

BOROUGH OF STATEN ISLAND - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00251-7501	5-03168-0161	
Condominium Section	48-R1		
Address	200 HART BOULEVARD	1000 TARGEE STREET	
Neighborhood	SILVER LAKE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	47	98	
Year Built	1937	1972	
Gross SqFt	51,552	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$1,678,006	\$3,150,000	
Market Value per SqFt	\$32.50	\$42.40	
Distance from Condominium in miles		1.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00579-7501	5-00593-0001	
Condominium Section	45-R1		
Address	55 AUSTIN PLACE	800 VICTORY BOULEVARD	
Neighborhood	TOMPKINSVILLE	GRYMES HILL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	147	150	
Year Built	1965	1961	
Gross SqFt	159,096	143,419	
Estimated Gross Income	\$0	\$1,869,577	
Gross Income per SqFt	\$0.00	\$13.04	
Full Market Value	\$5,180,010	\$5,820,000	
Market Value per SqFt	\$32.60	\$40.60	
Distance from Condominium in miles		0.85	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00610-7501	5-03168-0161	
Condominium Section	25-R1		
Address	830 HOWARD AVENUE	1000 TARGEE STREET	
Neighborhood	SUNNYSIDE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	66	98	
Year Built	1981	1972	
Gross SqFt	65,392	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$2,127,997	\$3,150,000	
Market Value per SqFt	\$32.50	\$42.40	
Distance from Condominium in miles		0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00610-7502	5-03168-0161	
Condominium Section	34-R1		
Address	850 HOWARD AVENUE	1000 TARGEE STREET	
Neighborhood	SUNNYSIDE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	67	98	
Year Built	1981	1972	
Gross SqFt	65,392	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$2,127,997	\$3,150,000	
Market Value per SqFt	\$32.50	\$42.40	
Distance from Condominium in miles		0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00631-7501	5-00589-0053	5-00589-0035
Condominium Section	94-R1		
Address	755 NARROWS ROAD NORTH	610 VICTORY BOULEVARD	650 VICTORY BOULEVARD
Neighborhood	GRYMES HILL	GRYMES HILL	GRYMES HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	72	61
Year Built	1987	1940	1940
Gross SqFt	72,970	72,600	72,860
Estimated Gross Income	\$0	\$927,226	\$893,628
Gross Income per SqFt	\$0.00	\$12.77	\$12.27
Full Market Value	\$3,687,996	\$2,890,000	\$2,510,000
Market Value per SqFt	\$51.00	\$39.80	\$34.40
Distance from Condominium in miles		1.15	1.15

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02400-7501	5-01248-0200	5-01245-0001
Condominium Section	115-R1		
Address	80 RICHMOND HILL ROAD	110 CONTINENTAL PLACE	311 GRANDVIEW AVENUE
Neighborhood	NEW SPRINGVILLE	MARINERS HARBOR	MARINERS HARBOR
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	243	224	381
Year Built	1990	1953	1953
Gross SqFt	208,726	222,300	312,400
Estimated Gross Income	\$0	\$2,389,039	\$3,357,337
Gross Income per SqFt	\$0.00	\$10.75	\$10.75
Full Market Value	\$9,174,995	\$5,060,000	\$7,120,000
Market Value per SqFt	\$44.00	\$22.76	\$22.79
Distance from Condominium in miles		3.35	3.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02450-7506	5-03157-0001	
Condominium Section	39-R1		
Address	2 ELMWOOD PARK DRIVE	1950 CLOVE ROAD	
Neighborhood	NEW SPRINGVILLE	GRASMERE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	177	177	
Year Built	1983	1973	
Gross SqFt	195,678	180,495	
Estimated Gross Income	\$0	\$1,890,996	
Gross Income per SqFt	\$0.00	\$10.48	
Full Market Value	\$6,030,003	\$4,010,000	
Market Value per SqFt	\$30.80	\$22.22	
Distance from Condominium in miles		4.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02450-7509	5-02877-0025	
Condominium Section	4-R1		
Address	5 WINDHAM LOOP	55 BOWEN STREET	
Neighborhood	NEW SPRINGVILLE	CONCORD-FOX HILLS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	163	156	
Year Built	0	1973	
Gross SqFt	176,455	154,860	
Estimated Gross Income	\$0	\$2,387,297	
Gross Income per SqFt	\$0.00	\$15.42	
Full Market Value	\$4,774,011	\$5,060,000	
Market Value per SqFt	\$27.10	\$32.70	
Distance from Condominium in miles		4.60	

BOROUGH OF STATEN ISLAND - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0028	5-02102-0045
Condominium Section	113-R1		
Address	95 ESSEX DRIVE	121 FREEDOM AVENUE	105 FREEDOM AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	31	56	36
Year Built	1989	1971	1971
Gross SqFt	35,212	43,200	29,200
Estimated Gross Income	\$0	\$593,325	\$379,338
Gross Income per SqFt	\$0.00	\$13.73	\$12.99
Full Market Value	\$1,312,002	\$1,850,000	\$1,180,000
Market Value per SqFt	\$37.30	\$42.80	\$40.40
Distance from Condominium in miles		1.10	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0045	5-02102-0028
Condominium Section	113-R2		
Address	75 ESSEX DRIVE	105 FREEDOM AVENUE	121 FREEDOM AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	31	36	56
Year Built	1989	1971	1971
Gross SqFt	35,212	29,200	43,200
Estimated Gross Income	\$0	\$379,338	\$593,325
Gross Income per SqFt	\$0.00	\$12.99	\$13.73
Full Market Value	\$1,312,007	\$1,180,000	\$1,850,000
Market Value per SqFt	\$37.30	\$40.40	\$42.80
Distance from Condominium in miles		1.10	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0028	
Condominium Section	113-R3		
Address	40 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	31	56	
Year Built	1989	1971	
Gross SqFt	35,212	43,200	
Estimated Gross Income	\$0	\$593,325	
Gross Income per SqFt	\$0.00	\$13.73	
Full Market Value	\$1,312,002	\$1,850,000	
Market Value per SqFt	\$37.30	\$42.80	
Distance from Condominium in miles		1.10	

BOROUGH OF STATEN ISLAND - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0028	
Condominium Section	113-R4		
Address	120 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	31	56	
Year Built	1989	1971	
Gross SqFt	35,212	43,200	
Estimated Gross Income	\$0	\$593,325	
Gross Income per SqFt	\$0.00	\$13.73	
Full Market Value	\$1,312,004	\$1,850,000	
Market Value per SqFt	\$37.30	\$42.80	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7501	5-03168-0161	
Condominium Section	107-R1		
Address	41 WELLINGTON COURT	1000 TARGEE STREET	
Neighborhood	NEW SPRINGVILLE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	37	98	
Year Built	1989	1972	
Gross SqFt	47,880	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$1,755,986	\$3,150,000	
Market Value per SqFt	\$36.70	\$42.40	
Distance from Condominium in miles		3.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7501	5-03168-0161	
Condominium Section	107-R2		
Address	121 WELLINGTON COURT	1000 TARGEE STREET	
Neighborhood	NEW SPRINGVILLE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	52	98	
Year Built	1987	1972	
Gross SqFt	64,512	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$2,098,995	\$3,150,000	
Market Value per SqFt	\$32.50	\$42.40	
Distance from Condominium in miles		3.85	

BOROUGH OF STATEN ISLAND - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7503	5-02102-0028	
Condominium Section	122-R1		
Address	145 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	37	56	
Year Built	1988	1971	
Gross SqFt	47,880	43,200	
Estimated Gross Income	\$0	\$593,325	
Gross Income per SqFt	\$0.00	\$13.73	
Full Market Value	\$1,922,996	\$1,850,000	
Market Value per SqFt	\$40.20	\$42.80	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7503	5-02102-0028	
Condominium Section	122-R2		
Address	171 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	37	56	
Year Built	0	1971	
Gross SqFt	47,880	43,200	
Estimated Gross Income	\$0	\$593,325	
Gross Income per SqFt	\$0.00	\$13.73	
Full Market Value	\$1,922,985	\$1,850,000	
Market Value per SqFt	\$40.20	\$42.80	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7503	5-02102-0028	
Condominium Section	122-R3		
Address	195 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	37	56	
Year Built	0	1971	
Gross SqFt	47,880	43,200	
Estimated Gross Income	\$0	\$593,325	
Gross Income per SqFt	\$0.00	\$13.73	
Full Market Value	\$1,922,996	\$1,850,000	
Market Value per SqFt	\$40.20	\$42.80	
Distance from Condominium in miles		1.25	

BOROUGH OF STATEN ISLAND - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02829-7501	5-03003-0082	5-03168-0161
Condominium Section	100-R1		
Address	31 HYLAN BOULEVARD	20 MERLE PLACE	1000 TARGEE STREET
Neighborhood	ROSEBANK	ROSEBANK	GRASMERE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	52	64	98
Year Built	0	1964	1972
Gross SqFt	62,391	61,130	74,260
Estimated Gross Income	\$0	\$890,037	\$1,011,411
Gross Income per SqFt	\$0.00	\$14.56	\$13.62
Full Market Value	\$3,439,999	\$3,010,000	\$3,150,000
Market Value per SqFt	\$55.00	\$49.20	\$42.40
Distance from Condominium in miles		0.55	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02832-7501	5-00240-0003	5-00240-0016
Condominium Section	118-R1		
Address	6 NEW LANE	937 VICTORY BOULEVARD	961 VICTORY BOULEVARD
Neighborhood	ARROCHAR-SHORE ACRES	CLOVE LAKES	CLOVE LAKES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	111	111
Year Built	1987	1965	1965
Gross SqFt	90,618	107,960	107,960
Estimated Gross Income	\$0	\$1,432,814	\$1,441,897
Gross Income per SqFt	\$0.00	\$13.27	\$13.36
Full Market Value	\$5,232,993	\$4,460,000	\$4,490,000
Market Value per SqFt	\$58.00	\$41.30	\$41.60
Distance from Condominium in miles		2.15	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02862-7501	5-03168-0161	
Condominium Section	86-R1		
Address	50 BELAIR ROAD	1000 TARGEE STREET	
Neighborhood	ROSEBANK	GRASMERE	
Building Classification	R2-WALK-UP	D5-ELEVATOR	
Total Units	48	98	
Year Built	1985	1972	
Gross SqFt	51,425	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$1,870,001	\$3,150,000	
Market Value per SqFt	\$36.40	\$42.40	
Distance from Condominium in miles		1.40	

BOROUGH OF STATEN ISLAND - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03019-7501	5-03003-0082	5-03168-0161
Condominium Section	117-R1		
Address	81 NARROWS ROAD NORTH	20 MERLE PLACE	1000 TARGEE STREET
Neighborhood	ROSEBANK	ROSEBANK	GRASMERE
Building Classification	R2-WALK-UP	D1-ELEVATOR	D5-ELEVATOR
Total Units	40	64	98
Year Built	0	1964	1972
Gross SqFt	38,700	61,130	74,260
Estimated Gross Income	\$0	\$890,037	\$1,011,411
Gross Income per SqFt	\$0.00	\$14.56	\$13.62
Full Market Value	\$1,471,000	\$3,010,000	\$3,150,000
Market Value per SqFt	\$38.00	\$49.20	\$42.40
Distance from Condominium in miles		0.15	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03318-7501	5-03168-0161	
Condominium Section	97-R1		
Address	163 CROMWELL AVENUE	1000 TARGEE STREET	
Neighborhood	DONGAN HILLS	GRASMERE	
Building Classification	R2-WALK-UP	D5-ELEVATOR	
Total Units	48	98	
Year Built	0	1972	
Gross SqFt	38,424	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$1,397,002	\$3,150,000	
Market Value per SqFt	\$36.40	\$42.40	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03543-7501	5-03168-0161	
Condominium Section	89-R1		
Address	175 ZOE STREET	1000 TARGEE STREET	
Neighborhood	GRANT CITY	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	100	98	
Year Built	1986	1972	
Gross SqFt	78,903	74,260	
Estimated Gross Income	\$0	\$1,011,411	
Gross Income per SqFt	\$0.00	\$13.62	
Full Market Value	\$3,696,014	\$3,150,000	
Market Value per SqFt	\$46.80	\$42.40	
Distance from Condominium in miles		1.35	

BOROUGH OF STATEN ISLAND - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03585-7501	5-03243-0100	5-03157-0001
Condominium Section	110-R1		
Address	100 COLFAX AVENUE	150 PARKINSON AVENUE	1950 CLOVE ROAD
Neighborhood	GRANT CITY	SOUTH BEACH	GRASMERE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	159	422	177
Year Built	0	1950	1973
Gross SqFt	166,712	382,560	180,495
Estimated Gross Income	\$0	\$4,111,340	\$1,890,996
Gross Income per SqFt	\$0.00	\$10.75	\$10.48
Full Market Value	\$5,424,992	\$8,720,000	\$4,010,000
Market Value per SqFt	\$32.50	\$22.79	\$22.22
Distance from Condominium in miles		1.85	2.05