\$49.40
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-7501	4-01290-0061	4-01290-0067
Condominium Section	602-R1		
Address	80-09 35 AVENUE	37-27 79 STREET	37-15 79 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	96	23	23
Year Built	1942	1927	1927
Gross SqFt	120,000	32,200	32,200
Estimated Gross Income	\$1,260,000	\$345,730	\$345,221
Gross Income per SqFt	\$10.50	\$10.74	\$10.72
Full Market Value	\$3,910,000	\$1,070,000	\$1,070,000
Market Value per SqFt	\$32.60	\$33.20	\$33.20
Distance from Condominium in miles		0.30	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	\$898,728	\$896,504	\$714,042
Gross Income per SqFt	\$13.60	\$13.56	\$11.90
Full Market Value	\$3,280,004	\$3,270,000	\$2,460,000
Market Value per SqFt	\$49.60	\$49.40	\$41.00
Distance from Condominium in miles		0.40	0.35

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01270-7501	4-01249-0018	4-01274-0001
Condominium Section	83-R1		
Address	35-20 LEVERICH STREET	33-24 77 STREET	74-10 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	214	216	217
Year Built	1964	1951	1954
Gross SqFt	214,300	176,000	147,000
Estimated Gross Income	\$3,214,500	\$2,498,202	\$2,402,638
Gross Income per SqFt	\$15.00	\$14.19	\$16.34
Full Market Value	\$11,700,004	\$9,120,000	\$9,510,000
Market Value per SqFt	\$55.00	\$52.00	\$65.00
Distance from Condominium in miles		0.40	0.20

	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	\$896,140	\$714,042	\$894,000
Gross Income per SqFt	\$14.00	\$11.90	\$14.49
Full Market Value	\$3,270,010	\$2,460,000	\$3,260,000
Market Value per SqFt	\$51.00	\$41.00	\$53.00
Distance from Condominium in miles		0.10	2.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01307-7501	4-01606-0052	4-01317-0074
Condominium Section	279-R1		
Address	41-14 68 STREET	40-37 97 STREET	54-01 ROOSEVELT AVENUE
Neighborhood	WOODSIDE	CORONA	WOODSIDE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	15
Year Built	1986	1990	1961
Gross SqFt	15,633	12,304	9,800
Estimated Gross Income	\$281,394	\$215,496	\$209,535
Gross Income per SqFt	\$18.00	\$17.51	\$21.38
Full Market Value	\$1,109,997	\$853,000	\$910,000
Market Value per SqFt	\$71.00	\$69.00	\$93.00
Distance from Condominium in miles		1.60	0.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01310-7501	4-01505-0076	4-00945-0030
Condominium Section	211-R1		
Address	41-28 71 STREET	40-23 ITHACA STREET	19-62 77 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	16	21	17
Year Built	1988	1991	1989
Gross SqFt	12,682	19,250	12,896
Estimated Gross Income	\$164,866	\$264,422	\$210,651
Gross Income per SqFt	\$13.00	\$13.74	\$16.33
Full Market Value	\$601,996	\$965,000	\$834,000
Market Value per SqFt	\$47.50	\$50.00	\$65.00
Distance from Condominium in miles		0.70	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01310-7503	4-01505-0076	4-01332-0026
Condominium Section	387-R1		
Address	41-58 71 STREET	40-23 ITHACA STREET	58-23 43 AVENUE
Neighborhood	ELMHURST	ELMHURST	WOODSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	21	35
Year Built	1991	1991	1990
Gross SqFt	16,000	19,250	29,636
Estimated Gross Income	\$224,000	\$264,422	\$554,569
Gross Income per SqFt	\$14.00	\$13.74	\$18.71
Full Market Value	\$817,997	\$965,000	\$2,200,000
Market Value per SqFt	\$51.00	\$50.00	\$74.00
Distance from Condominium in miles		0.70	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01312-7501	4-01606-0052	4-00945-0030
Condominium Section	287-R1		
Address	41-58 73 STREET	40-37 97 STREET	19-62 77 STREET
Neighborhood	ELMHURST	CORONA	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	17
Year Built	1987	1990	1989
Gross SqFt	7,591	12,304	12,896
Estimated Gross Income	\$117,660	\$215,496	\$210,651
Gross Income per SqFt	\$15.50	\$17.51	\$16.33
Full Market Value	\$465,999	\$853,000	\$834,000
Market Value per SqFt	\$61.00	\$69.00	\$65.00
Distance from Condominium in miles		1.35	1.95

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01336-7501	4-01376-0032	
Condominium Section	344-R1		
Address	61-20 WOODSIDE AVENUE	26-49 96 STREET	
Neighborhood	WOODSIDE	EAST ELMHURST	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	68	84	
Year Built	0	1927	
Gross SqFt	45,000	56,584	
Estimated Gross Income	\$630,000	\$718,612	
Gross Income per SqFt	\$14.00	\$12.70	
Full Market Value	\$2,299,996	\$2,480,000	
Market Value per SqFt	\$51.00	\$43.80	
Distance from Condominium in miles		2.00	

	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	\$1,297,398	\$681,041
Gross Income per SqFt	\$17.00	\$22.37	\$14.37
Full Market Value	\$4,189,998	\$3,040,000	\$2,490,000
Market Value per SqFt	\$67.00	\$52.00	\$53.00
Distance from Condominium in miles		0.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7502	4-01332-0026	4-00040-0015
Condominium Section	483-R1		
Address	41-52 63 STREET	58-23 43 AVENUE	10-28 JACKSON AVENUE
Neighborhood	WOODSIDE	WOODSIDE	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	35	25
Year Built	2005	1990	2005
Gross SqFt	20,298	29,636	24,464
Estimated Gross Income	\$405,960	\$554,569	\$559,719
Gross Income per SqFt	\$20.00	\$18.71	\$22.88
Full Market Value	\$1,759,999	\$2,200,000	\$2,430,000
Market Value per SqFt	\$87.00	\$74.00	\$99.00
Distance from Condominium in miles		0.20	2.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7503	4-01332-0026	4-00040-0015
Condominium Section	504-R1		
Address	40 BEACH 62 STREET	58-23 43 AVENUE	10-28 JACKSON AVENUE
Neighborhood	WOODSIDE	WOODSIDE	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	35	25
Year Built	2005	1990	2005
Gross SqFt	19,625	29,636	24,464
Estimated Gross Income	\$392,500	\$554,569	\$559,719
Gross Income per SqFt	\$20.00	\$18.71	\$22.88
Full Market Value	\$1,700,000	\$2,200,000	\$2,430,000
Market Value per SqFt	\$87.00	\$74.00	\$99.00
Distance from Condominium in miles		0.20	2.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01349-7501	4-05015-0006	
Condominium Section	550-R1		
Address	69-07 43 AVENUE	37-15 PARSONS BOULEVARD	
Neighborhood	ELMHURST	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	30	37	
Year Built	0	1963	
Gross SqFt	22,926	26,522	
Estimated Gross Income	\$733,632	\$347,438	
Gross Income per SqFt	\$32.00	\$13.10	
Full Market Value	\$3,510,005	\$1,270,000	
Market Value per SqFt	\$153.00	\$47.90	
Distance from Condominium in miles		4.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01433-7501	4-01445-0034	4-01446-0033
Condominium Section	64-R1		
Address	85-11 34 AVENUE	84-09 35 AVENUE	85-05 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	84	90
Year Built	1951	1947	1952
Gross SqFt	73,800	80,754	83,238
Estimated Gross Income	\$996,300	\$1,207,426	\$980,379
Gross Income per SqFt	\$13.50	\$14.95	\$11.78
Full Market Value	\$3,640,008	\$4,410,000	\$3,380,000
Market Value per SqFt	\$49.30	\$55.00	\$40.60
Distance from Condominium in miles		0.15	0.15

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-7501	4-01443-0033	4-01443-0040
Condominium Section	99-R1		
Address	34-20 83 STREET	82-15 35 AVENUE	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	49	46
Year Built	1929	1936	1936
Gross SqFt	60,900	52,422	51,872
Estimated Gross Income	\$791,700	\$676,000	\$674,000
Gross Income per SqFt	\$13.00	\$12.90	\$12.99
Full Market Value	\$2,889,985	\$2,470,000	\$2,460,000
Market Value per SqFt	\$47.50	\$47.10	\$47.40
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01452-7501	4-01455-0055	4-01452-0006
Condominium Section	219-R1		
Address	90-10 34 AVENUE	94-06 34 ROAD	91-16 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	48
Year Built	1928	1928	1929
Gross SqFt	49,392	46,662	38,826
Estimated Gross Income	\$642,096	\$607,868	\$488,634
Gross Income per SqFt	\$13.00	\$13.03	\$12.59
Full Market Value	\$2,339,988	\$2,220,000	\$1,690,000
Market Value per SqFt	\$47.40	\$47.60	\$43.50
Distance from Condominium in miles		0.15	0.00

	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	\$1,148,000	\$1,383,785	\$1,116,898
Gross Income per SqFt	\$14.00	\$14.43	\$12.41
Full Market Value	\$4,190,000	\$5,050,000	\$3,850,000
Market Value per SqFt	\$51.00	\$53.00	\$42.80
Distance from Condominium in miles		0.15	0.30

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$1,153,200	\$1,269,490	\$1,362,613
Gross Income per SqFt	\$25.00	\$24.19	\$22.08
Full Market Value	\$5,009,988	\$5,510,000	\$5,920,000
Market Value per SqFt	\$109.00	\$105.00	\$96.00
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	\$564,350	\$1,269,490	\$1,362,613
Gross Income per SqFt	\$25.00	\$24.19	\$22.08
Full Market Value	\$2,450,003	\$5,510,000	\$5,920,000
Market Value per SqFt	\$109.00	\$105.00	\$96.00
Distance from Condominium in miles		3.35	2.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01492-7501	4-01505-0076	4-01492-0032
Condominium Section	185-R1		
Address	81-09 41 AVENUE	40-23 ITHACA STREET	81-31 BAXTER AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	22	21	53
Year Built	1987	1991	1963
Gross SqFt	20,652	19,250	33,600
Estimated Gross Income	\$284,997	\$264,422	\$464,956
Gross Income per SqFt	\$13.80	\$13.74	\$13.84
Full Market Value	\$1,040,001	\$965,000	\$1,700,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Condominium in miles		0.15	0.00

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01505-7501	4-01504-0080	4-01504-0074
Condominium Section	291-R1		
Address	40-35 ITHACA STREET	40-15 HAMPTON STREET	40-25 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	60	60
Year Built	1937	1939	1939
Gross SqFt	51,890	57,000	57,000
Estimated Gross Income	\$726,460	\$776,179	\$834,928
Gross Income per SqFt	\$14.00	\$13.62	\$14.65
Full Market Value	\$2,650,005	\$2,830,000	\$3,050,000
Market Value per SqFt	\$51.00	\$49.60	\$54.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01509-7501	4-01511-0032	4-01509-0017
Condominium Section	147-R1		
Address	82-01 BRITTON AVENUE	89-05 ELMHURST AVENUE	81-11 PETTIT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	82	107	109
Year Built	1939	1938	1957
Gross SqFt	84,057	104,646	106,541
Estimated Gross Income	\$1,050,712	\$1,199,279	\$1,443,248
Gross Income per SqFt	\$12.50	\$11.46	\$13.55
Full Market Value	\$3,629,997	\$4,140,000	\$5,270,000
Market Value per SqFt	\$43.20	\$39.60	\$49.50
Distance from Condominium in miles		0.40	0.10

	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	D7-ELEVATOR
Total Units	144	136	194
Year Built	1954	1955	1956
Gross SqFt	144,300	111,500	179,494
Estimated Gross Income	\$2,020,200	\$1,555,422	\$2,339,115
Gross Income per SqFt	\$14.00	\$13.95	\$13.03
Full Market Value	\$7,370,004	\$5,680,000	\$8,070,000
Market Value per SqFt	\$51.00	\$51.00	\$45.00
Distance from Condominium in miles		0.25	0.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-7502	4-01525-0030	4-01581-0001
Condominium Section	196-R1		
Address	83-06 VIETOR AVENUE	42-42 80 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D7-ELEVATOR
Total Units	86	136	194
Year Built	1932	1955	1956
Gross SqFt	90,930	111,500	179,494
Estimated Gross Income	\$1,273,020	\$1,555,422	\$2,339,115
Gross Income per SqFt	\$14.00	\$13.95	\$13.03
Full Market Value	\$4,770,000	\$5,680,000	\$8,070,000
Market Value per SqFt	\$52.00	\$51.00	\$45.00
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01526-7501	4-01525-0030	4-01566-0021
Condominium Section	58-R1		
Address	42-25 80 STREET	42-42 80 STREET	41-40 DENMAN STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	147	136	122
Year Built	1960	1955	1961
Gross SqFt	115,364	111,500	99,180
Estimated Gross Income	\$1,499,732	\$1,555,422	\$1,336,761
Gross Income per SqFt	\$13.00	\$13.95	\$13.48
Full Market Value	\$5,469,980	\$5,680,000	\$4,880,000
Market Value per SqFt	\$47.40	\$51.00	\$49.20
Distance from Condominium in miles		0.05	0.60

	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	\$2,357,640	\$1,013,751	\$1,362,613
Gross Income per SqFt	\$18.00	\$18.82	\$22.08
Full Market Value	\$9,330,000	\$4,010,000	\$5,920,000
Market Value per SqFt	\$71.00	\$74.00	\$96.00
Distance from Condominium in miles		3.30	3.05

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7502	4-01525-0018	4-00186-0001
Condominium Section	299-R1		
Address	42-10 82 STREET	42-16 80 STREET	41-43 39 PLACE
Neighborhood	ELMHURST	ELMHURST	SUNNYSIDE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	107	84
Year Built	1939	1940	1939
Gross SqFt	85,702	83,705	84,000
Estimated Gross Income	\$1,114,126	\$1,213,372	\$1,089,416
Gross Income per SqFt	\$13.00	\$14.50	\$12.97
Full Market Value	\$3,960,000	\$4,430,000	\$3,980,000
Market Value per SqFt	\$46.20	\$53.00	\$47.40
Distance from Condominium in miles		0.10	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7503	4-05182-0009	4-02011-0036
Condominium Section	415-R1		
Address	42-32 82 STREET	140-26 FRANKLIN AVENUE	110-17 CORONA AVENUE
Neighborhood	ELMHURST	FLUSHING-NORTH	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	54	18
Year Built	2002	1999	2001
Gross SqFt	20,510	53,860	11,000
Estimated Gross Income	\$358,925	\$1,013,751	\$188,550
Gross Income per SqFt	\$17.50	\$18.82	\$17.14
Full Market Value	\$1,419,998	\$4,010,000	\$746,000
Market Value per SqFt	\$69.00	\$74.00	\$68.00
Distance from Condominium in miles		3.30	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7504	4-02011-0036	4-03169-0021
Condominium Section	441-R1		
Address	42-36 82 STREET	110-17 CORONA AVENUE	99-22 67 ROAD
Neighborhood	ELMHURST	CORONA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	14	18	29
Year Built	2003	2001	2001
Gross SqFt	13,560	11,000	22,662
Estimated Gross Income	\$244,080	\$188,550	\$584,508
Gross Income per SqFt	\$18.00	\$17.14	\$25.80
Full Market Value	\$966,000	\$746,000	\$2,540,000
Market Value per SqFt	\$71.00	\$68.00	\$112.00
Distance from Condominium in miles		1.65	2.00

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01531-7501	4-01505-0076	
Condominium Section	468-R1		
Address	78-36 46 AVENUE	40-23 ITHACA STREET	
Neighborhood	ELMHURST	ELMHURST	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	26	21	
Year Built	2005	1991	
Gross SqFt	25,499	19,250	
Estimated Gross Income	\$484,481	\$264,422	
Gross Income per SqFt	\$19.00	\$13.74	
Full Market Value	\$1,919,998	\$965,000	
Market Value per SqFt	\$75.00	\$50.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01532-7501	4-01505-0076	4-01502-0022
Condominium Section	237-R1		
Address	79-12 45 AVENUE	40-23 ITHACA STREET	87-15 BRITTON AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	24	21	16
Year Built	1988	1991	1964
Gross SqFt	19,769	19,250	16,160
Estimated Gross Income	\$296,535	\$264,422	\$245,760
Gross Income per SqFt	\$15.00	\$13.74	\$15.21
Full Market Value	\$1,079,988	\$965,000	\$973,000
Market Value per SqFt	\$55.00	\$50.00	\$60.00
Distance from Condominium in miles		0.40	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01536-7501	4-01312-0010	4-01505-0037
Condominium Section	30-R1		
Address	80-06 47 AVENUE	72-10 41 AVENUE	40-70 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	143	104
Year Built	1980	1955	1963
Gross SqFt	105,000	128,535	89,772
Estimated Gross Income	\$1,365,000	\$1,601,968	\$1,170,471
Gross Income per SqFt	\$13.00	\$12.46	\$13.04
Full Market Value	\$4,980,004	\$5,530,000	\$4,270,000
Market Value per SqFt	\$47.40	\$43.00	\$47.60
Distance from Condominium in miles		0.50	0.45

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01536-7502	4-01312-0010	4-01505-0076
Condominium Section	33-R1		
Address	76-26 47 AVENUE	72-10 41 AVENUE	40-23 ITHACA STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	143	21
Year Built	1980	1955	1991
Gross SqFt	27,450	128,535	19,250
Estimated Gross Income	\$370,575	\$1,601,968	\$264,422
Gross Income per SqFt	\$13.50	\$12.46	\$13.74
Full Market Value	\$1,350,000	\$5,530,000	\$965,000
Market Value per SqFt	\$49.20	\$43.00	\$50.00
Distance from Condominium in miles		0.50	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01611-7501	4-01606-0052	4-01088-0058
Condominium Section	161-R1		
Address	41-10 97 PLACE	40-37 97 STREET	23-31 94 STREET
Neighborhood	CORONA	CORONA	EAST ELMHURST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	38
Year Built	1987	1990	1963
Gross SqFt	9,424	12,304	14,114
Estimated Gross Income	\$164,920	\$215,496	\$292,202
Gross Income per SqFt	\$17.50	\$17.51	\$20.70
Full Market Value	\$653,000	\$853,000	\$1,270,000
Market Value per SqFt	\$69.00	\$69.00	\$90.00
Distance from Condominium in miles		0.10	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01775-7501	4-03169-0021	4-02011-0036
Condominium Section	469-R1		
Address	104-19 39 AVENUE	99-22 67 ROAD	110-17 CORONA AVENUE
Neighborhood	CORONA	REGO PARK	CORONA
Building Classification	R2-WALK-UP	D3-ELEVATOR	D1-ELEVATOR
Total Units	16	29	18
Year Built	2005	2001	2001
Gross SqFt	14,000	22,662	11,000
Estimated Gross Income	\$336,000	\$584,508	\$188,550
Gross Income per SqFt	\$24.00	\$25.80	\$17.14
Full Market Value	\$1,460,000	\$2,540,000	\$746,000
Market Value per SqFt	\$104.00	\$112.00	\$68.00
Distance from Condominium in miles		1.90	0.85

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01776-7501	4-01753-0063	4-01606-0052
Condominium Section	567-R1		
Address	39-06 108 STREET	109-15 37 AVENUE	40-37 97 STREET
Neighborhood	CORONA	CORONA	CORONA
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	15	36	16
Year Built	2006	1963	1990
Gross SqFt	11,925	14,895	12,304
Estimated Gross Income	\$238,500	\$319,919	\$215,496
Gross Income per SqFt	\$20.00	\$21.48	\$17.51
Full Market Value	\$1,039,994	\$1,390,000	\$853,000
Market Value per SqFt	\$87.00	\$93.00	\$69.00
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01779-7501	4-05182-0009	4-03169-0021
Condominium Section	452-R1		
Address	38-11 108 STREET	140-26 FRANKLIN AVENUE	99-22 67 ROAD
Neighborhood	CORONA	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	87	54	29
Year Built	2005	1999	2001
Gross SqFt	78,190	53,860	22,662
Estimated Gross Income	\$1,720,180	\$1,013,751	\$584,508
Gross Income per SqFt	\$22.00	\$18.82	\$25.80
Full Market Value	\$7,469,993	\$4,010,000	\$2,540,000
Market Value per SqFt	\$96.00	\$74.00	\$112.00
Distance from Condominium in miles		1.85	1.95

	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	\$372,960	\$235,728	
Gross Income per SqFt	\$17.50	\$13.10	
Full Market Value	\$1,479,997	\$860,000	
Market Value per SqFt	\$69.00	\$47.80	
Distance from Condominium in miles		0.55	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$779,256	\$1,017,359	\$945,431
Gross Income per SqFt	\$12.00	\$11.19	\$9.95
Full Market Value	\$2,689,992	\$3,160,000	\$2,700,000
Market Value per SqFt	\$41.40	\$34.70	\$28.40
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	4-01902-0039
Condominium Section	98-R1		
Address	87-08 JUSTICE AVENUE	23-50 CORPORAL KENNEDY ST	56-11 56 AVENUE
Neighborhood	ELMHURST	BAYSIDE	ELMHURST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	100	150	113
Year Built	1986	1981	1964
Gross SqFt	104,150	124,877	108,120
Estimated Gross Income	\$1,406,025	\$2,059,460	\$1,443,222
Gross Income per SqFt	\$13.50	\$16.49	\$13.35
Full Market Value	\$5,130,017	\$4,820,000	\$5,270,000
Market Value per SqFt	\$49.30	\$38.60	\$48.70
Distance from Condominium in miles		5.80	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01853-7503	4-01505-0076	
Condominium Section	360-R1		
Address	90-70 51 AVENUE	40-23 ITHACA STREET	
Neighborhood	ELMHURST	ELMHURST	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	14	21	
Year Built	1989	1991	
Gross SqFt	8,807	19,250	
Estimated Gross Income	\$127,701	\$264,422	
Gross Income per SqFt	\$14.50	\$13.74	
Full Market Value	\$466,002	\$965,000	
Market Value per SqFt	\$53.00	\$50.00	
Distance from Condominium in miles		0.65	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	94-30 HOR HARDING EXPWY
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	79,360
Estimated Gross Income	\$1,080,000	\$845,361	\$1,161,395
Gross Income per SqFt	\$15.00	\$16.09	\$14.63
Full Market Value	\$3,940,002	\$3,350,000	\$4,240,000
Market Value per SqFt	\$55.00	\$64.00	\$53.00
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	\$383,112	\$238,224	\$115,440
Gross Income per SqFt	\$17.00	\$17.30	\$11.10
Full Market Value	\$1,519,999	\$943,000	\$359,000
Market Value per SqFt	\$67.00	\$68.00	\$34.50
Distance from Condominium in miles		1.25	0.20

	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	263,120	89,772
Estimated Gross Income	\$1,023,030	\$3,665,073	\$1,170,471
Gross Income per SqFt	\$13.50	\$13.93	\$13.04
Full Market Value	\$3,630,000	\$13,400,000	\$4,270,000
Market Value per SqFt	\$47.90	\$51.00	\$47.60
Distance from Condominium in miles		1.20	1.05

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	263,120
Estimated Gross Income	\$2,040,687	\$1,170,471	\$3,665,073
Gross Income per SqFt	\$13.50	\$13.04	\$13.93
Full Market Value	\$7,250,000	\$4,270,000	\$13,400,000
Market Value per SqFt	\$48.00	\$47.60	\$51.00
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	263,120	89,772
Estimated Gross Income	\$4,080,186	\$3,665,073	\$1,170,471
Gross Income per SqFt	\$13.50	\$13.93	\$13.04
Full Market Value	\$14,500,000	\$13,400,000	\$4,270,000
Market Value per SqFt	\$48.00	\$51.00	\$47.60
Distance from Condominium in miles		1.30	1.15

	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	263,120	89,772
Estimated Gross Income	\$1,021,855	\$3,665,073	\$1,170,471
Gross Income per SqFt	\$13.50	\$13.93	\$13.04
Full Market Value	\$3,630,000	\$13,400,000	\$4,270,000
Market Value per SqFt	\$48.00	\$51.00	\$47.60
Distance from Condominium in miles		1.35	1.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01941-7501	4-02011-0036	4-03169-0021
Condominium Section	489-R1		
Address	102-14 LEWIS AVENUE	110-17 CORONA AVENUE	99-22 67 ROAD
Neighborhood	CORONA	CORONA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	40	18	29
Year Built	2004	2001	2001
Gross SqFt	35,706	11,000	22,662
Estimated Gross Income	\$892,650	\$188,550	\$584,508
Gross Income per SqFt	\$25.00	\$17.14	\$25.80
Full Market Value	\$3,879,995	\$746,000	\$2,540,000
Market Value per SqFt	\$109.00	\$68.00	\$112.00
Distance from Condominium in miles		0.35	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01955-7501	4-02004-0043	4-02016-0046
Condominium Section	367-R1		
Address	54-09 108 STREET	48-10 111 STREET	111-88 43 AVENUE
Neighborhood	CORONA	CORONA	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	29	22	24
Year Built	1992	1988	1988
Gross SqFt	25,040	18,000	15,000
Estimated Gross Income	\$350,560	\$235,728	\$223,752
Gross Income per SqFt	\$14.00	\$13.10	\$14.92
Full Market Value	\$1,279,998	\$860,000	\$817,000
Market Value per SqFt	\$51.00	\$47.80	\$54.00
Distance from Condominium in miles		0.30	0.55

	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	24	63	63
Year Built	2004	2000	2001
Gross SqFt	16,136	52,477	61,700
Estimated Gross Income	\$387,264	\$1,269,490	\$1,362,613
Gross Income per SqFt	\$24.00	\$24.19	\$22.08
Full Market Value	\$1,680,002	\$5,510,000	\$5,920,000
Market Value per SqFt	\$104.00	\$105.00	\$96.00
Distance from Condominium in miles		1.90	4.25

BOROUGH OF QUEENS - 2009/10 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	\$2,195,200	\$1,150,479	\$459,108
Gross Income per SqFt	\$16.00	\$17.18	\$13.08
Full Market Value	\$8,689,988	\$4,550,000	\$1,680,000
Market Value per SqFt	\$63.00	\$68.00	\$47.90
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	4-02098-0018
Condominium Section	229-R1		
Address	62-54 97 PLACE	98-32 57 AVENUE	63-36 98 PLACE
Neighborhood	REGO PARK	CORONA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	206	232	66
Year Built	1988	1965	1980
Gross SqFt	190,498	239,000	66,962
Estimated Gross Income	\$2,381,225	\$2,666,240	\$1,150,479
Gross Income per SqFt	\$12.50	\$11.16	\$17.18
Full Market Value	\$8,219,999	\$8,280,000	\$4,550,000
Market Value per SqFt	\$43.20	\$34.60	\$68.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02090-7501	4-02098-0018	4-04954-0131
Condominium Section	322-R1		
Address	97-12 63 DRIVE	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	73	66	27
Year Built	1992	1980	1999
Gross SqFt	51,254	66,962	35,100
Estimated Gross Income	\$871,318	\$1,150,479	\$459,108
Gross Income per SqFt	\$17.00	\$17.18	\$13.08
Full Market Value	\$3,450,003	\$4,550,000	\$1,680,000
Market Value per SqFt	\$67.00	\$68.00	\$47.90
Distance from Condominium in miles		0.10	3.10

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02099-7501	4-05137-0012	4-02090-0047
Condominium Section	457-R1		
Address	63-26 99 STREET	42-49 COLDEN STREET	97-25 64 AVENUE
Neighborhood	REGO PARK	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	32	284	113
Year Built	1999	1962	1950
Gross SqFt	30,520	270,499	98,000
Estimated Gross Income	\$640,920	\$3,838,380	\$1,240,205
Gross Income per SqFt	\$21.00	\$14.19	\$12.66
Full Market Value	\$2,780,000	\$14,000,000	\$4,280,000
Market Value per SqFt	\$91.00	\$52.00	\$43.70
Distance from Condominium in miles		2.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-7501	4-05137-0012	4-02090-0047
Condominium Section	61-R1		
Address	63-60 102 STREET	42-49 COLDEN STREET	97-25 64 AVENUE
Neighborhood	REGO PARK	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	139	284	113
Year Built	1949	1962	1950
Gross SqFt	132,000	270,499	98,000
Estimated Gross Income	\$1,716,000	\$3,838,380	\$1,240,205
Gross Income per SqFt	\$13.00	\$14.19	\$12.66
Full Market Value	\$6,260,000	\$14,000,000	\$4,280,000
Market Value per SqFt	\$47.40	\$52.00	\$43.70
Distance from Condominium in miles		2.20	0.25

	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	125,610	99,350
Estimated Gross Income	\$5,237,250	\$1,448,805	\$1,258,396
Gross Income per SqFt	\$12.50	\$11.53	\$12.67
Full Market Value	\$18,600,000	\$5,000,000	\$4,340,000
Market Value per SqFt	\$44.40	\$39.80	\$43.70
Distance from Condominium in miles		0.40	0.50

BOROUGH OF QUEENS - 2009/10 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	\$2,083,200	\$2,565,076	\$1,547,151
Gross Income per SqFt	\$14.00	\$14.43	\$14.78
Full Market Value	\$7,599,999	\$9,360,000	\$5,650,000
Market Value per SqFt	\$51.00	\$53.00	\$54.00
Distance from Condominium in miles		0.25	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-7501	4-02185-0011	4-02185-0040
Condominium Section	172-R1		
Address	110-14 65 AVENUE	110-12 64 ROAD	110-15 65 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	20	28	28
Year Built	1951	1950	1950
Gross SqFt	26,054	26,306	26,306
Estimated Gross Income	\$416,864	\$399,430	\$440,761
Gross Income per SqFt	\$16.00	\$15.18	\$16.76
Full Market Value	\$1,650,003	\$1,580,000	\$1,740,000
Market Value per SqFt	\$63.00	\$60.00	\$66.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02220-7501	4-02132-0045	4-02135-0013
Condominium Section	590-R1		
Address	69-45 108 STREET	66-25 103 STREET	102-40 67 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	148	135
Year Built	1955	1964	1960
Gross SqFt	119,194	169,348	137,700
Estimated Gross Income	\$1,549,522	\$2,290,769	\$1,733,190
Gross Income per SqFt	\$13.00	\$13.53	\$12.59
Full Market Value	\$5,660,000	\$8,360,000	\$5,980,000
Market Value per SqFt	\$47.50	\$49.40	\$43.40
Distance from Condominium in miles		0.50	0.40

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02224-7501	4-02090-0047	4-02224-0028
Condominium Section	75-R1		
Address	109-33 71 ROAD	97-25 64 AVENUE	108-50 71 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	73	113	62
Year Built	1960	1950	1950
Gross SqFt	57,269	98,000	63,074
Estimated Gross Income	\$778,858	\$1,240,205	\$905,042
Gross Income per SqFt	\$13.60	\$12.66	\$14.35
Full Market Value	\$2,839,994	\$4,280,000	\$3,300,000
Market Value per SqFt	\$49.60	\$43.70	\$52.00
Distance from Condominium in miles		1.10	0.00

	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	169,348	135,400
Estimated Gross Income	\$2,020,340	\$2,290,769	\$1,736,514
Gross Income per SqFt	\$14.00	\$13.53	\$12.83
Full Market Value	\$7,570,000	\$8,360,000	\$5,990,000
Market Value per SqFt	\$52.00	\$49.40	\$44.20
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	4-03155-0019
Condominium Section	339-R1		
Address	112-01 QUEENS BOULEVARD	63-36 98 PLACE	66-02 AUSTIN STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	226	66	66
Year Built	1991	1980	1998
Gross SqFt	282,298	66,962	57,600
Estimated Gross Income	\$5,928,258	\$1,150,479	\$1,281,157
Gross Income per SqFt	\$21.00	\$17.18	\$22.24
Full Market Value	\$25,699,996	\$4,550,000	\$5,560,000
Market Value per SqFt	\$91.00	\$68.00	\$97.00
Distance from Condominium in miles		1.50	1.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$1,150,479	\$459,108
Gross Income per SqFt	\$16.00	\$17.18	\$13.08
Full Market Value	\$2,030,000	\$4,550,000	\$1,680,000
Market Value per SqFt	\$63.00	\$68.00	\$47.90
Distance from Condominium in miles		1.65	3.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02313-7501	4-02324-0035	4-04977-0021
Condominium Section	392-R1		
Address	58-12 QUEENS BOULEVARD	44-20 63 STREET	137-02 NORTHERN BOULEVARD
Neighborhood	WOODSIDE	WOODSIDE	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D9-ELEVATOR	D1-ELEVATOR
Total Units	122	78	71
Year Built	1998	1982	2000
Gross SqFt	132,550	58,000	67,324
Estimated Gross Income	\$2,717,275	\$1,297,398	\$1,307,992
Gross Income per SqFt	\$20.50	\$22.37	\$19.43
Full Market Value	\$11,500,100	\$3,040,000	\$5,680,000
Market Value per SqFt	\$87.00	\$52.00	\$84.00
Distance from Condominium in miles		0.25	4.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02383-7501	4-03068-0058	4-01855-0013
Condominium Section	154-R1		
Address	65-31 52 AVENUE	66-52 79 STREET	90-32 53 AVENUE
Neighborhood	MASPETH	MIDDLE VILLAGE	ELMHURST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	19	32
Year Built	1987	1973	1975
Gross SqFt	17,400	18,480	16,900
Estimated Gross Income	\$234,900	\$295,000	\$251,142
Gross Income per SqFt	\$13.50	\$15.96	\$14.86
Full Market Value	\$857,000	\$1,170,000	\$917,000
Market Value per SqFt	\$49.30	\$63.00	\$54.00
Distance from Condominium in miles		1.90	1.45

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02467-7502	4-03166-0067	4-00573-0046
Condominium Section	519-R1		
Address	79-39 CALAMUS AVENUE	68-12 AUSTIN STREET	27-10 ASTORIA BOULEVARD
Neighborhood	ELMHURST	REGO PARK	ASTORIA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	17	27
Year Built	1990	1998	2004
Gross SqFt	15,441	16,949	25,920
Estimated Gross Income	\$308,820	\$389,827	\$511,862
Gross Income per SqFt	\$20.00	\$23.00	\$19.75
Full Market Value	\$1,339,998	\$1,690,000	\$2,220,000
Market Value per SqFt	\$87.00	\$100.00	\$86.00
Distance from Condominium in miles		1.85	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02474-7501	4-03169-0021	4-04977-0017
Condominium Section	480-R1		
Address	81-18 QUEENS BOULEVARD	99-22 67 ROAD	136-14 NORTHERN BOULEVARD
Neighborhood	ELMHURST	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	30	29	63
Year Built	2004	2001	2000
Gross SqFt	24,285	22,662	52,477
Estimated Gross Income	\$728,550	\$584,508	\$1,269,490
Gross Income per SqFt	\$30.00	\$25.80	\$24.19
Full Market Value	\$3,489,995	\$2,540,000	\$5,510,000
Market Value per SqFt	\$144.00	\$112.00	\$105.00
Distance from Condominium in miles		1.70	3.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02476-7501	4-02474-0022	4-01519-0028
Condominium Section	145-R1		
Address	51-33 GOLDSMITH STREET	51-15 VAN KLEECK STREET	75-06 WOODSIDE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	88	74
Year Built	1962	1960	1962
Gross SqFt	51,341	74,600	52,553
Estimated Gross Income	\$744,444	\$986,786	\$845,361
Gross Income per SqFt	\$14.50	\$13.23	\$16.09
Full Market Value	\$2,720,010	\$3,600,000	\$3,350,000
Market Value per SqFt	\$53.00	\$48.30	\$64.00
Distance from Condominium in miles		0.10	0.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02500-7501	4-03068-0058	4-01855-0013
Condominium Section	203-R1		
Address	55-36 69 PLACE	66-52 79 STREET	90-32 53 AVENUE
Neighborhood	ELMHURST	MIDDLE VILLAGE	ELMHURST
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	19	32
Year Built	1988	1973	1975
Gross SqFt	11,782	18,480	16,900
Estimated Gross Income	\$153,166	\$295,000	\$251,142
Gross Income per SqFt	\$13.00	\$15.96	\$14.86
Full Market Value	\$559,008	\$1,170,000	\$917,000
Market Value per SqFt	\$47.40	\$63.00	\$54.00
Distance from Condominium in miles		1.40	1.40

	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	\$166,005	\$223,752	\$238,715
Gross Income per SqFt	\$17.00	\$14.92	\$18.50
Full Market Value	\$657,003	\$817,000	\$945,000
Market Value per SqFt	\$67.00	\$54.00	\$73.00
Distance from Condominium in miles		3.35	3.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02784-7501	4-03083-0079	4-00945-0030
Condominium Section	175-R1		
Address	61-12 69 STREET	95-11 64 ROAD	19-62 77 STREET
Neighborhood	MASPETH	REGO PARK	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	32	17
Year Built	1987	1993	1989
Gross SqFt	35,316	27,907	12,896
Estimated Gross Income	\$600,372	\$494,807	\$210,651
Gross Income per SqFt	\$17.00	\$17.73	\$16.33
Full Market Value	\$2,379,998	\$1,960,000	\$834,000
Market Value per SqFt	\$67.00	\$70.00	\$65.00
Distance from Condominium in miles		1.70	3.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02796-7501	4-01505-0076	4-02265-0086
Condominium Section	266-R1		
Address	57-15 69 LANE	40-23 ITHACA STREET	75-10 GRND CNTRL PARKWAY
Neighborhood	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R2-WALK-UP	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	21	39
Year Built	1989	1991	1964
Gross SqFt	10,170	19,250	20,220
Estimated Gross Income	\$162,720	\$264,422	\$352,957
Gross Income per SqFt	\$16.00	\$13.74	\$17.46
Full Market Value	\$643,998	\$965,000	\$1,400,000
Market Value per SqFt	\$63.00	\$50.00	\$69.00
Distance from Condominium in miles		1.45	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02851-7501	4-01505-0076	4-02265-0086
Condominium Section	113-R1		
Address	87-12 GRAND AVENUE	40-23 ITHACA STREET	75-10 GRND CNTRL PARKWAY
Neighborhood	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	20	21	39
Year Built	1986	1991	1964
Gross SqFt	20,679	19,250	20,220
Estimated Gross Income	\$330,864	\$264,422	\$352,957
Gross Income per SqFt	\$16.00	\$13.74	\$17.46
Full Market Value	\$1,310,000	\$965,000	\$1,400,000
Market Value per SqFt	\$63.00	\$50.00	\$69.00
Distance from Condominium in miles		0.75	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02858-7501	4-01505-0076	4-02265-0086
Condominium Section	133-R1		
Address	87-14 57 ROAD	40-23 ITHACA STREET	75-10 GRND CNTRL PARKWAY
Neighborhood	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	25	21	39
Year Built	1987	1991	1964
Gross SqFt	20,333	19,250	20,220
Estimated Gross Income	\$335,494	\$264,422	\$352,957
Gross Income per SqFt	\$16.50	\$13.74	\$17.46
Full Market Value	\$1,330,002	\$965,000	\$1,400,000
Market Value per SqFt	\$65.00	\$50.00	\$69.00
Distance from Condominium in miles		1.00	2.25

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02875-7501	4-01349-0016	4-03083-0079
Condominium Section	395-R1		
Address	85-26 GRAND AVENUE	70-06 WOODSIDE AVENUE	95-11 64 ROAD
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	32
Year Built	1990	1961	1993
Gross SqFt	12,700	13,772	27,907
Estimated Gross Income	\$222,250	\$238,224	\$494,807
Gross Income per SqFt	\$17.50	\$17.30	\$17.73
Full Market Value	\$880,001	\$943,000	\$1,960,000
Market Value per SqFt	\$69.00	\$68.00	\$70.00
Distance from Condominium in miles		0.85	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02882-7502	4-00598-0018	4-03166-0067
Condominium Section	425-R1		
Address	85-24 57 AVENUE	26-39 30 STREET	68-12 AUSTIN STREET
Neighborhood	ELMHURST	ASTORIA	REGO PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	15	14	17
Year Built	2002	1999	1998
Gross SqFt	12,234	10,000	16,949
Estimated Gross Income	\$244,680	\$197,425	\$389,827
Gross Income per SqFt	\$20.00	\$19.74	\$23.00
Full Market Value	\$1,060,002	\$857,000	\$1,690,000
Market Value per SqFt	\$87.00	\$86.00	\$100.00
Distance from Condominium in miles		3.40	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02885-7501	4-03155-0019	4-03169-0021
Condominium Section	569-R1		
Address	60-70 WOODHAVEN BOULEVARD	66-02 AUSTIN STREET	99-22 67 ROAD
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	46	66	29
Year Built	2007	1998	2001
Gross SqFt	38,062	57,600	22,662
Estimated Gross Income	\$1,141,860	\$1,281,157	\$584,508
Gross Income per SqFt	\$30.00	\$22.24	\$25.80
Full Market Value	\$5,469,999	\$5,560,000	\$2,540,000
Market Value per SqFt	\$144.00	\$97.00	\$112.00
Distance from Condominium in miles		0.95	1.10

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02891-7502	4-02236-0010	
Condominium Section	527-R1		
Address	84-32 GRAND AVENUE	110-06 72 AVENUE	
Neighborhood	ELMHURST	FOREST HILLS	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	21	18	
Year Built	2006	1996	
Gross SqFt	18,328	12,442	
Estimated Gross Income	\$549,840	\$435,739	
Gross Income per SqFt	\$30.00	\$35.00	
Full Market Value	\$2,629,997	\$2,090,000	
Market Value per SqFt	\$143.00	\$168.00	
Distance from Condominium in miles		2.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03029-7501	4-03050-0019	4-05293-0045
Condominium Section	102-R1		
Address	71-09 JUNIPER VALLEY ROAD	69-16 66 DRIVE	166-15 DEPOT ROAD
Neighborhood	MIDDLE VILLAGE	MIDDLE VILLAGE	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1985	1971	1975
Gross SqFt	13,338	11,209	13,549
Estimated Gross Income	\$180,063	\$182,670	\$154,430
Gross Income per SqFt	\$13.50	\$16.30	\$11.40
Full Market Value	\$657,000	\$723,000	\$533,000
Market Value per SqFt	\$49.30	\$65.00	\$39.30
Distance from Condominium in miles		0.20	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	\$167,400	\$138,840	\$215,496
Gross Income per SqFt	\$15.00	\$15.34	\$17.51
Full Market Value	\$610,998	\$550,000	\$853,000
Market Value per SqFt	\$55.00	\$61.00	\$69.00
Distance from Condominium in miles		4.20	2.60

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03055-7502	4-03156-0092	4-02324-0035
Condominium Section	169-R1		
Address	71-57 METROPOLITAN AVENUE	66-23 AUSTIN STREET	44-20 63 STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	WOODSIDE
Building Classification	R2-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	49	55	78
Year Built	1987	1985	1982
Gross SqFt	50,670	51,700	58,000
Estimated Gross Income	\$709,380	\$697,950	\$1,297,398
Gross Income per SqFt	\$14.00	\$13.50	\$22.37
Full Market Value	\$2,590,008	\$2,550,000	\$3,040,000
Market Value per SqFt	\$51.00	\$49.30	\$52.00
Distance from Condominium in miles		1.65	2.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03057-7501	4-02098-0018	4-09260-0011
Condominium Section	204-R1		
Address	72-29 METROPOLITAN AVENUE	63-36 98 PLACE	85-18 118 STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	66	48
Year Built	1987	1980	1959
Gross SqFt	31,080	66,962	37,772
Estimated Gross Income	\$528,360	\$1,150,479	\$538,089
Gross Income per SqFt	\$17.00	\$17.18	\$14.25
Full Market Value	\$2,090,000	\$4,550,000	\$1,960,000
Market Value per SqFt	\$67.00	\$68.00	\$52.00
Distance from Condominium in miles		1.75	2.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03068-7501	4-02886-0019	4-03068-0058
Condominium Section	163-R1		
Address	66-70 79 STREET	60-16 86 STREET	66-52 79 STREET
Neighborhood	MIDDLE VILLAGE	MIDDLE VILLAGE	MIDDLE VILLAGE
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	12	19
Year Built	1987	1982	1973
Gross SqFt	18,696	7,331	18,480
Estimated Gross Income	\$336,528	\$130,000	\$295,000
Gross Income per SqFt	\$18.00	\$17.73	\$15.96
Full Market Value	\$1,330,001	\$515,000	\$1,170,000
Market Value per SqFt	\$71.00	\$70.00	\$63.00
Distance from Condominium in miles		1.10	0.00

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03081-7501	4-03155-0019	4-03169-0021
Condominium Section	404-R1		
Address	63-47 BOOTH STREET	66-02 AUSTIN STREET	99-22 67 ROAD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	21	66	29
Year Built	2001	1998	2001
Gross SqFt	40,000	57,600	22,662
Estimated Gross Income	\$880,000	\$1,281,157	\$584,508
Gross Income per SqFt	\$22.00	\$22.24	\$25.80
Full Market Value	\$3,819,996	\$5,560,000	\$2,540,000
Market Value per SqFt	\$95.00	\$97.00	\$112.00
Distance from Condominium in miles		0.50	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03096-7501	4-03321-0111	4-03117-0017
Condominium Section	137-R1		
Address	63-80 WETHEROLE STREET	83-96 118 STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	KEW GARDENS	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	44	36
Year Built	1960	1960	1957
Gross SqFt	26,118	30,900	23,100
Estimated Gross Income	\$398,299	\$444,138	\$322,659
Gross Income per SqFt	\$15.25	\$14.37	\$13.97
Full Market Value	\$1,579,995	\$1,620,000	\$1,180,000
Market Value per SqFt	\$60.00	\$52.00	\$51.00
Distance from Condominium in miles		2.15	0.20

	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	\$557,760	\$368,700	\$322,659
Gross Income per SqFt	\$14.00	\$13.97	\$13.97
Full Market Value	\$2,039,997	\$1,350,000	\$1,180,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Condominium in miles		0.15	0.30

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7504	4-03087-0021	4-03117-0017
Condominium Section	288-R1		
Address	65-04 BOOTH STREET	65-62 SAUNDERS STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	68	38	36
Year Built	1961	1954	1957
Gross SqFt	23,531	26,400	23,100
Estimated Gross Income	\$364,730	\$368,700	\$322,659
Gross Income per SqFt	\$15.50	\$13.97	\$13.97
Full Market Value	\$1,400,000	\$1,350,000	\$1,180,000
Market Value per SqFt	\$59.00	\$51.00	\$51.00
Distance from Condominium in miles		0.15	0.30

	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	\$891,702	\$807,438	\$844,200
Gross Income per SqFt	\$14.00	\$12.43	\$14.07
Full Market Value	\$3,250,000	\$2,790,000	\$3,080,000
Market Value per SqFt	\$51.00	\$43.00	\$51.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7506	4-03097-0038	4-03117-0017
Condominium Section	547-R1		
Address	64-48 BOOTH STREET	64-85 WETHEROLE STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	56	36
Year Built	1955	1952	1957
Gross SqFt	23,172	50,400	23,100
Estimated Gross Income	\$359,166	\$671,167	\$322,659
Gross Income per SqFt	\$15.50	\$13.32	\$13.97
Full Market Value	\$1,420,001	\$2,450,000	\$1,180,000
Market Value per SqFt	\$61.00	\$48.60	\$51.00
Distance from Condominium in miles		0.00	0.30

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03100-7501	4-03086-0002	
Condominium Section	56-R1		
Address	65-36 WETHEROLE STREET	65-41 SAUNDERS STREET	
Neighborhood	REGO PARK	REGO PARK	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	64	61	
Year Built	1941	1940	
Gross SqFt	66,324	60,000	
Estimated Gross Income	\$895,374	\$844,200	
Gross Income per SqFt	\$13.50	\$14.07	
Full Market Value	\$3,270,002	\$3,080,000	
Market Value per SqFt	\$49.30	\$51.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03102-7501	4-02098-0018	4-03104-0108
Condominium Section	262-R1		
Address	87 62 AVENUE	63-36 98 PLACE	65-90 AUSTIN STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	66	66
Year Built	1988	1980	1998
Gross SqFt	67,502	66,962	57,600
Estimated Gross Income	\$1,215,036	\$1,150,479	\$1,313,873
Gross Income per SqFt	\$18.00	\$17.18	\$22.81
Full Market Value	\$4,809,993	\$4,550,000	\$5,700,000
Market Value per SqFt	\$71.00	\$68.00	\$99.00
Distance from Condominium in miles		0.55	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03115-7501	4-03155-0027	4-03085-0008
Condominium Section	72-R1		
Address	63-85 WOODHAVEN BOULEVARD	98-01 67 AVENUE	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	164	286	150
Year Built	1952	1959	1950
Gross SqFt	149,558	275,197	127,152
Estimated Gross Income	\$2,243,370	\$4,144,718	\$1,788,405
Gross Income per SqFt	\$15.00	\$15.06	\$14.07
Full Market Value	\$8,190,022	\$16,400,000	\$6,530,000
Market Value per SqFt	\$55.00	\$60.00	\$51.00
Distance from Condominium in miles		0.50	0.50

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$856,800	\$791,271	\$838,819
Gross Income per SqFt	\$13.60	\$12.68	\$13.44
Full Market Value	\$3,129,998	\$2,730,000	\$3,060,000
Market Value per SqFt	\$49.70	\$43.80	\$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	4-03155-0027	4-03080-0006
Condominium Section	356-R1		
Address	99-34 67 ROAD	98-01 67 AVENUE	95-08 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	67	286	60
Year Built	1941	1959	1941
Gross SqFt	63,998	275,197	62,400
Estimated Gross Income	\$959,970	\$4,144,718	\$838,819
Gross Income per SqFt	\$15.00	\$15.06	\$13.44
Full Market Value	\$3,500,013	\$16,400,000	\$3,060,000
Market Value per SqFt	\$55.00	\$60.00	\$49.00
Distance from Condominium in miles		0.20	0.65

	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	\$1,069,740	\$989,866	
Gross Income per SqFt	\$15.00	\$13.60	
Full Market Value	\$3,900,034	\$3,610,000	
Market Value per SqFt	\$55.00	\$49.60	
Distance from Condominium in miles		0.65	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$471,275	\$322,659	\$494,807
Gross Income per SqFt	\$17.50	\$13.97	\$17.73
Full Market Value	\$1,810,000	\$1,180,000	\$1,960,000
Market Value per SqFt	\$67.00	\$51.00	\$70.00
Distance from Condominium in miles		0.65	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03173-7501	4-03078-0085	4-03084-0020
Condominium Section	330-R1		
Address	102-30 QUEENS BOULEVARD	93-10 QUEENS BOULEVARD	97-50 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R9-CONDOPS	D7-ELEVATOR	D6-ELEVATOR
Total Units	98	114	102
Year Built	1991	1950	1941
Gross SqFt	145,717	104,708	106,464
Estimated Gross Income	\$1,967,179	\$1,547,151	\$1,291,438
Gross Income per SqFt	\$13.50	\$14.78	\$12.13
Full Market Value	\$6,990,000	\$5,650,000	\$4,460,000
Market Value per SqFt	\$48.00	\$54.00	\$41.90
Distance from Condominium in miles		0.85	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03239-7501	4-03161-0001	4-03234-0051
Condominium Section	201-R1		
Address	107 QUEENS BOULEVARD	66-22 FLEET STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	130	228
Year Built	1965	1962	1929
Gross SqFt	181,853	112,800	174,480
Estimated Gross Income	\$2,909,648	\$1,704,408	\$3,155,815
Gross Income per SqFt	\$16.00	\$15.11	\$18.09
Full Market Value	\$11,200,000	\$6,750,000	\$12,500,000
Market Value per SqFt	\$62.00	\$60.00	\$72.00
Distance from Condominium in miles		0.60	0.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$617,312	\$888,756	\$783,864
Gross Income per SqFt	\$16.00	\$22.00	\$16.33
Full Market Value	\$2,439,991	\$3,860,000	\$3,100,000
Market Value per SqFt	\$63.00	\$96.00	\$65.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03257-7501	4-00017-0021	4-06809-0001
Condominium Section	450-R1		
Address	108-24 71 ROAD	50 AVENUE	75-25 153 STREET
Neighborhood	FOREST HILLS	LONG ISLAND CITY	FLUSHING-SOUTH
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	95	503	388
Year Built	2004	2000	2004
Gross SqFt	108,788	403,000	540,846
Estimated Gross Income	\$2,502,124	\$10,013,617	\$9,060,925
Gross Income per SqFt	\$23.00	\$24.85	\$16.75
Full Market Value	\$10,900,003	\$23,400,000	\$35,900,000
Market Value per SqFt	\$100.00	\$58.00	\$66.00
Distance from Condominium in miles		6.30	1.65

	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	D7-ELEVATOR	D1-ELEVATOR
Total Units	69	76	65
Year Built	1938	1955	1936
Gross SqFt	71,210	82,730	72,800
Estimated Gross Income	\$996,940	\$987,593	\$989,866
Gross Income per SqFt	\$14.00	\$11.94	\$13.60
Full Market Value	\$3,730,000	\$3,410,000	\$3,610,000
Market Value per SqFt	\$52.00	\$41.20	\$49.60
Distance from Condominium in miles		1.25	0.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-7501	4-02122-0028	4-02225-0006
Condominium Section	194-R1		
Address	110 73 ROAD	102-50 62 ROAD	109-05 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	102	65
Year Built	1942	1956	1936
Gross SqFt	93,800	99,350	72,800
Estimated Gross Income	\$1,313,200	\$1,258,396	\$989,866
Gross Income per SqFt	\$14.00	\$12.67	\$13.60
Full Market Value	\$4,920,000	\$4,340,000	\$3,610,000
Market Value per SqFt	\$52.00	\$43.70	\$49.60
Distance from Condominium in miles		1.45	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7501	4-03321-0061	4-03321-0037
Condominium Section	88-R1		
Address	83-85 116 STREET	83-31 116 STREET	83-46 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	180	84
Year Built	1956	1950	1931
Gross SqFt	65,990	140,196	70,059
Estimated Gross Income	\$923,860	\$2,009,768	\$900,127
Gross Income per SqFt	\$14.00	\$14.34	\$12.85
Full Market Value	\$3,370,003	\$7,340,000	\$3,110,000
Market Value per SqFt	\$51.00	\$52.00	\$44.40
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7502	4-03329-0057	4-03359-0011
Condominium Section	455-R1		
Address	83-75 117 STREET	118-65 METROPOLITAN AVENU	123-20 82 AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	39	55	18
Year Built	2004	1927	1996
Gross SqFt	42,795	34,500	12,905
Estimated Gross Income	\$684,720	\$499,896	\$238,715
Gross Income per SqFt	\$16.00	\$14.49	\$18.50
Full Market Value	\$2,710,005	\$1,820,000	\$945,000
Market Value per SqFt	\$63.00	\$53.00	\$73.00
Distance from Condominium in miles		0.20	0.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7503	4-03329-0057	4-03359-0011
Condominium Section	435-R1		
Address	83-71 116 STREET	118-65 METROPOLITAN AVENU	123-20 82 AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	55	18
Year Built	2001	1927	1996
Gross SqFt	38,000	34,500	12,905
Estimated Gross Income	\$760,000	\$499,896	\$238,715
Gross Income per SqFt	\$20.00	\$14.49	\$18.50
Full Market Value	\$3,300,004	\$1,820,000	\$945,000
Market Value per SqFt	\$87.00	\$53.00	\$73.00
Distance from Condominium in miles		0.20	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7504	4-04977-0017	4-03155-0019
Condominium Section	461-R1		
Address	116-24 GROSVENOR LANE	136-14 NORTHERN BOULEVARD	66-02 AUSTIN STREET
Neighborhood	KEW GARDENS	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	59	63	66
Year Built	2005	2000	1998
Gross SqFt	52,033	52,477	57,600
Estimated Gross Income	\$1,300,825	\$1,269,490	\$1,281,157
Gross Income per SqFt	\$25.00	\$24.19	\$22.24
Full Market Value	\$5,650,004	\$5,510,000	\$5,560,000
Market Value per SqFt	\$109.00	\$105.00	\$97.00
Distance from Condominium in miles		3.90	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-7501	4-03155-0019	
Condominium Section	410-R1		
Address	118-82 METROPOLITAN AVENU	66-02 AUSTIN STREET	
Neighborhood	KEW GARDENS	REGO PARK	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	41	66	
Year Built	2002	1998	
Gross SqFt	36,585	57,600	
Estimated Gross Income	\$804,870	\$1,281,157	
Gross Income per SqFt	\$22.00	\$22.24	
Full Market Value	\$3,490,003	\$5,560,000	
Market Value per SqFt	\$95.00	\$97.00	
Distance from Condominium in miles		1.80	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03339-7501	4-03083-0079	4-03342-0022
Condominium Section	305-R1		
Address	111-50 70 AVENUE	95-11 64 ROAD	111-46 76 DRIVE
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	R9-CONDOPS	C1-WALK-UP	D1-ELEVATOR
Total Units	88	32	24
Year Built	1987	1993	1966
Gross SqFt	115,082	27,907	21,396
Estimated Gross Income	\$1,726,230	\$494,807	\$313,715
Gross Income per SqFt	\$15.00	\$17.73	\$14.66
Full Market Value	\$6,470,000	\$1,960,000	\$1,150,000
Market Value per SqFt	\$56.00	\$70.00	\$54.00
Distance from Condominium in miles		1.55	0.15

	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	D7-ELEVATOR	D1-ELEVATOR
Total Units	95	78	65
Year Built	1938	1939	1936
Gross SqFt	84,954	73,020	72,800
Estimated Gross Income	\$1,231,833	\$1,253,569	\$989,866
Gross Income per SqFt	\$14.50	\$17.17	\$13.60
Full Market Value	\$4,500,016	\$4,960,000	\$3,610,000
Market Value per SqFt	\$53.00	\$68.00	\$49.60
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03342-7501	4-03341-0001	4-03255-0028
Condominium Section	289-R1		
Address	111-56 76 DRIVE	111-10 76 ROAD	71-50 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	39	60	53
Year Built	1939	1937	1932
Gross SqFt	31,511	56,636	40,398
Estimated Gross Income	\$488,420	\$849,540	\$888,756
Gross Income per SqFt	\$15.50	\$15.00	\$22.00
Full Market Value	\$1,929,993	\$3,100,000	\$3,860,000
Market Value per SqFt	\$61.00	\$55.00	\$96.00
Distance from Condominium in miles		0.05	0.50

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03347-7501	4-03341-0008	4-03322-0043
Condominium Section	193-R1		
Address	119-45 UNION TURNPIKE	111-20 76 ROAD	83-33 118 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	66	79
Year Built	1971	1937	1979
Gross SqFt	51,376	57,909	72,147
Estimated Gross Income	\$822,016	\$868,635	\$1,259,233
Gross Income per SqFt	\$16.00	\$15.00	\$17.45
Full Market Value	\$3,250,005	\$3,170,000	\$4,980,000
Market Value per SqFt	\$63.00	\$55.00	\$69.00
Distance from Condominium in miles		0.20	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03358-7501	4-03321-0018	4-03321-0111
Condominium Section	202-R1		
Address	123-25 82 AVENUE	83-10 118 STREET	83-96 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	79	44
Year Built	1951	1954	1960
Gross SqFt	66,880	74,118	30,900
Estimated Gross Income	\$936,320	\$952,416	\$444,138
Gross Income per SqFt	\$14.00	\$12.85	\$14.37
Full Market Value	\$3,510,000	\$3,290,000	\$1,620,000
Market Value per SqFt	\$52.00	\$44.40	\$52.00
Distance from Condominium in miles		0.55	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03360-7501	4-05137-0005	4-05137-0102
Condominium Section	144-R1		
Address	125-10 QUEENS BOULEVARD	43-23 COLDEN STREET	43-70 KISSENA BOULEVARD
Neighborhood	KEW GARDENS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D7-ELEVATOR	D7-ELEVATOR
Total Units	377	322	325
Year Built	1960	1965	1965
Gross SqFt	419,528	317,305	317,277
Estimated Gross Income	\$6,712,448	\$5,169,402	\$5,180,463
Gross Income per SqFt	\$16.00	\$16.29	\$16.33
Full Market Value	\$25,800,000	\$20,500,000	\$20,500,000
Market Value per SqFt	\$61.00	\$65.00	\$65.00
Distance from Condominium in miles		2.90	2.90

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03371-7501	4-03631-0001	4-03545-0001
Condominium Section	382-R1		
Address	2116 GREENE AVENUE	62-02 CATALPA AVENUE	1605 PUTNAM AVENUE
Neighborhood	RIDGEWOOD	RIDGEWOOD	RIDGEWOOD
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	44	81	49
Year Built	0	1928	1927
Gross SqFt	59,400	57,716	49,530
Estimated Gross Income	\$831,600	\$736,763	\$529,300
Gross Income per SqFt	\$14.00	\$12.77	\$10.69
Full Market Value	\$3,039,995	\$2,540,000	\$1,640,000
Market Value per SqFt	\$51.00	\$44.00	\$33.10
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03456-7501	4-03359-0011	4-03169-0021
Condominium Section	411-R1		
Address	714 SENECA AVENUE	123-20 82 AVENUE	99-22 67 ROAD
Neighborhood	RIDGEWOOD	KEW GARDENS	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	17	18	29
Year Built	2002	1996	2001
Gross SqFt	12,607	12,905	22,662
Estimated Gross Income	\$264,747	\$238,715	\$584,508
Gross Income per SqFt	\$21.00	\$18.50	\$25.80
Full Market Value	\$1,150,002	\$945,000	\$2,540,000
Market Value per SqFt	\$91.00	\$73.00	\$112.00
Distance from Condominium in miles		4.25	3.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03494-7501	4-03359-0011	4-01606-0052
Condominium Section	130-R1		
Address	5926 BLEECKER STREET	123-20 82 AVENUE	40-37 97 STREET
Neighborhood	RIDGEWOOD	KEW GARDENS	CORONA
Building Classification	R2-WALK-UP	D7-ELEVATOR	C1-WALK-UP
Total Units	12	18	16
Year Built	1987	1996	1990
Gross SqFt	10,021	12,905	12,304
Estimated Gross Income	\$180,378	\$238,715	\$215,496
Gross Income per SqFt	\$18.00	\$18.50	\$17.51
Full Market Value	\$714,002	\$945,000	\$853,000
Market Value per SqFt	\$71.00	\$73.00	\$69.00
Distance from Condominium in miles		4.00	3.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$1,164,708	\$798,954	\$829,848
Gross Income per SqFt	\$18.00	\$17.74	\$18.47
Full Market Value	\$4,610,000	\$3,160,000	\$3,280,000
Market Value per SqFt	\$71.00	\$70.00	\$73.00
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	\$159,504	\$138,840	\$215,496
Gross Income per SqFt	\$16.00	\$15.34	\$17.51
Full Market Value	\$631,001	\$550,000	\$853,000
Market Value per SqFt	\$63.00	\$61.00	\$69.00
Distance from Condominium in miles		4.45	2.90

	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	\$769,356	\$967,316	
Gross Income per SqFt	\$14.00	\$18.05	
Full Market Value	\$2,809,996	\$3,830,000	
Market Value per SqFt	\$51.00	\$71.00	
Distance from Condominium in miles		3.60	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03727-7501	4-03683-0036	4-03683-0041
Condominium Section	378-R1		
Address	56-07 CLOVER PLACE	71-56 69 STREET	71-66 69 STREET
Neighborhood	GLENDALE	GLENDALE	GLENDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	12	23
Year Built	0	1928	1928
Gross SqFt	20,320	9,300	13,760
Estimated Gross Income	\$233,680	\$96,348	\$216,582
Gross Income per SqFt	\$11.50	\$10.36	\$15.74
Full Market Value	\$806,012	\$299,000	\$857,000
Market Value per SqFt	\$39.70	\$32.20	\$62.00
Distance from Condominium in miles		1.00	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04044-7501	4-04977-0017	4-05182-0009
Condominium Section	534-R1		
Address	14-34 110 STREET	136-14 NORTHERN BOULEVARD	140-26 FRANKLIN AVENUE
Neighborhood	COLLEGE POINT	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	33	63	54
Year Built	2002	2000	1999
Gross SqFt	30,185	52,477	53,860
Estimated Gross Income	\$664,070	\$1,269,490	\$1,013,751
Gross Income per SqFt	\$22.00	\$24.19	\$18.82
Full Market Value	\$2,900,009	\$5,510,000	\$4,010,000
Market Value per SqFt	\$96.00	\$105.00	\$74.00
Distance from Condominium in miles		2.15	2.70

	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	\$155,064	\$153,497	\$216,414
Gross Income per SqFt	\$14.00	\$13.71	\$12.37
Full Market Value	\$566,001	\$560,000	\$747,000
Market Value per SqFt	\$51.00	\$50.00	\$42.70
Distance from Condominium in miles		0.10	0.20

BOROUGH OF QUEENS - 2009/10 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	\$405,504	\$1,150,479	\$1,307,992
Gross Income per SqFt	\$18.00	\$17.18	\$19.43
Full Market Value	\$1,610,003	\$4,550,000	\$5,680,000
Market Value per SqFt	\$71.00	\$68.00	\$84.00
Distance from Condominium in miles		3.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04414-7501	4-03169-0021	4-09760-0022
Condominium Section	476-R1		
Address	31-22 UNION STREET	99-22 67 ROAD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	REGO PARK	JAMAICA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	20	29	96
Year Built	2006	2001	2003
Gross SqFt	18,668	22,662	54,496
Estimated Gross Income	\$494,702	\$584,508	\$1,451,036
Gross Income per SqFt	\$26.50	\$25.80	\$26.60
Full Market Value	\$2,149,999	\$2,540,000	\$6,300,000
Market Value per SqFt	\$115.00	\$112.00	\$116.00
Distance from Condominium in miles		3.40	4.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04414-7502	4-04977-0017	4-03169-0021
Condominium Section	517-R1		
Address	140-24 31 DRIVE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	20	63	29
Year Built	2005	2000	2001
Gross SqFt	15,422	52,477	22,662
Estimated Gross Income	\$408,683	\$1,269,490	\$584,508
Gross Income per SqFt	\$26.50	\$24.19	\$25.80
Full Market Value	\$1,769,994	\$5,510,000	\$2,540,000
Market Value per SqFt	\$115.00	\$105.00	\$112.00
Distance from Condominium in miles		0.45	3.40

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04516-7501	4-03083-0079	4-05285-0010
Condominium Section	563-R1		
Address	150-31 12 AVENUE	95-11 64 ROAD	163-02 CROCHERON AVENUE
Neighborhood	WHITESTONE	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	49	32	15
Year Built	2006	1993	1964
Gross SqFt	39,140	27,907	11,866
Estimated Gross Income	\$743,660	\$494,807	\$202,446
Gross Income per SqFt	\$19.00	\$17.73	\$17.06
Full Market Value	\$2,940,040	\$1,960,000	\$801,000
Market Value per SqFt	\$75.00	\$70.00	\$68.00
Distance from Condominium in miles		5.00	2.10

	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	\$224,250	\$345,970	\$347,342
Gross Income per SqFt	\$15.00	\$16.66	\$16.73
Full Market Value	\$819,000	\$1,370,000	\$1,370,000
Market Value per SqFt	\$55.00	\$66.00	\$66.00
Distance from Condominium in miles		5.20	5.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04952-7501	4-05024-0019	4-05182-0009
Condominium Section	423-R1		
Address	32-05 LINDEN PLACE	144-20 38 AVENUE	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	70	54
Year Built	2002	1969	1999
Gross SqFt	16,915	58,411	53,860
Estimated Gross Income	\$321,385	\$1,074,251	\$1,013,751
Gross Income per SqFt	\$19.00	\$18.39	\$18.82
Full Market Value	\$1,270,002	\$4,250,000	\$4,010,000
Market Value per SqFt	\$75.00	\$73.00	\$74.00
Distance from Condominium in miles		0.65	0.90

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04956-7501	4-04954-0131	4-04994-0041
Condominium Section	222-R1		
Address	35-45 LEAVITT STREET	32-08 UNION STREET	140-74 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	27	44
Year Built	1987	1999	1987
Gross SqFt	23,100	35,100	38,640
Estimated Gross Income	\$323,400	\$459,108	\$668,155
Gross Income per SqFt	\$14.00	\$13.08	\$17.29
Full Market Value	\$1,180,001	\$1,680,000	\$2,640,000
Market Value per SqFt	\$51.00	\$47.90	\$68.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04958-7501	4-03359-0011	4-04954-0131
Condominium Section	431-R1		
Address	134-38 35 AVENUE	123-20 82 AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	KEW GARDENS	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	12	18	27
Year Built	1996	1996	1999
Gross SqFt	8,730	12,905	35,100
Estimated Gross Income	\$126,585	\$238,715	\$459,108
Gross Income per SqFt	\$14.50	\$18.50	\$13.08
Full Market Value	\$461,998	\$945,000	\$1,680,000
Market Value per SqFt	\$53.00	\$73.00	\$47.90
Distance from Condominium in miles		3.55	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04970-7501	4-04977-0017	4-09760-0022
Condominium Section	511-R1		
Address	59-05 MAIN STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	63	96
Year Built	2003	2000	2003
Gross SqFt	48,785	52,477	54,496
Estimated Gross Income	\$1,463,550	\$1,269,490	\$1,451,036
Gross Income per SqFt	\$30.00	\$24.19	\$26.60
Full Market Value	\$7,009,991	\$5,510,000	\$6,300,000
Market Value per SqFt	\$144.00	\$105.00	\$116.00
Distance from Condominium in miles		0.25	4.25

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04971-7501	4-03169-0021	4-04977-0017
Condominium Section	446-R1		
Address	135-37 37 AVENUE	99-22 67 ROAD	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	20	29	63
Year Built	2004	2001	2000
Gross SqFt	14,250	22,662	52,477
Estimated Gross Income	\$342,000	\$584,508	\$1,269,490
Gross Income per SqFt	\$24.00	\$25.80	\$24.19
Full Market Value	\$1,490,002	\$2,540,000	\$5,510,000
Market Value per SqFt	\$105.00	\$112.00	\$105.00
Distance from Condominium in miles		2.80	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04977-7501	4-05182-0009	4-04977-0090
Condominium Section	71-R1		
Address	136-75 37 AVENUE	140-26 FRANKLIN AVENUE	136-45 37 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	80	54	64
Year Built	1983	1999	1997
Gross SqFt	87,612	53,860	71,600
Estimated Gross Income	\$1,577,016	\$1,013,751	\$1,316,551
Gross Income per SqFt	\$18.00	\$18.82	\$18.39
Full Market Value	\$6,240,010	\$4,010,000	\$5,210,000
Market Value per SqFt	\$71.00	\$74.00	\$73.00
Distance from Condominium in miles		0.55	0.00

	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	102,023
Estimated Gross Income	\$177,170	\$1,365,108	\$1,478,626
Gross Income per SqFt	\$14.00	\$13.77	\$14.49
Full Market Value	\$646,998	\$4,980,000	\$5,400,000
Market Value per SqFt	\$51.00	\$50.00	\$53.00
Distance from Condominium in miles		0.00	0.50

BOROUGH OF QUEENS - 2009/10 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-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	102,023
Estimated Gross Income	\$1,370,278	\$1,365,108	\$1,478,626
Gross Income per SqFt	\$14.00	\$13.77	\$14.49
Full Market Value	\$4,999,994	\$4,980,000	\$5,400,000
Market Value per SqFt	\$51.00	\$50.00	\$53.00
Distance from Condominium in miles		0.00	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7501	4-05046-0045	4-05013-0038
Condominium Section	85-R1		
Address	139-35 35 AVENUE	142-09 BARCLAY AVENUE	37-14 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	42	173
Year Built	1984	1970	1972
Gross SqFt	34,314	38,657	113,522
Estimated Gross Income	\$583,338	\$535,482	\$2,076,317
Gross Income per SqFt	\$17.00	\$13.85	\$18.29
Full Market Value	\$2,309,996	\$1,950,000	\$8,220,000
Market Value per SqFt	\$67.00	\$50.00	\$72.00
Distance from Condominium in miles		0.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7502	4-03359-0011	4-05046-0045
Condominium Section	103-R1		
Address	140-44 34 AVENUE	123-20 82 AVENUE	142-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	KEW GARDENS	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	15	18	42
Year Built	1985	1996	1970
Gross SqFt	10,668	12,905	38,657
Estimated Gross Income	\$186,690	\$238,715	\$535,482
Gross Income per SqFt	\$17.50	\$18.50	\$13.85
Full Market Value	\$738,999	\$945,000	\$1,950,000
Market Value per SqFt	\$69.00	\$73.00	\$50.00
Distance from Condominium in miles		3.75	0.50

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7503	4-05046-0045	4-03359-0011
Condominium Section	220-R1		
Address	140-40 34 AVENUE	142-09 BARCLAY AVENUE	123-20 82 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	16	42	18
Year Built	1988	1970	1996
Gross SqFt	16,140	38,657	12,905
Estimated Gross Income	\$266,310	\$535,482	\$238,715
Gross Income per SqFt	\$16.50	\$13.85	\$18.50
Full Market Value	\$1,049,997	\$1,950,000	\$945,000
Market Value per SqFt	\$65.00	\$50.00	\$73.00
Distance from Condominium in miles		0.50	3.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7504	4-05182-0009	4-04977-0021
Condominium Section	398-R1		
Address	139-87 35 AVENUE	140-26 FRANKLIN AVENUE	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	54	71
Year Built	1997	1999	2000
Gross SqFt	16,164	53,860	67,324
Estimated Gross Income	\$323,280	\$1,013,751	\$1,307,992
Gross Income per SqFt	\$20.00	\$18.82	\$19.43
Full Market Value	\$1,399,998	\$4,010,000	\$5,680,000
Market Value per SqFt	\$87.00	\$74.00	\$84.00
Distance from Condominium in miles		0.70	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-7501	4-05182-0009	4-07117-0189
Condominium Section	213-R1		
Address	139-76 35 AVENUE	140-26 FRANKLIN AVENUE	193-02 HOR HARDING EXPWY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FRESH MEADOWS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	54	40
Year Built	1987	1999	1988
Gross SqFt	31,360	53,860	51,125
Estimated Gross Income	\$517,440	\$1,013,751	\$884,462
Gross Income per SqFt	\$16.50	\$18.82	\$17.30
Full Market Value	\$2,049,995	\$4,010,000	\$3,500,000
Market Value per SqFt	\$65.00	\$74.00	\$68.00
Distance from Condominium in miles		0.65	2.80

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05004-7501	4-05182-0009	4-07117-0189
Condominium Section	181-R1		
Address	35-20 147 STREET	140-26 FRANKLIN AVENUE	193-02 HOR HARDING EXPWY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FRESH MEADOWS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	66	54	40
Year Built	1988	1999	1988
Gross SqFt	76,680	53,860	51,125
Estimated Gross Income	\$1,303,560	\$1,013,751	\$884,462
Gross Income per SqFt	\$17.00	\$18.82	\$17.30
Full Market Value	\$5,159,995	\$4,010,000	\$3,500,000
Market Value per SqFt	\$67.00	\$74.00	\$68.00
Distance from Condominium in miles		0.70	2.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05004-7502	4-05182-0009	4-04977-0017
Condominium Section	439-R1		
Address	146-14 35 AVENUE	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	18	54	63
Year Built	2003	1999	2000
Gross SqFt	18,730	53,860	52,477
Estimated Gross Income	\$393,330	\$1,013,751	\$1,269,490
Gross Income per SqFt	\$21.00	\$18.82	\$24.19
Full Market Value	\$1,710,003	\$4,010,000	\$5,510,000
Market Value per SqFt	\$91.00	\$74.00	\$105.00
Distance from Condominium in miles		0.70	0.55

	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	\$1,268,364	\$1,013,751	
Gross Income per SqFt	\$19.00	\$18.82	
Full Market Value	\$5,020,000	\$4,010,000	
Market Value per SqFt	\$75.00	\$74.00	
Distance from Condominium in miles		0.70	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$1,013,751	\$459,108
Gross Income per SqFt	\$17.00	\$18.82	\$13.08
Full Market Value	\$2,510,006	\$4,010,000	\$1,680,000
Market Value per SqFt	\$67.00	\$74.00	\$47.90
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	\$1,224,626	\$1,497,073	\$1,318,100
Gross Income per SqFt	\$18.50	\$19.08	\$16.43
Full Market Value	\$4,849,996	\$6,500,000	\$5,220,000
Market Value per SqFt	\$73.00	\$83.00	\$65.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05010-7504	4-04977-0017	4-03169-0021
Condominium Section	472-R1		
Address	142-25 37 AVENUE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	30	63	29
Year Built	2005	2000	2001
Gross SqFt	20,352	52,477	22,662
Estimated Gross Income	\$508,800	\$1,269,490	\$584,508
Gross Income per SqFt	\$25.00	\$24.19	\$25.80
Full Market Value	\$2,209,992	\$5,510,000	\$2,540,000
Market Value per SqFt	\$109.00	\$105.00	\$112.00
Distance from Condominium in miles		0.15	3.05

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05013-7501	4-04977-0017	4-03169-0021
Condominium Section	540-R1		
Address	143-36 37 AVENUE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	19	63	29
Year Built	2005	2000	2001
Gross SqFt	21,000	52,477	22,662
Estimated Gross Income	\$525,000	\$1,269,490	\$584,508
Gross Income per SqFt	\$25.00	\$24.19	\$25.80
Full Market Value	\$2,280,005	\$5,510,000	\$2,540,000
Market Value per SqFt	\$109.00	\$105.00	\$112.00
Distance from Condominium in miles		0.30	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05014-7501	4-04995-0024	4-05024-0016
Condominium Section	255-R1		
Address	144-63 37 AVENUE	144-22 34 AVENUE	144-14 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	16
Year Built	1989	1976	1980
Gross SqFt	10,480	10,032	11,159
Estimated Gross Income	\$178,160	\$134,042	\$192,492
Gross Income per SqFt	\$17.00	\$13.36	\$17.25
Full Market Value	\$705,001	\$489,000	\$762,000
Market Value per SqFt	\$67.00	\$48.70	\$68.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05015-7501	4-04995-0024	4-05024-0016
Condominium Section	245-R1		
Address	144-34 37 AVENUE	144-22 34 AVENUE	144-14 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	16
Year Built	1988	1976	1980
Gross SqFt	13,997	10,032	11,159
Estimated Gross Income	\$209,955	\$134,042	\$192,492
Gross Income per SqFt	\$15.00	\$13.36	\$17.25
Full Market Value	\$766,000	\$489,000	\$762,000
Market Value per SqFt	\$55.00	\$48.70	\$68.00
Distance from Condominium in miles		0.20	0.05

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05017-7501	4-05013-0016	4-03874-0078
Condominium Section	263-R1		
Address	37-31 149 STREET	143-20 37 AVENUE	89-15 73 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	GLENDALE
Building Classification	R9-CONDOPS	C1-WALK-UP	C9-WALK-UP
Total Units	29	36	52
Year Built	1955	1941	1950
Gross SqFt	27,000	32,370	45,040
Estimated Gross Income	\$405,000	\$432,786	\$798,954
Gross Income per SqFt	\$15.00	\$13.37	\$17.74
Full Market Value	\$1,520,000	\$1,580,000	\$3,160,000
Market Value per SqFt	\$56.00	\$48.80	\$70.00
Distance from Condominium in miles		0.40	4.45

	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	\$298,980	\$1,013,751	\$459,108
Gross Income per SqFt	\$16.50	\$18.82	\$13.08
Full Market Value	\$1,180,001	\$4,010,000	\$1,680,000
Market Value per SqFt	\$65.00	\$74.00	\$47.90
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-7502	4-05182-0009	4-04977-0017
Condominium Section	427-R1		
Address	142-18 38 AVENUE	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	50	54	63
Year Built	2001	1999	2000
Gross SqFt	48,993	53,860	52,477
Estimated Gross Income	\$1,028,853	\$1,013,751	\$1,269,490
Gross Income per SqFt	\$21.00	\$18.82	\$24.19
Full Market Value	\$4,470,005	\$4,010,000	\$5,510,000
Market Value per SqFt	\$91.00	\$74.00	\$105.00
Distance from Condominium in miles		0.40	0.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05022-7502	4-05022-0018	4-05863-0250
Condominium Section	162-R1		
Address	143-51 ROOSEVELT AVENUE	143-18 38 AVENUE	23-50 CORPORAL KENNEDY ST
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	134	109	150
Year Built	1987	1971	1981
Gross SqFt	98,000	80,241	124,877
Estimated Gross Income	\$1,960,000	\$1,318,100	\$2,059,460
Gross Income per SqFt	\$20.00	\$16.43	\$16.49
Full Market Value	\$8,509,987	\$5,220,000	\$4,820,000
Market Value per SqFt	\$87.00	\$65.00	\$38.60
Distance from Condominium in miles		0.00	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05022-7503	4-04977-0017	4-03169-0021
Condominium Section	581-R1		
Address	38-34 PARSONS BOULEVARD	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	40	63	29
Year Built	2007	2000	2001
Gross SqFt	40,400	52,477	22,662
Estimated Gross Income	\$888,800	\$1,269,490	\$584,508
Gross Income per SqFt	\$22.00	\$24.19	\$25.80
Full Market Value	\$3,859,998	\$5,510,000	\$2,540,000
Market Value per SqFt	\$96.00	\$105.00	\$112.00
Distance from Condominium in miles		0.35	3.05

	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	\$2,032,480	\$459,108	
Gross Income per SqFt	\$20.00	\$13.08	
Full Market Value	\$8,829,996	\$1,680,000	
Market Value per SqFt	\$87.00	\$47.90	
Distance from Condominium in miles		0.55	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7502	4-05121-0050	
Condominium Section	81-R1		
Address	38-08 147 STREET	134-37 MAPLE AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	33	49	
Year Built	1984	1968	
Gross SqFt	37,304	33,490	
Estimated Gross Income	\$671,472	\$450,440	
Gross Income per SqFt	\$18.00	\$13.45	
Full Market Value	\$2,660,003	\$1,640,000	
Market Value per SqFt	\$71.00	\$49.00	
Distance from Condominium in miles		0.65	

	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	\$340,195	\$303,875	\$369,598
Gross Income per SqFt	\$19.00	\$16.25	\$17.25
Full Market Value	\$1,350,002	\$1,200,000	\$1,460,000
Market Value per SqFt	\$75.00	\$64.00	\$68.00
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	4-09760-0022
Condominium Section	424-R1		
Address	38-22 147 STREET	140-26 FRANKLIN AVENUE	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	32	54	96
Year Built	2002	1999	2003
Gross SqFt	22,936	53,860	54,496
Estimated Gross Income	\$504,592	\$1,013,751	\$1,451,036
Gross Income per SqFt	\$22.00	\$18.82	\$26.60
Full Market Value	\$2,190,000	\$4,010,000	\$6,300,000
Market Value per SqFt	\$95.00	\$74.00	\$116.00
Distance from Condominium in miles		0.50	4.10

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05025-7501	4-05182-0009	4-09760-0022
Condominium Section	413-R1		
Address	144-48 ROOSEVELT AVENUE	140-26 FRANKLIN AVENUE	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	26	54	96
Year Built	2001	1999	2003
Gross SqFt	22,635	53,860	54,496
Estimated Gross Income	\$475,335	\$1,013,751	\$1,451,036
Gross Income per SqFt	\$21.00	\$18.82	\$26.60
Full Market Value	\$2,059,995	\$4,010,000	\$6,300,000
Market Value per SqFt	\$91.00	\$74.00	\$116.00
Distance from Condominium in miles		0.40	4.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05026-7501	4-05049-0006	4-05026-0024
Condominium Section	111-R1		
Address	147-37 ROOSEVELT AVENUE	143-06 BARCLAY AVENUE	147-30 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	96	72
Year Built	1956	1950	1959
Gross SqFt	53,920	79,448	57,425
Estimated Gross Income	\$754,880	\$1,232,476	\$944,466
Gross Income per SqFt	\$14.00	\$15.51	\$16.45
Full Market Value	\$2,759,991	\$4,880,000	\$3,740,000
Market Value per SqFt	\$51.00	\$61.00	\$65.00
Distance from Condominium in miles		0.40	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05027-7501	4-05024-0016	4-05124-0012
Condominium Section	176-R1		
Address	147-26 ROOSEVELT AVENUE	144-14 38 AVENUE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	16	12
Year Built	1987	1980	1991
Gross SqFt	19,398	11,159	8,680
Estimated Gross Income	\$310,368	\$192,492	\$131,473
Gross Income per SqFt	\$16.00	\$17.25	\$15.15
Full Market Value	\$1,230,002	\$762,000	\$520,000
Market Value per SqFt	\$63.00	\$68.00	\$60.00
Distance from Condominium in miles		0.20	0.90

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05027-7502	4-04995-0024	4-05024-0016
Condominium Section	261-R1		
Address	147-48 ROOSEVELT AVENUE	144-22 34 AVENUE	144-14 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	14	16
Year Built	1988	1976	1980
Gross SqFt	36,340	10,032	11,159
Estimated Gross Income	\$0	\$134,042	\$192,492
Gross Income per SqFt	\$0.00	\$13.36	\$17.25
Full Market Value	\$2,229,998	\$489,000	\$762,000
Market Value per SqFt	\$61.00	\$48.70	\$68.00
Distance from Condominium in miles		0.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05039-7501	4-05182-0009	4-09760-0022
Condominium Section	420-R1		
Address	132-59 41 ROAD	140-26 FRANKLIN AVENUE	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	18	54	96
Year Built	2001	1999	2003
Gross SqFt	15,000	53,860	54,496
Estimated Gross Income	\$300,000	\$1,013,751	\$1,451,036
Gross Income per SqFt	\$20.00	\$18.82	\$26.60
Full Market Value	\$1,300,003	\$4,010,000	\$6,300,000
Market Value per SqFt	\$87.00	\$74.00	\$116.00
Distance from Condominium in miles		0.50	3.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05039-7502	4-05182-0009	4-09760-0022
Condominium Section	428-R1		
Address	41-05 COLLEGE POINT BOULE	140-26 FRANKLIN AVENUE	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	47	54	96
Year Built	2002	1999	2003
Gross SqFt	41,800	53,860	54,496
Estimated Gross Income	\$794,200	\$1,013,751	\$1,451,036
Gross Income per SqFt	\$19.00	\$18.82	\$26.60
Full Market Value	\$3,140,002	\$4,010,000	\$6,300,000
Market Value per SqFt	\$75.00	\$74.00	\$116.00
Distance from Condominium in miles		0.50	3.95

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05040-7501	4-09760-0022	
Condominium Section	458-R1		
Address	132-03 SANFORD AVENUE	90-05 161 STREET	
Neighborhood	FLUSHING-NORTH	JAMAICA	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	50	96	
Year Built	2004	2003	
Gross SqFt	48,753	54,496	
Estimated Gross Income	\$1,072,566	\$1,451,036	
Gross Income per SqFt	\$22.00	\$26.60	
Full Market Value	\$4,660,004	\$6,300,000	
Market Value per SqFt	\$96.00	\$116.00	
Distance from Condominium in miles		3.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05041-7504	4-05182-0009	4-05044-0063
Condominium Section	383-R1		
Address	133-25 41 ROAD	140-26 FRANKLIN AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	54	66
Year Built	1995	1999	1996
Gross SqFt	15,630	53,860	71,456
Estimated Gross Income	\$265,710	\$1,013,751	\$1,094,450
Gross Income per SqFt	\$17.00	\$18.82	\$15.32
Full Market Value	\$1,049,999	\$4,010,000	\$4,330,000
Market Value per SqFt	\$67.00	\$74.00	\$61.00
Distance from Condominium in miles		0.40	0.20

	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	\$1,373,700	\$1,497,073	\$1,324,095
Gross Income per SqFt	\$19.00	\$19.08	\$20.28
Full Market Value	\$5,439,995	\$6,500,000	\$5,750,000
Market Value per SqFt	\$75.00	\$83.00	\$88.00
Distance from Condominium in miles		0.70	0.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-7504	4-09760-0022	4-04977-0021
Condominium Section	401-R1		
Address	133-47 SANFORD AVENUE	90-05 161 STREET	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	JAMAICA	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	58	96	71
Year Built	2000	2003	2000
Gross SqFt	83,284	54,496	67,324
Estimated Gross Income	\$1,582,396	\$1,451,036	\$1,307,992
Gross Income per SqFt	\$19.00	\$26.60	\$19.43
Full Market Value	\$6,259,998	\$6,300,000	\$5,680,000
Market Value per SqFt	\$75.00	\$116.00	\$84.00
Distance from Condominium in miles		3.90	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05043-7501	4-05182-0015	4-05182-0001
Condominium Section	157-R1		
Address	136-05 SANFORD AVENUE	142-02 FRANKLIN AVENUE	140-02 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	55	120
Year Built	1929	1929	1929
Gross SqFt	92,000	50,909	119,185
Estimated Gross Income	\$1,242,000	\$669,027	\$1,649,017
Gross Income per SqFt	\$13.50	\$13.14	\$13.84
Full Market Value	\$4,410,000	\$2,440,000	\$6,020,000
Market Value per SqFt	\$47.90	\$47.90	\$51.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05044-7501	4-05049-0043	4-05025-0064
Condominium Section	182-R1		
Address	41-25 KISSENA BOULEVARD	143-33 SANFORD AVENUE	144-45 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	204	181	137
Year Built	1963	1960	1962
Gross SqFt	189,000	137,927	107,761
Estimated Gross Income	\$2,929,500	\$2,209,521	\$1,675,914
Gross Income per SqFt	\$15.50	\$16.02	\$15.55
Full Market Value	\$11,600,004	\$8,750,000	\$6,630,000
Market Value per SqFt	\$61.00	\$63.00	\$62.00
Distance from Condominium in miles		0.30	0.45

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05045-7501	4-05137-0005	4-05136-0008
Condominium Section	108-R1		
Address	41-40 UNION STREET	43-23 COLDEN STREET	42-45 MAIN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	351	322	171
Year Built	1974	1965	1962
Gross SqFt	333,006	317,305	130,118
Estimated Gross Income	\$5,328,096	\$5,169,402	\$2,442,314
Gross Income per SqFt	\$16.00	\$16.29	\$18.77
Full Market Value	\$21,100,013	\$20,500,000	\$9,670,000
Market Value per SqFt	\$63.00	\$65.00	\$74.00
Distance from Condominium in miles		0.30	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-7501	4-05285-0010	4-05024-0016
Condominium Section	51-R1		
Address	143-37 BARCLAY AVENUE	163-02 CROCHERON AVENUE	144-14 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	15	16
Year Built	1982	1964	1980
Gross SqFt	34,587	11,866	11,159
Estimated Gross Income	\$518,805	\$202,446	\$192,492
Gross Income per SqFt	\$15.00	\$17.06	\$17.25
Full Market Value	\$1,890,000	\$801,000	\$762,000
Market Value per SqFt	\$55.00	\$68.00	\$68.00
Distance from Condominium in miles		1.05	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-7502	4-04995-0073	4-05022-0018
Condominium Section	200-R1		
Address	41-07 BOWNE STREET	144-27 35 AVENUE	143-18 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	84	109
Year Built	1962	1969	1971
Gross SqFt	77,620	76,140	80,241
Estimated Gross Income	\$1,164,300	\$1,172,483	\$1,318,100
Gross Income per SqFt	\$15.00	\$15.40	\$16.43
Full Market Value	\$4,249,997	\$4,640,000	\$5,220,000
Market Value per SqFt	\$55.00	\$61.00	\$65.00
Distance from Condominium in miles		0.45	0.15

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-7501	4-04994-0041	4-05044-0063
Condominium Section	352-R1		
Address	144-28 BARCLAY AVENUE	140-74 34 AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	44	66
Year Built	1990	1987	1996
Gross SqFt	38,680	38,640	71,456
Estimated Gross Income	\$657,560	\$668,155	\$1,094,450
Gross Income per SqFt	\$17.00	\$17.29	\$15.32
Full Market Value	\$2,599,996	\$2,640,000	\$4,330,000
Market Value per SqFt	\$67.00	\$68.00	\$61.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-7502	4-05182-0009	4-04977-0017
Condominium Section	405-R1		
Address	41-33 PARSONS BOULEVARD	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	18	54	63
Year Built	2000	1999	2000
Gross SqFt	20,448	53,860	52,477
Estimated Gross Income	\$388,512	\$1,013,751	\$1,269,490
Gross Income per SqFt	\$19.00	\$18.82	\$24.19
Full Market Value	\$1,539,990	\$4,010,000	\$5,510,000
Market Value per SqFt	\$75.00	\$74.00	\$105.00
Distance from Condominium in miles		0.35	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05052-7501	4-07117-0189	4-05025-0008
Condominium Section	186-R1		
Address	147 BARCLAY AVENUE	193-02 HOR HARDING EXPWY	144-10 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	40	84
Year Built	1987	1988	1973
Gross SqFt	19,037	51,125	65,292
Estimated Gross Income	\$304,592	\$884,462	\$1,324,095
Gross Income per SqFt	\$16.00	\$17.30	\$20.28
Full Market Value	\$1,210,001	\$3,500,000	\$5,750,000
Market Value per SqFt	\$64.00	\$68.00	\$88.00
Distance from Condominium in miles		2.30	0.15

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05062-7501	4-05182-0009	4-04977-0017
Condominium Section	433-R1		
Address	41-28 HAIGHT STREET	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	17	54	63
Year Built	2003	1999	2000
Gross SqFt	15,189	53,860	52,477
Estimated Gross Income	\$334,158	\$1,013,751	\$1,269,490
Gross Income per SqFt	\$22.00	\$18.82	\$24.19
Full Market Value	\$1,450,000	\$4,010,000	\$5,510,000
Market Value per SqFt	\$95.00	\$74.00	\$105.00
Distance from Condominium in miles		0.60	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05102-7501	4-05124-0012	4-03083-0079
Condominium Section	361-R1		
Address	132-48 MAPLE AVENUE	134-10 BLOSSOM AVENUE	95-11 64 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	12	32
Year Built	1990	1991	1993
Gross SqFt	11,250	8,680	27,907
Estimated Gross Income	\$174,375	\$131,473	\$494,807
Gross Income per SqFt	\$15.50	\$15.15	\$17.73
Full Market Value	\$689,994	\$520,000	\$1,960,000
Market Value per SqFt	\$61.00	\$60.00	\$70.00
Distance from Condominium in miles		0.20	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05102-7502	4-04977-0017	4-05182-0009
Condominium Section	516-R1		
Address	132-37 POPLE AVENUE	136-14 NORTHERN BOULEVARD	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	15	63	54
Year Built	2005	2000	1999
Gross SqFt	17,655	52,477	53,860
Estimated Gross Income	\$423,720	\$1,269,490	\$1,013,751
Gross Income per SqFt	\$24.00	\$24.19	\$18.82
Full Market Value	\$1,840,002	\$5,510,000	\$4,010,000
Market Value per SqFt	\$104.00	\$105.00	\$74.00
Distance from Condominium in miles		0.60	0.45

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05105-7501	4-03359-0011	4-05124-0012
Condominium Section	150-R1		
Address	132-18 AVERY AVENUE	123-20 82 AVENUE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	KEW GARDENS	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
Total Units	14	18	12
Year Built	1987	1996	1991
Gross SqFt	12,336	12,905	8,680
Estimated Gross Income	\$185,040	\$238,715	\$131,473
Gross Income per SqFt	\$15.00	\$18.50	\$15.15
Full Market Value	\$674,997	\$945,000	\$520,000
Market Value per SqFt	\$55.00	\$73.00	\$60.00
Distance from Condominium in miles		2.80	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05105-7502	4-05182-0009	4-05044-0063
Condominium Section	429-R1		
Address	133-38 AVERY AVENUE	140-26 FRANKLIN AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	54	66
Year Built	2001	1999	1996
Gross SqFt	22,116	53,860	71,456
Estimated Gross Income	\$375,972	\$1,013,751	\$1,094,450
Gross Income per SqFt	\$17.00	\$18.82	\$15.32
Full Market Value	\$1,489,997	\$4,010,000	\$4,330,000
Market Value per SqFt	\$67.00	\$74.00	\$61.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-7501	4-04994-0041	4-05124-0012
Condominium Section	165-R1		
Address	134-46 MAPLE AVENUE	140-74 34 AVENUE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
Total Units	27	44	12
Year Built	1987	1987	1991
Gross SqFt	23,951	38,640	8,680
Estimated Gross Income	\$383,216	\$668,155	\$131,473
Gross Income per SqFt	\$16.00	\$17.29	\$15.15
Full Market Value	\$1,519,993	\$2,640,000	\$520,000
Market Value per SqFt	\$63.00	\$68.00	\$60.00
Distance from Condominium in miles		0.80	0.15

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05125-7501	4-04256-0030	4-05117-0001
Condominium Section	119-R1		
Address	13-40 DAHLIA AVENUE	25-60 COLLEGE POINT BOULE	133-01 BOOTH MEMORIAL AVE
Neighborhood	FLUSHING-NORTH	COLLEGE POINT	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	15	36
Year Built	1965	1964	1957
Gross SqFt	37,660	11,196	19,836
Estimated Gross Income	\$489,580	\$153,497	\$257,074
Gross Income per SqFt	\$13.00	\$13.71	\$12.96
Full Market Value	\$1,789,995	\$560,000	\$938,000
Market Value per SqFt	\$47.50	\$50.00	\$47.30
Distance from Condominium in miles		1.95	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05125-7502	4-05182-0009	4-04977-0017
Condominium Section	443-R1		
Address	43-18 MAIN STREET	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	66	54	63
Year Built	2001	1999	2000
Gross SqFt	64,520	53,860	52,477
Estimated Gross Income	\$1,548,480	\$1,013,751	\$1,269,490
Gross Income per SqFt	\$24.00	\$18.82	\$24.19
Full Market Value	\$6,719,994	\$4,010,000	\$5,510,000
Market Value per SqFt	\$104.00	\$74.00	\$105.00
Distance from Condominium in miles		0.40	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05131-7501	4-04994-0041	4-05124-0012
Condominium Section	125-R1		
Address	55-16 MAIN STREET	140-74 34 AVENUE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	16	44	12
Year Built	1986	1987	1991
Gross SqFt	20,020	38,640	8,680
Estimated Gross Income	\$310,310	\$668,155	\$131,473
Gross Income per SqFt	\$15.50	\$17.29	\$15.15
Full Market Value	\$1,230,002	\$2,640,000	\$520,000
Market Value per SqFt	\$61.00	\$68.00	\$60.00
Distance from Condominium in miles		1.20	0.25

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-7501	4-07117-0189	4-04994-0017
Condominium Section	104-R1		
Address	42-20 KISSENA BOULEVARD	193-02 HOR HARDING EXPWY	140-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	102	40	151
Year Built	1985	1988	1985
Gross SqFt	170,000	51,125	158,456
Estimated Gross Income	\$2,550,000	\$884,462	\$2,527,071
Gross Income per SqFt	\$15.00	\$17.30	\$15.95
Full Market Value	\$9,309,999	\$3,500,000	\$10,000,000
Market Value per SqFt	\$55.00	\$68.00	\$63.00
Distance from Condominium in miles		2.60	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-7502	4-05863-0250	4-04994-0017
Condominium Section	246-R1		
Address	136-17 MAPLE AVENUE	23-50 CORPORAL KENNEDY ST	140-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	BAYSIDE	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	68	150	151
Year Built	1989	1981	1985
Gross SqFt	89,200	124,877	158,456
Estimated Gross Income	\$1,427,200	\$2,059,460	\$2,527,071
Gross Income per SqFt	\$16.00	\$16.49	\$15.95
Full Market Value	\$5,650,001	\$4,820,000	\$10,000,000
Market Value per SqFt	\$63.00	\$38.60	\$63.00
Distance from Condominium in miles		2.95	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-7501	4-04994-0017	4-05863-0250
Condominium Section	114-R1		
Address	136-24 MAPLE COURT	140-16 34 AVENUE	23-50 CORPORAL KENNEDY ST
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	48	151	150
Year Built	1986	1985	1981
Gross SqFt	62,720	158,456	124,877
Estimated Gross Income	\$1,066,240	\$2,527,071	\$2,059,460
Gross Income per SqFt	\$17.00	\$15.95	\$16.49
Full Market Value	\$4,220,000	\$10,000,000	\$4,820,000
Market Value per SqFt	\$67.00	\$63.00	\$38.60
Distance from Condominium in miles		0.75	2.95

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7501	4-04994-0017	4-05137-0093
Condominium Section	121-R1		
Address	138-35 ELDER AVENUE	140-16 34 AVENUE	43-44 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	227	151	287
Year Built	1986	1985	1962
Gross SqFt	232,145	158,456	267,554
Estimated Gross Income	\$3,482,175	\$2,527,071	\$3,783,213
Gross Income per SqFt	\$15.00	\$15.95	\$14.14
Full Market Value	\$12,700,001	\$10,000,000	\$13,800,000
Market Value per SqFt	\$55.00	\$63.00	\$52.00
Distance from Condominium in miles		0.85	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7502	4-05053-0011	4-05140-0006
Condominium Section	273-R1		
Address	137-10 FRANKLIN AVENUE	147-25 SANFORD AVENUE	136-04 CHERRY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	89	90	88
Year Built	1961	1963	1960
Gross SqFt	75,515	76,649	74,807
Estimated Gross Income	\$1,027,004	\$940,313	\$1,160,256
Gross Income per SqFt	\$13.60	\$12.27	\$15.51
Full Market Value	\$3,750,004	\$3,240,000	\$4,590,000
Market Value per SqFt	\$49.70	\$42.30	\$61.00
Distance from Condominium in miles		0.65	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7503	4-05044-0063	4-05182-0009
Condominium Section	390-R1		
Address	42-31 COLDEN STREET	138-47 BARCLAY AVENUE	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	66	54
Year Built	1997	1996	1999
Gross SqFt	77,117	71,456	53,860
Estimated Gross Income	\$1,310,989	\$1,094,450	\$1,013,751
Gross Income per SqFt	\$17.00	\$15.32	\$18.82
Full Market Value	\$5,189,996	\$4,330,000	\$4,010,000
Market Value per SqFt	\$67.00	\$61.00	\$74.00
Distance from Condominium in miles		0.35	0.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-7501	4-04994-0017	4-05137-0093
Condominium Section	101-R3		
Address	42-42 UNION STREET	140-16 34 AVENUE	43-44 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	57	151	287
Year Built	1986	1985	1962
Gross SqFt	43,200	158,456	267,554
Estimated Gross Income	\$669,600	\$2,527,071	\$3,783,213
Gross Income per SqFt	\$15.50	\$15.95	\$14.14
Full Market Value	\$2,649,995	\$10,000,000	\$13,800,000
Market Value per SqFt	\$61.00	\$63.00	\$52.00
Distance from Condominium in miles		0.65	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-7502	4-07117-0189	4-05046-0045
Condominium Section	323-R1		
Address	42-22 UNION STREET	193-02 HOR HARDING EXPWY	142-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	40	42
Year Built	1990	1988	1970
Gross SqFt	36,336	51,125	38,657
Estimated Gross Income	\$526,872	\$884,462	\$535,482
Gross Income per SqFt	\$14.50	\$17.30	\$13.85
Full Market Value	\$1,920,000	\$3,500,000	\$1,950,000
Market Value per SqFt	\$53.00	\$68.00	\$50.00
Distance from Condominium in miles		2.50	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05181-7501	4-04977-0017	4-03169-0021
Condominium Section	536-R1		
Address	42-47 UNION STREET	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	14	63	29
Year Built	2005	2000	2001
Gross SqFt	15,229	52,477	22,662
Estimated Gross Income	\$380,725	\$1,269,490	\$584,508
Gross Income per SqFt	\$25.00	\$24.19	\$25.80
Full Market Value	\$1,650,000	\$5,510,000	\$2,540,000
Market Value per SqFt	\$108.00	\$105.00	\$112.00
Distance from Condominium in miles		0.50	2.75

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-7501	4-05185-0014	4-05186-0029
Condominium Section	555-R1		
Address	43-43 ASH AVENUE	140-18 ASH AVENUE	140-60 BEECH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	54	124
Year Built	1958	1932	1959
Gross SqFt	75,600	38,806	96,774
Estimated Gross Income	\$1,058,400	\$546,000	\$1,368,406
Gross Income per SqFt	\$14.00	\$14.07	\$14.14
Full Market Value	\$3,859,993	\$1,990,000	\$4,990,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Condominium in miles		0.00	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05186-7501	4-05185-0037	4-05294-0006
Condominium Section	240-R1		
Address	43-55 KISSENA BOULEVARD	140-70 ASH AVENUE	36-35 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	47	73
Year Built	1938	1932	1942
Gross SqFt	53,000	38,911	66,795
Estimated Gross Income	\$715,500	\$517,127	\$920,696
Gross Income per SqFt	\$13.50	\$13.29	\$13.78
Full Market Value	\$2,560,000	\$1,890,000	\$3,360,000
Market Value per SqFt	\$48.30	\$48.60	\$50.00
Distance from Condominium in miles		0.05	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05186-7502	4-05182-0009	4-04977-0017
Condominium Section	471-R1		
Address	140-37 CHERRY AVENUE	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	21	54	63
Year Built	2004	1999	2000
Gross SqFt	14,912	53,860	52,477
Estimated Gross Income	\$357,888	\$1,013,751	\$1,269,490
Gross Income per SqFt	\$24.00	\$18.82	\$24.19
Full Market Value	\$1,549,998	\$4,010,000	\$5,510,000
Market Value per SqFt	\$104.00	\$74.00	\$105.00
Distance from Condominium in miles		0.10	0.65

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-7501	4-03169-0021	4-05182-0009
Condominium Section	510-R1		
Address	140-14 CHERRY AVENUE	99-22 67 ROAD	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	12	29	54
Year Built	2005	2001	1999
Gross SqFt	12,712	22,662	53,860
Estimated Gross Income	\$266,952	\$584,508	\$1,013,751
Gross Income per SqFt	\$21.00	\$25.80	\$18.82
Full Market Value	\$1,160,007	\$2,540,000	\$4,010,000
Market Value per SqFt	\$91.00	\$112.00	\$74.00
Distance from Condominium in miles		2.65	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-7501	4-05044-0063	
Condominium Section	403-R1		
Address	43-73 UNION STREET	138-47 BARCLAY AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	23	66	
Year Built	1999	1996	
Gross SqFt	16,383	71,456	
Estimated Gross Income	\$262,128	\$1,094,450	
Gross Income per SqFt	\$16.00	\$15.32	
Full Market Value	\$1,039,999	\$4,330,000	
Market Value per SqFt	\$63.00	\$61.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-7502	4-04977-0017	4-09760-0022
Condominium Section	501-R1		
Address	43-21 UNION STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	24	63	96
Year Built	2005	2000	2003
Gross SqFt	62,800	52,477	54,496
Estimated Gross Income	\$1,318,800	\$1,269,490	\$1,451,036
Gross Income per SqFt	\$21.00	\$24.19	\$26.60
Full Market Value	\$5,729,998	\$5,510,000	\$6,300,000
Market Value per SqFt	\$91.00	\$105.00	\$116.00
Distance from Condominium in miles		0.75	3.55

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05281-7501	4-05287-0020	4-05185-0037
Condominium Section	481-R1		
Address	35-91 161 STREET	36-14 165 STREET	140-70 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	70	90	47
Year Built	1929	1930	1932
Gross SqFt	53,175	87,978	38,911
Estimated Gross Income	\$731,156	\$1,276,296	\$517,127
Gross Income per SqFt	\$13.75	\$14.51	\$13.29
Full Market Value	\$2,669,997	\$4,660,000	\$1,890,000
Market Value per SqFt	\$50.00	\$53.00	\$48.60
Distance from Condominium in miles		0.20	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05294-7501	4-05294-0006	4-05287-0020
Condominium Section	199-R1		
Address	36-20 168 STREET	36-35 167 STREET	36-14 165 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	78	73	90
Year Built	1937	1942	1930
Gross SqFt	85,000	66,795	87,978
Estimated Gross Income	\$1,173,000	\$920,696	\$1,276,296
Gross Income per SqFt	\$13.80	\$13.78	\$14.51
Full Market Value	\$4,279,987	\$3,360,000	\$4,660,000
Market Value per SqFt	\$50.00	\$50.00	\$53.00
Distance from Condominium in miles		0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-7501	4-05124-0012	4-04996-0007
Condominium Section	54-R1		
Address	170-20 CROCHERON AVENUE	134-10 BLOSSOM AVENUE	147-15 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	12	12
Year Built	1981	1991	1962
Gross SqFt	17,340	8,680	8,400
Estimated Gross Income	\$242,760	\$131,473	\$310,296
Gross Income per SqFt	\$14.00	\$15.15	\$36.90
Full Market Value	\$886,006	\$520,000	\$1,560,000
Market Value per SqFt	\$51.00	\$60.00	\$186.00
Distance from Condominium in miles		1.80	1.30

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05310-7501	4-06237-0040	4-05285-0010
Condominium Section	538-R1		
Address	189-30 37 AVENUE	213-03 41 AVENUE	163-02 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	BAYSIDE	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	14	15
Year Built	1932	1968	1964
Gross SqFt	17,213	8,577	11,866
Estimated Gross Income	\$395,899	\$220,767	\$202,446
Gross Income per SqFt	\$23.00	\$25.70	\$17.06
Full Market Value	\$1,720,000	\$959,000	\$801,000
Market Value per SqFt	\$100.00	\$112.00	\$68.00
Distance from Condominium in miles		1.10	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05315-7501	4-05293-0045	4-05357-0001
Condominium Section	171-R1		
Address	36-21 193 STREET	166-15 DEPOT ROAD	192-07 42 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C9-WALK-UP
Total Units	15	16	26
Year Built	1986	1975	1950
Gross SqFt	15,096	13,549	19,489
Estimated Gross Income	\$211,344	\$154,430	\$312,641
Gross Income per SqFt	\$14.00	\$11.40	\$16.04
Full Market Value	\$770,999	\$533,000	\$1,240,000
Market Value per SqFt	\$51.00	\$39.30	\$64.00
Distance from Condominium in miles		0.55	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05333-7501	4-05331-0020	4-05309-0003
Condominium Section	371-R1		
Address	160-21 SANFORD AVENUE	41-05 158 STREET	36-03 191 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	20	31	36
Year Built	1991	1926	1952
Gross SqFt	19,460	20,645	28,432
Estimated Gross Income	\$267,575	\$302,089	\$347,051
Gross Income per SqFt	\$13.75	\$14.63	\$12.21
Full Market Value	\$977,002	\$1,100,000	\$1,200,000
Market Value per SqFt	\$50.00	\$53.00	\$42.20
Distance from Condominium in miles		0.10	0.80

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-7501	4-04977-0017	4-05182-0009
Condominium Section	492-R1		
Address	42-11 PARSONS BOULEVARD	136-14 NORTHERN BOULEVARD	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	20	63	54
Year Built	2006	2000	1999
Gross SqFt	16,385	52,477	53,860
Estimated Gross Income	\$327,700	\$1,269,490	\$1,013,751
Gross Income per SqFt	\$20.00	\$24.19	\$18.82
Full Market Value	\$1,420,002	\$5,510,000	\$4,010,000
Market Value per SqFt	\$87.00	\$105.00	\$74.00
Distance from Condominium in miles		0.65	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05387-7501	4-05124-0012	
Condominium Section	191-R1		
Address	42-58 157 STREET	134-10 BLOSSOM AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	16	12	
Year Built	1987	1991	
Gross SqFt	13,000	8,680	
Estimated Gross Income	\$182,000	\$131,473	
Gross Income per SqFt	\$14.00	\$15.15	
Full Market Value	\$664,002	\$520,000	
Market Value per SqFt	\$51.00	\$60.00	
Distance from Condominium in miles		1.10	

	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	\$252,140	\$313,281	
Gross Income per SqFt	\$14.00	\$18.15	
Full Market Value	\$920,002	\$1,240,000	
Market Value per SqFt	\$51.00	\$72.00	
Distance from Condominium in miles		4.50	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05415-7501	4-05124-0012	4-04995-0024
Condominium Section	195-R1		
Address	43-04 158 STREET	134-10 BLOSSOM AVENUE	144-22 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	17	12	14
Year Built	1987	1991	1976
Gross SqFt	16,145	8,680	10,032
Estimated Gross Income	\$226,030	\$131,473	\$134,042
Gross Income per SqFt	\$14.00	\$15.15	\$13.36
Full Market Value	\$825,003	\$520,000	\$489,000
Market Value per SqFt	\$51.00	\$60.00	\$48.70
Distance from Condominium in miles		1.10	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-12311-0050	4-06206-0001
Condominium Section	49-R1		
Address	175-10 56 AVENUE	156-01 NORTH CONDUIT AVEN	203-15 42 AVENUE
Neighborhood	FLUSHING-NORTH	SPRINGFIELD GARDENS	BAYSIDE
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	26	46	27
Year Built	1982	1972	1948
Gross SqFt	23,400	31,365	20,400
Estimated Gross Income	\$386,100	\$520,980	\$337,305
Gross Income per SqFt	\$16.50	\$16.61	\$16.53
Full Market Value	\$1,530,016	\$2,060,000	\$1,340,000
Market Value per SqFt	\$65.00	\$66.00	\$66.00
Distance from Condominium in miles		5.20	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-06206-0001	4-12311-0050
Condominium Section	49-R2		
Address	175-32 56 AVENUE	203-15 42 AVENUE	156-01 NORTH CONDUIT AVEN
Neighborhood	FLUSHING-NORTH	BAYSIDE	SPRINGFIELD GARDENS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	52	27	46
Year Built	1982	1948	1972
Gross SqFt	46,800	20,400	31,365
Estimated Gross Income	\$772,200	\$337,305	\$520,980
Gross Income per SqFt	\$16.50	\$16.53	\$16.61
Full Market Value	\$3,060,003	\$1,340,000	\$2,060,000
Market Value per SqFt	\$65.00	\$66.00	\$66.00
Distance from Condominium in miles		1.45	5.10

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-06206-0001	4-12311-0050
Condominium Section	49-R3		
Address	5603A UTOPIA PARKWAY	203-15 42 AVENUE	156-01 NORTH CONDUIT AVEN
Neighborhood	FLUSHING-NORTH	BAYSIDE	SPRINGFIELD GARDENS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	54	27	46
Year Built	1982	1948	1972
Gross SqFt	48,600	20,400	31,365
Estimated Gross Income	\$801,900	\$337,305	\$520,980
Gross Income per SqFt	\$16.50	\$16.53	\$16.61
Full Market Value	\$3,170,020	\$1,340,000	\$2,060,000
Market Value per SqFt	\$65.00	\$66.00	\$66.00
Distance from Condominium in miles		1.45	5.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-05293-0045
Condominium Section	49-R4		
Address	5627A 184 STREET	144-22 34 AVENUE	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	14	16
Year Built	1982	1976	1975
Gross SqFt	14,400	10,032	13,549
Estimated Gross Income	\$187,200	\$134,042	\$154,430
Gross Income per SqFt	\$13.00	\$13.36	\$11.40
Full Market Value	\$638,000	\$489,000	\$533,000
Market Value per SqFt	\$44.30	\$48.70	\$39.30
Distance from Condominium in miles		2.35	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-05293-0045
Condominium Section	49-R5		
Address	1830A 58 AVENUE	144-22 34 AVENUE	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	1982	1976	1975
Gross SqFt	12,600	10,032	13,549
Estimated Gross Income	\$163,800	\$134,042	\$154,430
Gross Income per SqFt	\$13.00	\$13.36	\$11.40
Full Market Value	\$597,996	\$489,000	\$533,000
Market Value per SqFt	\$47.50	\$48.70	\$39.30
Distance from Condominium in miles		2.40	1.50

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	
Condominium Section	49-R6		
Address	184-06 58 AVENUE	144-22 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	14	
Year Built	1982	1976	
Gross SqFt	14,400	10,032	
Estimated Gross Income	\$187,200	\$134,042	
Gross Income per SqFt	\$13.00	\$13.36	
Full Market Value	\$683,008	\$489,000	
Market Value per SqFt	\$47.40	\$48.70	
Distance from Condominium in miles		2.45	

	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	\$9,277,236	\$2,795,479	
Gross Income per SqFt	\$18.00	\$18.93	
Full Market Value	\$36,699,966	\$11,100,000	
Market Value per SqFt	\$71.00	\$75.00	
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	\$1,602,270	\$2,795,479	
Gross Income per SqFt	\$18.00	\$18.93	
Full Market Value	\$6,339,994	\$11,100,000	
Market Value per SqFt	\$71.00	\$75.00	
Distance from Condominium in miles		0.35	

BOROUGH OF QUEENS - 2009/10 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	\$3,899,916	\$2,680,755	\$2,795,479
Gross Income per SqFt	\$18.00	\$18.15	\$18.93
Full Market Value	\$15,399,987	\$10,600,000	\$11,100,000
Market Value per SqFt	\$71.00	\$72.00	\$75.00
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	\$2,240,838	\$2,680,755	\$2,795,479
Gross Income per SqFt	\$18.00	\$18.15	\$18.93
Full Market Value	\$8,869,998	\$10,600,000	\$11,100,000
Market Value per SqFt	\$71.00	\$72.00	\$75.00
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	\$394,878	\$2,680,755	\$2,795,479
Gross Income per SqFt	\$22.00	\$18.15	\$18.93
Full Market Value	\$1,709,998	\$10,600,000	\$11,100,000
Market Value per SqFt	\$95.00	\$72.00	\$75.00
Distance from Condominium in miles		0.35	0.35

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06284-7501	4-06024-0017	
Condominium Section	343-R1		
Address	213-02 42 AVENUE	198-40 32 AVENUE	
Neighborhood	BAYSIDE	BAYSIDE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	47	46	
Year Built	0	1931	
Gross SqFt	32,208	36,000	
Estimated Gross Income	\$483,120	\$505,497	
Gross Income per SqFt	\$15.00	\$14.04	
Full Market Value	\$1,760,004	\$1,850,000	
Market Value per SqFt	\$55.00	\$51.00	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06542-7501	4-06636-0001	
Condominium Section	109-R1		
Address	152-72 MELBOURNE AVENUE	135-10 GRAND CENTRAL PARK	
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	90	181	
Year Built	1963	1952	
Gross SqFt	86,652	125,164	
Estimated Gross Income	\$1,169,802	\$1,702,230	
Gross Income per SqFt	\$13.50	\$13.60	
Full Market Value	\$4,269,989	\$6,210,000	
Market Value per SqFt	\$49.30	\$49.60	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06548-7501	4-06793-0126	4-07117-0008
Condominium Section	148-R1		
Address	135 JEWEL AVENUE	154-02 71 AVENUE	67-00 192 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FRESH MEADOWS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	318	180	215
Year Built	1950	1952	1950
Gross SqFt	219,528	147,558	205,744
Estimated Gross Income	\$2,908,746	\$1,897,595	\$3,352,929
Gross Income per SqFt	\$13.25	\$12.86	\$16.30
Full Market Value	\$11,639,997	\$6,930,000	\$13,300,000
Market Value per SqFt	\$53.00	\$47.00	\$65.00
Distance from Condominium in miles		0.85	2.70

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06713-7501	4-06712-0001	4-08401-0600
Condominium Section	14-R1		
Address	150-38 UNION TURNPIKE	150-05 UNION TURNPIKE	245-10 GRND CNTRL PARKWAY
Neighborhood	HILLCREST	FLUSHING-SOUTH	GLEN OAKS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	458	186	240
Year Built	1967	1966	1966
Gross SqFt	454,660	235,016	263,883
Estimated Gross Income	\$5,683,250	\$2,796,112	\$3,522,838
Gross Income per SqFt	\$12.50	\$11.90	\$13.35
Full Market Value	\$23,500,021	\$9,650,000	\$12,900,000
Market Value per SqFt	\$52.00	\$41.10	\$48.90
Distance from Condominium in miles		0.10	5.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06797-7503	4-05182-0009	4-05865-0112
Condominium Section	325-R1		
Address	158-13 72 AVENUE	140-26 FRANKLIN AVENUE	16-70 BELL BOULEVARD
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	71	54	152
Year Built	1987	1999	1973
Gross SqFt	51,125	53,860	147,700
Estimated Gross Income	\$920,250	\$1,013,751	\$2,680,755
Gross Income per SqFt	\$18.00	\$18.82	\$18.15
Full Market Value	\$3,549,993	\$4,010,000	\$10,600,000
Market Value per SqFt	\$69.00	\$74.00	\$72.00
Distance from Condominium in miles		2.00	4.10

	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	\$269,700	\$323,952	\$377,113
Gross Income per SqFt	\$14.50	\$15.88	\$18.49
Full Market Value	\$794,004	\$1,280,000	\$1,490,000
Market Value per SqFt	\$42.70	\$63.00	\$73.00
Distance from Condominium in miles		0.50	0.45

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$379,755	\$520,980	\$201,544
Gross Income per SqFt	\$14.50	\$16.61	\$9.57
Full Market Value	\$1,159,994	\$2,060,000	\$575,000
Market Value per SqFt	\$44.30	\$66.00	\$27.30
Distance from Condominium in miles		5.80	3.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07674-7501	4-07672-0002	4-07660-0002
Condominium Section	60-R1		
Address	67-27 CLOVERDALE BOULEVAR	224-01 69 AVENUE	224-65 64 AVENUE
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	179	224	177
Year Built	1960	1949	1949
Gross SqFt	212,533	174,200	138,500
Estimated Gross Income	\$3,825,594	\$3,149,536	\$2,474,995
Gross Income per SqFt	\$18.00	\$18.08	\$17.87
Full Market Value	\$14,999,983	\$12,500,000	\$9,800,000
Market Value per SqFt	\$71.00	\$72.00	\$71.00
Distance from Condominium in miles		0.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08136-7502	4-06277-0050	4-07660-0002
Condominium Section	189-R1		
Address	40-01 LITTLE NECK PARKWAY	42-06 212 STREET	224-65 64 AVENUE
Neighborhood	LITTLE NECK	BAYSIDE	OAKLAND GARDENS
Building Classification	R9-CONDOPS	C9-WALK-UP	C9-WALK-UP
Total Units	63	84	177
Year Built	1987	1951	1949
Gross SqFt	61,840	61,968	138,500
Estimated Gross Income	\$1,020,360	\$915,164	\$2,474,995
Gross Income per SqFt	\$16.50	\$14.77	\$17.87
Full Market Value	\$4,040,000	\$3,340,000	\$9,800,000
Market Value per SqFt	\$65.00	\$54.00	\$71.00
Distance from Condominium in miles		1.95	1.85

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$422,752	\$190,448	\$81,000
Gross Income per SqFt	\$13.50	\$11.19	\$14.44
Full Market Value	\$1,530,000	\$592,000	\$296,000
Market Value per SqFt	\$48.90	\$34.80	\$53.00
Distance from Condominium in miles		0.50	0.50

	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	\$128,184	\$162,823	\$112,400
Gross Income per SqFt	\$10.50	\$10.69	\$9.77
Full Market Value	\$398,002	\$506,000	\$321,000
Market Value per SqFt	\$32.60	\$33.20	\$27.90
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	\$580,932	\$162,823	\$112,400
Gross Income per SqFt	\$10.80	\$10.69	\$9.77
Full Market Value	\$1,810,003	\$506,000	\$321,000
Market Value per SqFt	\$33.60	\$33.20	\$27.90
Distance from Condominium in miles		0.10	0.35

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$512,996	\$435,711	\$348,160
Gross Income per SqFt	\$12.75	\$10.71	\$9.02
Full Market Value	\$1,659,994	\$1,350,000	\$898,000
Market Value per SqFt	\$41.30	\$33.20	\$23.26
Distance from Condominium in miles		0.15	0.25

	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	\$227,850	\$215,496	\$134,042
Gross Income per SqFt	\$14.00	\$17.51	\$13.36
Full Market Value	\$832,000	\$853,000	\$489,000
Market Value per SqFt	\$51.00	\$69.00	\$48.70
Distance from Condominium in miles		3.60	4.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09651-7501	4-09712-0161	4-09644-0001
Condominium Section	215-R1		
Address	85-15 MAIN STREET	142-02 84 DRIVE	86-25 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	R9-CONDOPS	D1-ELEVATOR	D3-ELEVATOR
Total Units	223	90	201
Year Built	1966	1966	1960
Gross SqFt	196,355	66,924	167,400
Estimated Gross Income	\$3,014,049	\$1,022,431	\$2,560,852
Gross Income per SqFt	\$15.35	\$15.28	\$15.30
Full Market Value	\$12,200,000	\$4,050,000	\$10,100,000
Market Value per SqFt	\$62.00	\$61.00	\$60.00
Distance from Condominium in miles		0.20	0.20

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09668-7501	4-09651-0061	4-09712-0161
Condominium Section	251-R1		
Address	135-08 82 AVENUE	84-48 MANTON STREET	142-02 84 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	R4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	20	30	90
Year Built	1990	1928	1966
Gross SqFt	19,000	21,220	66,924
Estimated Gross Income	\$266,000	\$262,679	\$1,022,431
Gross Income per SqFt	\$14.00	\$12.38	\$15.28
Full Market Value	\$971,006	\$906,000	\$4,050,000
Market Value per SqFt	\$51.00	\$42.70	\$61.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09736-7501	4-03169-0021	
Condominium Section	520-R1		
Address	143-41 84 DRIVE	99-22 67 ROAD	
Neighborhood	BRIARWOOD	REGO PARK	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	53	29	
Year Built	2007	2001	
Gross SqFt	29,969	22,662	
Estimated Gross Income	\$779,194	\$584,508	
Gross Income per SqFt	\$26.00	\$25.80	
Full Market Value	\$3,380,001	\$2,540,000	
Market Value per SqFt	\$113.00	\$112.00	
Distance from Condominium in miles		2.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09832-7501	4-09760-0022	
Condominium Section	546-R1		
Address	175-24 89 AVENUE	90-05 161 STREET	
Neighborhood	JAMAICA	JAMAICA	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	12	96	
Year Built	2006	2003	
Gross SqFt	10,431	54,496	
Estimated Gross Income	\$271,206	\$1,451,036	
Gross Income per SqFt	\$26.00	\$26.60	
Full Market Value	\$1,179,999	\$6,300,000	
Market Value per SqFt	\$113.00	\$116.00	
Distance from Condominium in miles		0.75	

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09937-7501	4-09760-0022	4-03169-0021
Condominium Section	500-R1		
Address	178-36 WEXFORD TERRACE	90-05 161 STREET	99-22 67 ROAD
Neighborhood	JAMAICA ESTATES	JAMAICA	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	32	96	29
Year Built	2006	2003	2001
Gross SqFt	32,317	54,496	22,662
Estimated Gross Income	\$743,291	\$1,451,036	\$584,508
Gross Income per SqFt	\$23.00	\$26.60	\$25.80
Full Market Value	\$3,230,002	\$6,300,000	\$2,540,000
Market Value per SqFt	\$100.00	\$116.00	\$112.00
Distance from Condominium in miles		0.95	3.75

	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	\$311,168	\$893,643	\$726,010
Gross Income per SqFt	\$16.00	\$15.63	\$19.00
Full Market Value	\$1,230,002	\$3,540,000	\$2,870,000
Market Value per SqFt	\$63.00	\$62.00	\$75.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11417-7501	4-09833-0035	4-09950-0009
Condominium Section	8-R1		
Address	85-09 151 AVENUE	88-10 178 STREET	182-30 WEXFORD TERRACE
Neighborhood	HOWARD BEACH	JAMAICA	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	139	218
Year Built	1966	1963	1964
Gross SqFt	202,489	113,136	184,896
Estimated Gross Income	\$2,936,090	\$1,584,561	\$2,937,230
Gross Income per SqFt	\$14.50	\$14.01	\$15.89
Full Market Value	\$10,700,011	\$5,780,000	\$11,600,000
Market Value per SqFt	\$53.00	\$51.00	\$63.00
Distance from Condominium in miles		4.40	4.80

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11417-7502	4-09833-0035	4-09950-0009
Condominium Section	12-R1		
Address	149-30 88 STREET	88-10 178 STREET	182-30 WEXFORD TERRACE
Neighborhood	HOWARD BEACH	JAMAICA	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	139	218
Year Built	1967	1963	1964
Gross SqFt	199,444	113,136	184,896
Estimated Gross Income	\$2,941,799	\$1,584,561	\$2,937,230
Gross Income per SqFt	\$14.75	\$14.01	\$15.89
Full Market Value	\$10,699,997	\$5,780,000	\$11,600,000
Market Value per SqFt	\$54.00	\$51.00	\$63.00
Distance from Condominium in miles		4.40	4.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-7501	4-09833-0035	4-09950-0009
Condominium Section	1-R1		
Address	84-39 153 AVENUE	88-10 178 STREET	182-30 WEXFORD TERRACE
Neighborhood	HOWARD BEACH	JAMAICA	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	139	218
Year Built	1965	1963	1964
Gross SqFt	198,707	113,136	184,896
Estimated Gross Income	\$2,980,605	\$1,584,561	\$2,937,230
Gross Income per SqFt	\$15.00	\$14.01	\$15.89
Full Market Value	\$10,899,976	\$5,780,000	\$11,600,000
Market Value per SqFt	\$55.00	\$51.00	\$63.00
Distance from Condominium in miles		4.45	4.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-7502	4-09833-0035	4-09950-0009
Condominium Section	2-R1		
Address	151-15 84 STREET	88-10 178 STREET	182-30 WEXFORD TERRACE
Neighborhood	HOWARD BEACH	JAMAICA	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	163	139	218
Year Built	1965	1963	1964
Gross SqFt	198,687	113,136	184,896
Estimated Gross Income	\$2,980,305	\$1,584,561	\$2,937,230
Gross Income per SqFt	\$15.00	\$14.01	\$15.89
Full Market Value	\$10,900,000	\$5,780,000	\$11,600,000
Market Value per SqFt	\$55.00	\$51.00	\$63.00
Distance from Condominium in miles		4.45	4.85

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11440-7501	4-11545-0026	4-15739-0001
Condominium Section	292-R1		
Address	78-10 153 AVENUE	94-20 ALBERT ROAD	29-03 BESSEMUND AVENUE
Neighborhood	HOWARD BEACH	OZONE PARK	FAR ROCKAWAY
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	95	36	72
Year Built	1977	1967	1960
Gross SqFt	52,400	20,646	55,218
Estimated Gross Income	\$720,500	\$290,747	\$686,246
Gross Income per SqFt	\$13.75	\$14.08	\$12.43
Full Market Value	\$2,630,010	\$1,060,000	\$2,370,000
Market Value per SqFt	\$50.00	\$51.00	\$42.90
Distance from Condominium in miles		0.85	6.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11599-7501	4-11545-0026	4-11599-0028
Condominium Section	495-R1		
Address	109-18 LEFFERTS BOULEVARD	94-20 ALBERT ROAD	109-44 LEFFERTS BOULEVARD
Neighborhood	SOUTH OZONE PARK	OZONE PARK	SOUTH OZONE PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	36	33
Year Built	0	1967	1925
Gross SqFt	19,200	20,646	24,000
Estimated Gross Income	\$264,000	\$290,747	\$311,585
Gross Income per SqFt	\$13.75	\$14.08	\$12.98
Full Market Value	\$963,996	\$1,060,000	\$1,140,000
Market Value per SqFt	\$50.00	\$51.00	\$47.50
Distance from Condominium in miles		1.25	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15557-7501	4-15574-0020	4-15753-0072
Condominium Section	179-R1		
Address	10-11 NAMEOKE STREET	13-34 CAFFREY AVENUE	23-11 CORNAGA AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	84	76
Year Built	1961	1963	1964
Gross SqFt	73,060	83,682	78,600
Estimated Gross Income	\$712,335	\$831,097	\$723,325
Gross Income per SqFt	\$9.75	\$9.93	\$9.20
Full Market Value	\$2,029,994	\$2,370,000	\$2,060,000
Market Value per SqFt	\$27.80	\$28.30	\$26.20
Distance from Condominium in miles		0.20	0.45

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15612-7501	4-16151-0006	4-09760-0022
Condominium Section	570-R1		
Address	156 BEACH 9 STREET	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	FAR ROCKAWAY	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	42	72	96
Year Built	2007	2004	2003
Gross SqFt	51,175	55,628	54,496
Estimated Gross Income	\$1,125,850	\$1,044,726	\$1,451,036
Gross Income per SqFt	\$22.00	\$18.78	\$26.60
Full Market Value	\$4,889,998	\$4,140,000	\$6,300,000
Market Value per SqFt	\$96.00	\$74.00	\$116.00
Distance from Condominium in miles		4.00	8.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16112-7501	4-16151-0006	4-09760-0022
Condominium Section	524-R1		
Address	79-14 ROCKAWAY BEACH BOUL	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	HAMMELS	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	86	72	96
Year Built	2006	2004	2003
Gross SqFt	111,775	55,628	54,496
Estimated Gross Income	\$2,123,725	\$1,044,726	\$1,451,036
Gross Income per SqFt	\$19.00	\$18.78	\$26.60
Full Market Value	\$8,410,014	\$4,140,000	\$6,300,000
Market Value per SqFt	\$75.00	\$74.00	\$116.00
Distance from Condominium in miles		0.70	8.00

	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	\$1,866,300	\$1,044,726	\$541,946
Gross Income per SqFt	\$20.00	\$18.78	\$8.35
Full Market Value	\$8,100,007	\$4,140,000	\$1,400,000
Market Value per SqFt	\$87.00	\$74.00	\$21.57
Distance from Condominium in miles		0.65	2.05

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16113-7502	4-16151-0006	4-09760-0025
Condominium Section	462-R1		
Address	260 BEACH 81 STREET	2-14 BEACH 96 STREET	89-44 162 STREET
Neighborhood	HAMMELS	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	78	72	90
Year Built	2005	2004	2003
Gross SqFt	82,862	55,628	97,187
Estimated Gross Income	\$1,822,964	\$1,044,726	\$2,526,900
Gross Income per SqFt	\$22.00	\$18.78	\$26.00
Full Market Value	\$7,919,947	\$4,140,000	\$11,000,000
Market Value per SqFt	\$96.00	\$74.00	\$113.00
Distance from Condominium in miles		0.65	8.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16137-7501	4-16151-0006	
Condominium Section	451-R1		
Address	138 BEACH 92 STREET	2-14 BEACH 96 STREET	
Neighborhood	HAMMELS	HAMMELS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	20	72	
Year Built	2005	2004	
Gross SqFt	27,560	55,628	
Estimated Gross Income	\$496,080	\$1,044,726	
Gross Income per SqFt	\$18.00	\$18.78	
Full Market Value	\$1,960,001	\$4,140,000	
Market Value per SqFt	\$71.00	\$74.00	
Distance from Condominium in miles		0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16173-7501	4-16151-0006	4-00598-0018
Condominium Section	494-R1		
Address	100-04 SHORE FRONT PARKWA	2-14 BEACH 96 STREET	26-39 30 STREET
Neighborhood	ROCKAWAY PARK	HAMMELS	ASTORIA
Building Classification	R2-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	78	72	14
Year Built	2007	2004	1999
Gross SqFt	98,222	55,628	10,000
Estimated Gross Income	\$1,767,996	\$1,044,726	\$197,425
Gross Income per SqFt	\$18.00	\$18.78	\$19.74
Full Market Value	\$7,000,014	\$4,140,000	\$857,000
Market Value per SqFt	\$71.00	\$74.00	\$86.00
Distance from Condominium in miles		0.30	13.80

BOROUGH OF QUEENS - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16226-7501	4-16151-0006	
Condominium Section	467-R1		
Address	136 BEACH 117 STREET	2-14 BEACH 96 STREET	
Neighborhood	ROCKAWAY PARK	HAMMELS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	93	72	
Year Built	2005	2004	
Gross SqFt	74,400	55,628	
Estimated Gross Income	\$1,860,000	\$1,044,726	
Gross Income per SqFt	\$25.00	\$18.78	
Full Market Value	\$8,080,005	\$4,140,000	
Market Value per SqFt	\$109.00	\$74.00	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16233-7501	4-16226-0074	4-15625-0001
Condominium Section	173-R1		
Address	123-10 OAK STREET	180 BEACH 117 STREET	250 BEACH 15 STREET
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	FAR ROCKAWAY
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	61	138
Year Built	1986	1960	1981
Gross SqFt	82,600	50,347	100,865
Estimated Gross Income	\$887,950	\$489,763	\$1,155,443
Gross Income per SqFt	\$10.75	\$9.73	\$11.46
Full Market Value	\$2,940,000	\$1,400,000	\$2,700,000
Market Value per SqFt	\$35.60	\$27.80	\$26.80
Distance from Condominium in miles		0.35	5.20