

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00018-0001	4-00236-0066	4-00583-0011	
Address	4 48 AVENUE	48 37 STREET	34 CRESCENT STREET	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	536	120	120	
Year Built	1996	1961	1964	
Gross SqFt	724,475	97,528	103,850	
Estimated Gross Income	\$10,642,538	\$1,482,558	\$1,472,357	
Gross Income per SqFt	\$14.69	\$15.20	\$14.18	
Estimated Expense	\$5,578,458	\$760,870	\$646,861	
Expense SqFt	\$7.70	\$7.80	\$6.23	
Net Operating Income	\$5,064,080	\$721,688	\$825,496	
Full Market Value	\$34,956,000	\$4,959,000	\$4,994,000	
Market Value per SqFt	\$48.25	\$50.85	\$48.09	
Distance from Cooperative in miles		1.56	1.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00125-0028	4-00159-0001	4-00148-0001	4-00133-0070
Address	46 39 AVENUE	42 43 AVENUE	47 SKILLMAN AVENUE	39 49 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	158	154	60	82
Year Built	1961	1938	1942	1930
Gross SqFt	155,750	148,950	57,600	76,500
Estimated Gross Income	\$1,332,448	\$1,881,643	\$773,882	\$1,038,267
Gross Income per SqFt	\$8.56	\$12.63	\$13.44	\$13.57
Estimated Expense	\$725,648	\$727,785	\$270,411	\$455,446
Expense SqFt	\$4.66	\$4.89	\$4.69	\$5.95
Net Operating Income	\$606,800	\$1,153,858	\$503,471	\$582,821
Full Market Value	\$3,628,000	\$5,390,000	\$2,596,000	\$3,856,000
Market Value per SqFt	\$23.29	\$36.19	\$45.07	\$50.41
Distance from Cooperative in miles		0.35	0.13	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00128-0007	4-00117-0001	4-00129-0070	4-00133-0070
Address	39 51 STREET	50 39 AVENUE	39 SKILLMAN AVENUE	39 49 STREET
Neighborhood	WOODSIDE	WOODSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	426	472	61	82
Year Built	1951	1931	1953	1930
Gross SqFt	391,802	378,186	54,490	76,500
Estimated Gross Income	\$5,316,753	\$5,538,796	\$652,538	\$1,038,267
Gross Income per SqFt	\$13.57	\$14.65	\$11.98	\$13.57
Estimated Expense	\$2,331,222	\$3,488,774	\$297,383	\$455,446
Expense SqFt	\$5.95	\$9.23	\$5.46	\$5.95
Net Operating Income	\$2,985,531	\$2,050,022	\$355,155	\$582,821
Full Market Value	\$14,960,000	\$14,156,000	\$1,760,000	\$3,856,000
Market Value per SqFt	\$38.18	\$37.43	\$32.30	\$50.41
Distance from Cooperative in miles		0.14	0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00131-0004	4-00131-0013	4-00131-0025	4-00134-0029
Address	50 43 AVENUE	41 50 STREET	41 51 STREET	41 50 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	73	48	42	73
Year Built	1932	1931	1931	1928
Gross SqFt	64,350	43,150	43,150	57,936
Estimated Gross Income	\$474,739	\$629,554	\$663,286	\$826,308
Gross Income per SqFt	\$7.38	\$14.59	\$15.37	\$14.26
Estimated Expense	\$369,110	\$294,750	\$293,635	\$342,700
Expense SqFt	\$5.74	\$6.83	\$6.80	\$5.92
Net Operating Income	\$105,629	\$334,804	\$369,651	\$483,608
Full Market Value	\$626,000	\$2,313,000	\$2,537,000	\$3,351,000
Market Value per SqFt	\$9.73	\$53.60	\$58.79	\$57.84
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00131-0036	4-00131-0013	4-00134-0029	4-01315-0078
Address	41 51 STREET	41 50 STREET	41 50 STREET	41 52 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	42	48	73	50
Year Built	1930	1931	1928	1930
Gross SqFt	42,474	43,150	57,936	38,813
Estimated Gross Income	\$597,184	\$629,554	\$826,308	\$563,734
Gross Income per SqFt	\$14.06	\$14.59	\$14.26	\$14.52
Estimated Expense	\$298,592	\$294,750	\$342,700	\$282,174
Expense SqFt	\$7.03	\$6.83	\$5.92	\$7.27
Net Operating Income	\$298,592	\$334,804	\$483,608	\$281,560
Full Market Value	\$1,595,000	\$2,313,000	\$3,351,000	\$1,947,000
Market Value per SqFt	\$37.55	\$53.60	\$57.84	\$50.16
Distance from Cooperative in miles		0.00	0.05	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00134-0045	4-00134-0029	4-00131-0013	4-01315-0078
Address	41 50 STREET	41 50 STREET	41 50 STREET	41 52 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	43	73	48	50
Year Built	1940	1928	1931	1930
Gross SqFt	45,570	57,936	43,150	38,813
Estimated Gross Income	\$661,676	\$826,308	\$629,554	\$563,734
Gross Income per SqFt	\$14.52	\$14.26	\$14.59	\$14.52
Estimated Expense	\$331,294	\$342,700	\$294,750	\$282,174
Expense SqFt	\$7.27	\$5.92	\$6.83	\$7.27
Net Operating Income	\$330,382	\$483,608	\$334,804	\$281,560
Full Market Value	\$1,705,000	\$3,351,000	\$2,313,000	\$1,947,000
Market Value per SqFt	\$37.41	\$57.84	\$53.60	\$50.16
Distance from Cooperative in miles		0.00	0.05	0.16

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00140-0040	4-00139-0024	4-00160-0009	4-00161-0033
Address	43 48 STREET	43 49 STREET	43 45 STREET	43 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	92	60	95	70
Year Built	1927	1931	1931	1928
Gross SqFt	79,896	43,800	79,830	53,100
Estimated Gross Income	\$1,185,657	\$694,071	\$1,080,532	\$787,869
Gross Income per SqFt	\$14.84	\$15.85	\$13.54	\$14.84
Estimated Expense	\$510,535	\$384,888	\$395,387	\$339,444
Expense SqFt	\$6.39	\$8.79	\$4.95	\$6.39
Net Operating Income	\$675,122	\$309,183	\$685,145	\$448,425
Full Market Value	\$3,553,000	\$2,113,000	\$3,663,000	\$3,092,000
Market Value per SqFt	\$44.47	\$48.24	\$45.89	\$58.23
Distance from Cooperative in miles		0.05	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00141-0015	4-00160-0009	4-00160-0018	4-00161-0026
Address	43 46 STREET	43 45 STREET	43 45 STREET	43 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	176	95	52	82
Year Built	1932	1931	1931	1928
Gross SqFt	140,760	79,830	43,050	67,578
Estimated Gross Income	\$1,905,890	\$1,080,532	\$650,399	\$855,871
Gross Income per SqFt	\$13.54	\$13.54	\$15.11	\$12.66
Estimated Expense	\$696,762	\$395,387	\$417,252	\$433,243
Expense SqFt	\$4.95	\$4.95	\$9.69	\$6.41
Net Operating Income	\$1,209,128	\$685,145	\$233,147	\$422,628
Full Market Value	\$6,248,000	\$3,663,000	\$1,603,000	\$2,828,000
Market Value per SqFt	\$44.39	\$45.89	\$37.24	\$41.85
Distance from Cooperative in miles		0.05	0.05	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00141-0024	4-00160-0018	4-00160-0009	4-00161-0026
Address	43 46 STREET	43 45 STREET	43 45 STREET	43 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	69	52	95	82
Year Built	1942	1931	1931	1928
Gross SqFt	58,650	43,050	79,830	67,578
Estimated Gross Income	\$794,121	\$650,399	\$1,080,532	\$855,871
Gross Income per SqFt	\$13.54	\$15.11	\$13.54	\$12.66
Estimated Expense	\$290,318	\$417,252	\$395,387	\$433,243
Expense SqFt	\$4.95	\$9.69	\$4.95	\$6.41
Net Operating Income	\$503,803	\$233,147	\$685,145	\$422,628
Full Market Value	\$2,574,000	\$1,603,000	\$3,663,000	\$2,828,000
Market Value per SqFt	\$43.89	\$37.24	\$45.89	\$41.85
Distance from Cooperative in miles		0.05	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00156-0005	4-00161-0026	4-00148-0001	4-00163-0031
Address	41 45 STREET	43 45 STREET	47 SKILLMAN AVENUE	43 43 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	320	82	60	60
Year Built	1943	1928	1942	1942
Gross SqFt	250,000	67,578	57,600	61,320
Estimated Gross Income	\$3,197,500	\$855,871	\$773,882	\$784,306
Gross Income per SqFt	\$12.79	\$12.66	\$13.44	\$12.79
Estimated Expense	\$1,467,500	\$433,243	\$270,411	\$359,869
Expense SqFt	\$5.87	\$6.41	\$4.69	\$5.87
Net Operating Income	\$1,730,000	\$422,628	\$503,471	\$424,437
Full Market Value	\$11,330,000	\$2,828,000	\$2,596,000	\$2,354,000
Market Value per SqFt	\$45.32	\$41.85	\$45.07	\$38.39
Distance from Cooperative in miles		0.12	0.18	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00157-0009	4-00160-0018	4-00158-0038	4-00162-0019
Address	41 44 STREET	43 45 STREET	41 44 STREET	43 43 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	52	94	48
Year Built	1931	1931	1930	1928
Gross SqFt	41,508	43,050	71,490	35,340
Estimated Gross Income	\$343,357	\$650,399	\$1,040,180	\$341,109
Gross Income per SqFt	\$8.27	\$15.11	\$14.55	\$9.65
Estimated Expense	\$188,626	\$417,252	\$551,188	\$161,642
Expense SqFt	\$4.54	\$9.69	\$7.71	\$4.57
Net Operating Income	\$154,731	\$233,147	\$488,992	\$179,467
Full Market Value	\$911,000	\$1,603,000	\$3,379,000	\$1,049,000
Market Value per SqFt	\$21.95	\$37.24	\$47.27	\$29.68
Distance from Cooperative in miles		0.12	0.05	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00157-0013	4-00158-0038	4-00137-0013	4-00184-0023
Address	41 44 STREET	41 44 STREET	41 46 STREET	41 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	94	96	60
Year Built	1940	1930	1931	1937
Gross SqFt	65,748	71,490	72,700	64,505
Estimated Gross Income	\$924,417	\$1,040,180	\$1,364,302	\$775,763
Gross Income per SqFt	\$14.06	\$14.55	\$18.77	\$12.03
Estimated Expense	\$462,208	\$551,188	\$509,153	\$320,355
Expense SqFt	\$7.03	\$7.71	\$7.00	\$4.97
Net Operating Income	\$462,209	\$488,992	\$855,149	\$455,408
Full Market Value	\$2,926,000	\$3,379,000	\$6,146,000	\$2,899,000
Market Value per SqFt	\$44.50	\$47.27	\$84.54	\$44.94
Distance from Cooperative in miles		0.05	0.10	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00157-0040	4-00158-0038	4-00137-0013	4-00137-0004
Address	44 43 AVENUE	41 44 STREET	41 46 STREET	41 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	73	94	96	107
Year Built	1927	1930	1931	1931
Gross SqFt	68,700	71,490	72,700	77,730
Estimated Gross Income	\$965,922	\$1,040,180	\$1,364,302	\$1,324,861
Gross Income per SqFt	\$14.06	\$14.55	\$18.77	\$17.04
Estimated Expense	\$482,961	\$551,188	\$509,153	\$491,778
Expense SqFt	\$7.03	\$7.71	\$7.00	\$6.33
Net Operating Income	\$482,961	\$488,992	\$855,149	\$833,083
Full Market Value	\$3,113,000	\$3,379,000	\$6,146,000	\$6,022,000
Market Value per SqFt	\$45.31	\$47.27	\$84.54	\$77.47
Distance from Cooperative in miles		0.05	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00158-0001	4-00158-0038	4-00184-0023	4-00184-0029
Address	41 43 STREET	41 44 STREET	41 42 STREET	41 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	94	60	60
Year Built	1930	1930	1937	1937
Gross SqFt	70,590	71,490	64,505	61,770
Estimated Gross Income	\$1,027,085	\$1,040,180	\$775,763	\$910,053
Gross Income per SqFt	\$14.55	\$14.55	\$12.03	\$14.73
Estimated Expense	\$717,900	\$551,188	\$320,355	\$441,249
Expense SqFt	\$10.17	\$7.71	\$4.97	\$7.14
Net Operating Income	\$309,185	\$488,992	\$455,408	\$468,804
Full Market Value	\$2,137,000	\$3,379,000	\$2,899,000	\$3,047,000
Market Value per SqFt	\$30.27	\$47.27	\$44.94	\$49.33
Distance from Cooperative in miles		0.00	0.10	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00159-0021	4-00184-0029	4-00184-0023	
Address	41 43 STREET	41 42 STREET	41 42 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	61	60	60	
Year Built	1936	1937	1937	
Gross SqFt	58,926	61,770	64,505	
Estimated Gross Income	\$830,857	\$910,053	\$775,763	
Gross Income per SqFt	\$14.10	\$14.73	\$12.03	
Estimated Expense	\$385,965	\$441,249	\$320,355	
Expense SqFt	\$6.55	\$7.14	\$4.97	
Net Operating Income	\$444,892	\$468,804	\$455,408	
Full Market Value	\$2,673,000	\$3,047,000	\$2,899,000	
Market Value per SqFt	\$45.36	\$49.33	\$44.94	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00162-0011	4-00163-0031	4-00163-0014	4-00161-0026
Address	43 43 STREET	43 43 STREET	43 42 STREET	43 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	60	82
Year Built	1941	1942	1942	1928
Gross SqFt	65,820	61,320	61,320	67,578
Estimated Gross Income	\$841,838	\$784,306	\$784,283	\$855,871
Gross Income per SqFt	\$12.79	\$12.79	\$12.79	\$12.66
Estimated Expense	\$386,363	\$359,869	\$359,948	\$433,243
Expense SqFt	\$5.87	\$5.87	\$5.87	\$6.41
Net Operating Income	\$455,475	\$424,437	\$424,335	\$422,628
Full Market Value	\$2,981,000	\$2,354,000	\$2,266,000	\$2,828,000
Market Value per SqFt	\$45.29	\$38.39	\$36.95	\$41.85
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00162-0028	4-00162-0019	4-00160-0018	4-00161-0026
Address	43 44 STREET	43 43 STREET	43 45 STREET	43 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	52	82
Year Built	1928	1928	1931	1928
Gross SqFt	35,340	35,340	43,050	67,578
Estimated Gross Income	\$447,404	\$341,109	\$650,399	\$855,871
Gross Income per SqFt	\$12.66	\$9.65	\$15.11	\$12.66
Estimated Expense	\$226,529	\$161,642	\$417,252	\$433,243
Expense SqFt	\$6.41	\$4.57	\$9.69	\$6.41
Net Operating Income	\$220,875	\$179,467	\$233,147	\$422,628
Full Market Value	\$1,478,000	\$1,049,000	\$1,603,000	\$2,828,000
Market Value per SqFt	\$41.82	\$29.68	\$37.24	\$41.85
Distance from Cooperative in miles		0.00	0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00162-0034	4-00163-0031	4-00163-0014	4-00161-0026
Address	43 44 STREET	43 43 STREET	43 42 STREET	43 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	60	82
Year Built	1941	1942	1942	1928
Gross SqFt	65,280	61,320	61,320	67,578
Estimated Gross Income	\$834,931	\$784,306	\$784,283	\$855,871
Gross Income per SqFt	\$12.79	\$12.79	\$12.79	\$12.66
Estimated Expense	\$383,194	\$359,869	\$359,948	\$433,243
Expense SqFt	\$5.87	\$5.87	\$5.87	\$6.41
Net Operating Income	\$451,737	\$424,437	\$424,335	\$422,628
Full Market Value	\$2,959,000	\$2,354,000	\$2,266,000	\$2,828,000
Market Value per SqFt	\$45.33	\$38.39	\$36.95	\$41.85
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00169-0029	4-00169-0016	4-00169-0009	4-00169-0013
Address	45 43 STREET	45 42 STREET	45 42 STREET	45 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	23	20	20
Year Built	1929	1931	1931	1931
Gross SqFt	18,984	18,984	13,152	13,152
Estimated Gross Income	\$242,059	\$358,658	\$247,538	\$168,280
Gross Income per SqFt	\$12.75	\$18.89	\$18.82	\$12.80
Estimated Expense	\$107,056	\$118,016	\$96,064	\$90,798
Expense SqFt	\$5.64	\$6.22	\$7.30	\$6.90
Net Operating Income	\$135,003	\$240,642	\$151,474	\$77,482
Full Market Value	\$854,000	\$1,383,000	\$1,088,000	\$517,000
Market Value per SqFt	\$44.99	\$72.85	\$82.73	\$39.31
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00169-0032	4-00169-0013	4-00192-0040	4-00173-0048
Address	45 43 STREET	45 42 STREET	45 42 STREET	47 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	20	20	46
Year Built	1931	1931	1929	1928
Gross SqFt	18,984	13,152	14,340	32,940
Estimated Gross Income	\$283,241	\$168,280	\$212,604	\$491,574
Gross Income per SqFt	\$14.92	\$12.80	\$14.83	\$14.92
Estimated Expense	\$133,458	\$90,798	\$120,135	\$231,697
Expense SqFt	\$7.03	\$6.90	\$8.38	\$7.03
Net Operating Income	\$149,783	\$77,482	\$92,469	\$259,877
Full Market Value	\$854,000	\$517,000	\$638,000	\$1,791,000
Market Value per SqFt	\$44.99	\$39.31	\$44.49	\$54.37
Distance from Cooperative in miles		0.00	0.05	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00170-0001	4-00168-0036	4-00196-0012	4-00198-0005
Address	47 45 STREET	45 44 STREET	47 41 STREET	47 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	46	58	60
Year Built	1964	1928	1937	1939
Gross SqFt	75,024	41,574	64,758	58,800
Estimated Gross Income	\$1,035,331	\$575,732	\$893,554	\$750,317
Gross Income per SqFt	\$13.80	\$13.85	\$13.80	\$12.76
Estimated Expense	\$443,392	\$314,793	\$382,540	\$265,298
Expense SqFt	\$5.91	\$7.57	\$5.91	\$4.51
Net Operating Income	\$591,939	\$260,939	\$511,014	\$485,019
Full Market Value	\$3,904,000	\$1,720,000	\$3,370,000	\$2,970,000
Market Value per SqFt	\$52.04	\$41.37	\$52.04	\$50.51
Distance from Cooperative in miles		0.16	0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00175-0001	4-00198-0005	4-00198-0001	4-00199-0052
Address	42 48 AVENUE	47 40 STREET	47 41 STREET	47 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	60	63	55
Year Built	1942	1939	1938	1939
Gross SqFt	53,400	58,800	70,540	50,400
Estimated Gross Income	\$681,384	\$750,317	\$880,005	\$728,280
Gross Income per SqFt	\$12.76	\$12.76	\$12.48	\$14.45
Estimated Expense	\$240,834	\$265,298	\$384,903	\$393,120
Expense SqFt	\$4.51	\$4.51	\$5.46	\$7.80
Net Operating Income	\$440,550	\$485,019	\$495,102	\$335,160
Full Market Value	\$2,497,000	\$2,970,000	\$2,728,000	\$2,319,000
Market Value per SqFt	\$46.76	\$50.51	\$38.67	\$46.01
Distance from Cooperative in miles		0.10	0.10	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00177-0001	4-00207-0001	4-00168-0001	4-00196-0012
Address	43 50 AVENUE	39 GREENPOINT AVENUE	43 47 AVENUE	47 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	493	140	110	58
Year Built	1931	1958	1928	1937
Gross SqFt	409,538	114,486	89,781	64,758
Estimated Gross Income	\$5,758,104	\$1,735,835	\$1,463,070	\$893,554
Gross Income per SqFt	\$14.06	\$15.16	\$16.30	\$13.80
Estimated Expense	\$2,879,052	\$787,596	\$786,375	\$382,540
Expense SqFt	\$7.03	\$6.88	\$8.76	\$5.91
Net Operating Income	\$2,879,052	\$948,239	\$676,695	\$511,014
Full Market Value	\$18,930,000	\$6,325,000	\$4,604,000	\$3,370,000
Market Value per SqFt	\$46.22	\$55.25	\$51.28	\$52.04
Distance from Cooperative in miles		0.25	0.26	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00178-0025	4-00207-0001	4-02288-0007	4-00196-0012
Address	48 43 STREET	39 GREENPOINT AVENUE	48 44 STREET	47 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	262	140	66	58
Year Built	1937	1958	1941	1937
Gross SqFt	235,000	114,486	63,000	64,758
Estimated Gross Income	\$3,304,100	\$1,735,835	\$929,681	\$893,554
Gross Income per SqFt	\$14.06	\$15.16	\$14.76	\$13.80
Estimated Expense	\$1,652,050	\$787,596	\$308,829	\$382,540
Expense SqFt	\$7.03	\$6.88	\$4.90	\$5.91
Net Operating Income	\$1,652,050	\$948,239	\$620,852	\$511,014
Full Market Value	\$10,862,000	\$6,325,000	\$3,960,000	\$3,370,000
Market Value per SqFt	\$46.22	\$55.25	\$62.86	\$52.04
Distance from Cooperative in miles		0.20	0.10	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00184-0001	4-00184-0023	4-00184-0009	4-00158-0038
Address	41 41 STREET	41 42 STREET	41 41 STREET	41 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	60	50	94
Year Built	1936	1937	1937	1930
Gross SqFt	74,664	64,505	40,800	71,490
Estimated Gross Income	\$1,004,977	\$775,763	\$548,986	\$1,040,180
Gross Income per SqFt	\$13.46	\$12.03	\$13.46	\$14.55
Estimated Expense	\$444,251	\$320,355	\$242,681	\$551,188
Expense SqFt	\$5.95	\$4.97	\$5.95	\$7.71
Net Operating Income	\$560,726	\$455,408	\$306,305	\$488,992
Full Market Value	\$3,487,000	\$2,899,000	\$1,826,000	\$3,379,000
Market Value per SqFt	\$46.70	\$44.94	\$44.75	\$47.27
Distance from Cooperative in miles		0.00	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00184-0037	4-00184-0023	4-00184-0009	4-00158-0038
Address	41 42 STREET	41 42 STREET	41 41 STREET	41 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	60	50	94
Year Built	1931	1937	1937	1930
Gross SqFt	74,664	64,505	40,800	71,490
Estimated Gross Income	\$1,004,977	\$775,763	\$548,986	\$1,040,180
Gross Income per SqFt	\$13.46	\$12.03	\$13.46	\$14.55
Estimated Expense	\$444,251	\$320,355	\$242,681	\$551,188
Expense SqFt	\$5.95	\$4.97	\$5.95	\$7.71
Net Operating Income	\$560,726	\$455,408	\$306,305	\$488,992
Full Market Value	\$3,487,000	\$2,899,000	\$1,826,000	\$3,379,000
Market Value per SqFt	\$46.70	\$44.94	\$44.75	\$47.27
Distance from Cooperative in miles		0.00	0.00	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00185-0027	4-00184-0023	4-00184-0029	4-00184-0009
Address	41 41 STREET	41 42 STREET	41 42 STREET	41 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	60	60	50
Year Built	1941	1937	1937	1937
Gross SqFt	79,000	64,505	61,770	40,800
Estimated Gross Income	\$1,063,340	\$775,763	\$910,053	\$548,986
Gross Income per SqFt	\$13.46	\$12.03	\$14.73	\$13.46
Estimated Expense	\$470,050	\$320,355	\$441,249	\$242,681
Expense SqFt	\$5.95	\$4.97	\$7.14	\$5.95
Net Operating Income	\$593,290	\$455,408	\$468,804	\$306,305
Full Market Value	\$3,696,000	\$2,899,000	\$3,047,000	\$1,826,000
Market Value per SqFt	\$46.78	\$44.94	\$49.33	\$44.75
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00189-0025	4-00163-0031	4-00184-0029	4-00184-0023
Address	43 41 STREET	43 43 STREET	41 42 STREET	41 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	60	60	60
Year Built	1937	1942	1937	1937
Gross SqFt	53,500	61,320	61,770	64,505
Estimated Gross Income	\$684,265	\$784,306	\$910,053	\$775,763
Gross Income per SqFt	\$12.79	\$12.79	\$14.73	\$12.03
Estimated Expense	\$314,045	\$359,869	\$441,249	\$320,355
Expense SqFt	\$5.87	\$5.87	\$7.14	\$4.97
Net Operating Income	\$370,220	\$424,437	\$468,804	\$455,408
Full Market Value	\$2,473,000	\$2,354,000	\$3,047,000	\$2,899,000
Market Value per SqFt	\$46.22	\$38.39	\$49.33	\$44.94
Distance from Cooperative in miles		0.10	0.12	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00194-0023	4-00194-0022	4-00195-0001	4-00195-0007
Address	45 40 STREET	45 39 PLACE	39 47 AVENUE	45 39 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	124	26	44	25
Year Built	1922	1917	1927	1931
Gross SqFt	121,714	26,600	30,000	21,200
Estimated Gross Income	\$1,711,299	\$407,752	\$484,744	\$280,672
Gross Income per SqFt	\$14.06	\$15.33	\$16.16	\$13.24
Estimated Expense	\$855,649	\$192,140	\$219,245	\$148,639
Expense SqFt	\$7.03	\$7.22	\$7.31	\$7.01
Net Operating Income	\$855,650	\$215,612	\$265,499	\$132,033
Full Market Value	\$5,626,000	\$1,216,000	\$1,210,000	\$877,000
Market Value per SqFt	\$46.22	\$45.71	\$40.33	\$41.37
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00196-0027	4-00196-0012	4-00198-0005	4-00193-0055
Address	41 47 AVENUE	47 41 STREET	47 40 STREET	45 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	58	60	50
Year Built	1937	1937	1939	1936
Gross SqFt	42,232	64,758	58,800	44,600
Estimated Gross Income	\$318,222	\$893,554	\$750,317	\$673,055
Gross Income per SqFt	\$7.54	\$13.80	\$12.76	\$15.09
Estimated Expense	\$150,178	\$382,540	\$265,298	\$269,850
Expense SqFt	\$3.56	\$5.91	\$4.51	\$6.05
Net Operating Income	\$168,044	\$511,014	\$485,019	\$403,205
Full Market Value	\$995,000	\$3,370,000	\$2,970,000	\$2,773,000
Market Value per SqFt	\$23.56	\$52.04	\$50.51	\$62.17
Distance from Cooperative in miles		0.00	0.05	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00198-0019	4-00198-0005	4-00199-0052	4-00198-0001
Address	47 40 STREET	47 40 STREET	47 40 STREET	47 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	60	55	63
Year Built	1939	1939	1939	1938
Gross SqFt	48,000	58,800	50,400	70,540
Estimated Gross Income	\$674,880	\$750,317	\$728,280	\$880,005
Gross Income per SqFt	\$14.06	\$12.76	\$14.45	\$12.48
Estimated Expense	\$337,440	\$265,298	\$393,120	\$384,903
Expense SqFt	\$7.03	\$4.51	\$7.80	\$5.46
Net Operating Income	\$337,440	\$485,019	\$335,160	\$495,102
Full Market Value	\$2,219,000	\$2,970,000	\$2,319,000	\$2,728,000
Market Value per SqFt	\$46.23	\$50.51	\$46.01	\$38.67
Distance from Cooperative in miles		0.00	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00202-0023	4-00205-0024	4-00199-0052	4-00232-0018
Address	48 40 STREET	48 40 STREET	47 40 STREET	48 38 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	77	55	82
Year Built	1955	1958	1939	1960
Gross SqFt	49,660	61,484	50,400	68,281
Estimated Gross Income	\$706,165	\$930,754	\$728,280	\$970,956
Gross Income per SqFt	\$14.22	\$15.14	\$14.45	\$14.22
Estimated Expense	\$423,103	\$500,449	\$393,120	\$524,398
Expense SqFt	\$8.52	\$8.14	\$7.80	\$7.68
Net Operating Income	\$283,062	\$430,305	\$335,160	\$446,558
Full Market Value	\$1,962,000	\$2,958,000	\$2,319,000	\$3,096,000
Market Value per SqFt	\$39.51	\$48.11	\$46.01	\$45.34
Distance from Cooperative in miles		0.05	0.14	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00206-0101	4-00161-0017	4-00192-0040	
Address	39 GREENPOINT AVENUE	43 44 STREET	45 42 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	17	23	20	
Year Built	1940	1931	1929	
Gross SqFt	14,000	14,732	14,340	
Estimated Gross Income	\$196,840	\$245,330	\$212,604	
Gross Income per SqFt	\$14.06	\$16.65	\$14.83	
Estimated Expense	\$98,420	\$102,787	\$120,135	
Expense SqFt	\$7.03	\$6.98	\$8.38	
Net Operating Income	\$98,420	\$142,543	\$92,469	
Full Market Value	\$647,000	\$880,000	\$638,000	
Market Value per SqFt	\$46.21	\$59.73	\$44.49	
Distance from Cooperative in miles		0.48	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00209-0025	4-00205-0024	4-00232-0018	4-00198-0001
Address	50 39 PLACE	48 40 STREET	48 38 STREET	47 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	LONG ISLAND CITY	SUNNYSIDE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	51	77	82	63
Year Built	1961	1958	1960	1938
Gross SqFt	29,725	61,484	68,281	70,540
Estimated Gross Income	\$422,690	\$930,754	\$970,956	\$880,005
Gross Income per SqFt	\$14.22	\$15.14	\$14.22	\$12.48
Estimated Expense	\$253,257	\$500,449	\$524,398	\$384,903
Expense SqFt	\$8.52	\$8.14	\$7.68	\$5.46
Net Operating Income	\$169,433	\$430,305	\$446,558	\$495,102
Full Market Value	\$1,174,000	\$2,958,000	\$3,096,000	\$2,728,000
Market Value per SqFt	\$39.50	\$48.11	\$45.34	\$38.67
Distance from Cooperative in miles		0.11	0.18	0.26

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00209-0042	4-00205-0024	4-00232-0018	4-00207-0001
Address	50 40 STREET	48 40 STREET	48 38 STREET	39 GREENPOINT AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	LONG ISLAND CITY	SUNNYSIDE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	77	82	140
Year Built	1961	1958	1960	1958
Gross SqFt	29,754	61,484	68,281	114,486
Estimated Gross Income	\$450,476	\$930,754	\$970,956	\$1,735,835
Gross Income per SqFt	\$15.14	\$15.14	\$14.22	\$15.16
Estimated Expense	\$242,198	\$500,449	\$524,398	\$787,596
Expense SqFt	\$8.14	\$8.14	\$7.68	\$6.88
Net Operating Income	\$208,278	\$430,305	\$446,558	\$948,239
Full Market Value	\$1,386,000	\$2,958,000	\$3,096,000	\$6,325,000
Market Value per SqFt	\$46.58	\$48.11	\$45.34	\$55.25
Distance from Cooperative in miles		0.11	0.18	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00210-0022	4-00205-0024	4-00232-0018	4-00236-0066
Address	50 39 STREET	48 40 STREET	48 38 STREET	48 37 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	77	82	120
Year Built	1960	1958	1960	1961
Gross SqFt	38,864	61,484	68,281	97,528
Estimated Gross Income	\$546,428	\$930,754	\$970,956	\$1,482,558
Gross Income per SqFt	\$14.06	\$15.14	\$14.22	\$15.20
Estimated Expense	\$273,214	\$500,449	\$524,398	\$760,870
Expense SqFt	\$7.03	\$8.14	\$7.68	\$7.80
Net Operating Income	\$273,214	\$430,305	\$446,558	\$721,688
Full Market Value	\$1,796,000	\$2,958,000	\$3,096,000	\$4,959,000
Market Value per SqFt	\$46.21	\$48.11	\$45.34	\$50.85
Distance from Cooperative in miles		0.12	0.15	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00341-0001	4-00341-0021	4-00342-0024	4-00339-0165
Address	35 29 STREET	35 29 STREET	36 30 STREET	35 28 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	61	48	66	26
Year Built	1929	1940	1929	1971
Gross SqFt	47,000	35,568	61,000	21,668
Estimated Gross Income	\$703,590	\$581,826	\$879,120	\$243,566
Gross Income per SqFt	\$14.97	\$16.36	\$14.41	\$11.24
Estimated Expense	\$393,860	\$237,510	\$343,478	\$87,348
Expense SqFt	\$8.38	\$6.68	\$5.63	\$4.03
Net Operating Income	\$309,730	\$344,316	\$535,642	\$156,218
Full Market Value	\$2,133,000	\$2,341,000	\$3,708,000	\$1,006,000
Market Value per SqFt	\$45.38	\$65.82	\$60.79	\$46.43
Distance from Cooperative in miles		0.00	0.13	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00528-0050	4-00583-0011	4-00581-0033	4-00579-0082
Address	33 14 STREET	34 CRESCENT STREET	33 CRESCENT STREET	31 29 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	364	120	73	91
Year Built	1958	1964	1959	1940
Gross SqFt	444,115	103,850	76,956	85,422
Estimated Gross Income	\$6,244,257	\$1,472,357	\$1,113,553	\$1,317,623
Gross Income per SqFt	\$14.06	\$14.18	\$14.47	\$15.42
Estimated Expense	\$3,122,128	\$646,861	\$601,026	\$500,633
Expense SqFt	\$7.03	\$6.23	\$7.81	\$5.86
Net Operating Income	\$3,122,129	\$825,496	\$512,527	\$816,990
Full Market Value	\$20,528,000	\$4,994,000	\$3,546,000	\$4,730,000
Market Value per SqFt	\$46.22	\$48.09	\$46.08	\$55.37
Distance from Cooperative in miles		0.32	0.29	0.37

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00534-0015	4-00571-0001	4-00568-0001	4-00577-0023
Address	14 31 AVENUE	30 CRESCENT STREET	23 31 DRIVE	25 30 ROAD
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	79	53	120
Year Built	1914	1963	1931	1935
Gross SqFt	28,704	82,637	46,140	114,000
Estimated Gross Income	\$409,032	\$1,177,942	\$634,568	\$1,663,851
Gross Income per SqFt	\$14.25	\$14.25	\$13.75	\$14.60
Estimated Expense	\$177,391	\$510,299	\$294,873	\$638,606
Expense SqFt	\$6.18	\$6.18	\$6.39	\$5.60
Net Operating Income	\$231,641	\$667,643	\$339,695	\$1,025,245
Full Market Value	\$1,342,000	\$4,627,000	\$2,242,000	\$7,082,000
Market Value per SqFt	\$46.75	\$55.99	\$48.59	\$62.12
Distance from Cooperative in miles		0.20	0.25	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00557-0003	4-00577-0023	4-00583-0011	
Address	33 CRESCENT STREET	25 30 ROAD	34 CRESCENT STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	727	120	120	
Year Built	1950	1935	1964	
Gross SqFt	563,800	114,000	103,850	
Estimated Gross Income	\$8,056,702	\$1,663,851	\$1,472,357	
Gross Income per SqFt	\$14.29	\$14.60	\$14.18	
Estimated Expense	\$3,766,184	\$638,606	\$646,861	
Expense SqFt	\$6.68	\$5.60	\$6.23	
Net Operating Income	\$4,290,518	\$1,025,245	\$825,496	
Full Market Value	\$20,350,000	\$7,082,000	\$4,994,000	
Market Value per SqFt	\$36.09	\$62.12	\$48.09	
Distance from Cooperative in miles		0.47	0.17	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00569-0056	4-00569-0001	4-00569-0038	4-00579-0074
Address	31 CRESCENT STREET	31 31 ROAD	23 31 AVENUE	31 29 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	59	24	12	21
Year Built	1926	1927	1926	1922
Gross SqFt	33,138	15,461	9,500	18,800
Estimated Gross Income	\$462,938	\$250,244	\$132,759	\$215,216
Gross Income per SqFt	\$13.97	\$16.19	\$13.97	\$11.45
Estimated Expense	\$237,599	\$130,444	\$68,095	\$85,931
Expense SqFt	\$7.17	\$8.44	\$7.17	\$4.57
Net Operating Income	\$225,339	\$119,800	\$64,664	\$129,285
Full Market Value	\$1,483,000	\$816,000	\$426,000	\$665,000
Market Value per SqFt	\$44.75	\$52.78	\$44.84	\$35.37
Distance from Cooperative in miles		0.00	0.00	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00579-0018	4-00588-0014	4-00568-0001	
Address	31 CRESCENT STREET	31 29 STREET	23 31 DRIVE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	116	48	53	
Year Built	1960	1928	1931	
Gross SqFt	92,250	39,549	46,140	
Estimated Gross Income	\$1,305,338	\$565,693	\$634,568	
Gross Income per SqFt	\$14.15	\$14.30	\$13.75	
Estimated Expense	\$583,943	\$279,066	\$294,873	
Expense SqFt	\$6.33	\$7.06	\$6.39	
Net Operating Income	\$721,395	\$286,627	\$339,695	
Full Market Value	\$4,301,000	\$1,986,000	\$2,242,000	
Market Value per SqFt	\$46.62	\$50.22	\$48.59	
Distance from Cooperative in miles		0.07	0.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00579-0042	4-00588-0009	4-00588-0014	4-00581-0033
Address	31 CRESCENT STREET	31 29 STREET	31 29 STREET	33 CRESCENT STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	48	48	73
Year Built	1971	1928	1928	1959
Gross SqFt	16,800	39,549	39,549	76,956
Estimated Gross Income	\$240,240	\$598,740	\$565,693	\$1,113,553
Gross Income per SqFt	\$14.30	\$15.14	\$14.30	\$14.47
Estimated Expense	\$118,608	\$283,856	\$279,066	\$601,026
Expense SqFt	\$7.06	\$7.18	\$7.06	\$7.81
Net Operating Income	\$121,632	\$314,884	\$286,627	\$512,527
Full Market Value	\$816,000	\$1,793,000	\$1,986,000	\$3,546,000
Market Value per SqFt	\$48.57	\$45.34	\$50.22	\$46.08
Distance from Cooperative in miles		0.07	0.07	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00579-0055	4-00579-0036	4-00568-0001	4-00581-0033
Address	25 31 AVENUE	31 CRESCENT STREET	23 31 DRIVE	33 CRESCENT STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	122	53	73
Year Built	1939	1961	1931	1959
Gross SqFt	100,000	100,400	46,140	76,956
Estimated Gross Income	\$1,410,000	\$1,415,640	\$634,568	\$1,113,553
Gross Income per SqFt	\$14.10	\$14.10	\$13.75	\$14.47
Estimated Expense	\$574,000	\$765,048	\$294,873	\$601,026
Expense SqFt	\$5.74	\$7.62	\$6.39	\$7.81
Net Operating Income	\$836,000	\$650,592	\$339,695	\$512,527
Full Market Value	\$4,675,000	\$4,514,000	\$2,242,000	\$3,546,000
Market Value per SqFt	\$46.75	\$44.96	\$48.59	\$46.08
Distance from Cooperative in miles		0.00	0.10	0.21

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00709-0028	4-00677-0030	4-00704-0027	4-01131-0001
Address	44 NEWTOWN ROAD	32 41 STREET	34 45 STREET	53 32 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	110	60	48	113
Year Built	1930	1931	1932	1941
Gross SqFt	80,382	45,920	46,000	108,384
Estimated Gross Income	\$648,800	\$619,002	\$540,489	\$1,546,453
Gross Income per SqFt	\$8.07	\$13.48	\$11.75	\$14.27
Estimated Expense	\$406,973	\$321,899	\$238,989	\$659,245
Expense SqFt	\$5.06	\$7.01	\$5.20	\$6.08
Net Operating Income	\$241,827	\$297,103	\$301,500	\$887,208
Full Market Value	\$1,426,000	\$1,968,000	\$1,507,000	\$5,115,000
Market Value per SqFt	\$17.74	\$42.86	\$32.76	\$47.19
Distance from Cooperative in miles		0.22	0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00890-0001	4-00903-0007	4-00568-0012	
Address	19 24 AVENUE	26 9 STREET	31 23 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	193	108	241	
Year Built	1920	1972	1979	
Gross SqFt	217,710	131,250	202,800	
Estimated Gross Income	\$3,164,953	\$2,237,176	\$3,372,323	
Gross Income per SqFt	\$14.54	\$17.05	\$16.63	
Estimated Expense	\$1,616,535	\$1,053,495	\$1,379,351	
Expense SqFt	\$7.43	\$8.03	\$6.80	
Net Operating Income	\$1,548,418	\$1,183,681	\$1,992,972	
Full Market Value	\$10,701,000	\$8,557,000	\$14,423,000	
Market Value per SqFt	\$49.15	\$65.20	\$71.12	
Distance from Cooperative in miles		0.48	0.92	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01111-0001	4-00117-0001	4-01131-0001	4-01138-0030
Address	55 31 AVENUE	50 39 AVENUE	53 32 AVENUE	31 68 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	970	472	113	74
Year Built	1935	1931	1941	1964
Gross SqFt	743,160	378,186	108,384	65,810
Estimated Gross Income	\$10,887,294	\$5,538,796	\$1,546,453	\$1,001,959
Gross Income per SqFt	\$14.65	\$14.65	\$14.27	\$15.23
Estimated Expense	\$6,859,367	\$3,488,774	\$659,245	\$360,948
Expense SqFt	\$9.23	\$9.23	\$6.08	\$5.48
Net Operating Income	\$4,027,927	\$2,050,022	\$887,208	\$641,011
Full Market Value	\$27,610,000	\$14,156,000	\$5,115,000	\$3,190,000
Market Value per SqFt	\$37.15	\$37.43	\$47.19	\$48.47
Distance from Cooperative in miles		0.71	0.18	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01132-0036	4-01165-0027	4-01165-0017	
Address	31 54 STREET	32 70 STREET	32 70 STREET	
Neighborhood	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	59	72	74	
Year Built	1941	1964	1964	
Gross SqFt	58,280	65,810	65,810	
Estimated Gross Income	\$855,550	\$970,225	\$962,423	
Gross Income per SqFt	\$14.68	\$14.74	\$14.62	
Estimated Expense	\$369,495	\$414,197	\$420,789	
Expense SqFt	\$6.34	\$6.29	\$6.39	
Net Operating Income	\$486,055	\$556,028	\$541,634	
Full Market Value	\$2,068,000	\$3,146,000	\$3,168,000	
Market Value per SqFt	\$35.48	\$47.80	\$48.14	
Distance from Cooperative in miles		0.51	0.51	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01132-0044	4-01165-0027	4-01165-0017	
Address	31 54 STREET	32 70 STREET	32 70 STREET	
Neighborhood	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	59	72	74	
Year Built	1941	1964	1964	
Gross SqFt	58,280	65,810	65,810	
Estimated Gross Income	\$855,550	\$970,225	\$962,423	
Gross Income per SqFt	\$14.68	\$14.74	\$14.62	
Estimated Expense	\$369,495	\$414,197	\$420,789	
Expense SqFt	\$6.34	\$6.29	\$6.39	
Net Operating Income	\$486,055	\$556,028	\$541,634	
Full Market Value	\$2,068,000	\$3,146,000	\$3,168,000	
Market Value per SqFt	\$35.48	\$47.80	\$48.14	
Distance from Cooperative in miles		0.51	0.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01177-0001	4-01291-0020	4-01401-0031	4-01444-0001
Address	32 81 STREET	37 81 STREET	89 32 AVENUE	83 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	32	39	40
Year Built	1927	1927	1931	1928
Gross SqFt	39,600	27,200	26,692	27,192
Estimated Gross Income	\$668,844	\$441,087	\$450,828	\$478,875
Gross Income per SqFt	\$16.89	\$16.22	\$16.89	\$17.61
Estimated Expense	\$300,980	\$208,333	\$230,085	\$221,181
Expense SqFt	\$7.60	\$7.66	\$8.62	\$8.13
Net Operating Income	\$367,864	\$232,754	\$220,743	\$257,694
Full Market Value	\$2,660,000	\$1,585,000	\$1,551,000	\$1,859,000
Market Value per SqFt	\$67.17	\$58.27	\$58.11	\$68.37
Distance from Cooperative in miles		0.56	0.41	0.29

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01188-0055	4-01165-0017	4-01165-0027	4-01165-0058
Address	60 BROADWAY	32 70 STREET	32 70 STREET	32 69 STREET
Neighborhood	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	74	72	74
Year Built	1962	1964	1964	1965
Gross SqFt	131,412	65,810	65,810	65,815
Estimated Gross Income	\$1,937,013	\$962,423	\$970,225	\$983,741
Gross Income per SqFt	\$14.74	\$14.62	\$14.74	\$14.95
Estimated Expense	\$783,216	\$420,789	\$414,197	\$414,089
Expense SqFt	\$5.96	\$6.39	\$6.29	\$6.29
Net Operating Income	\$1,153,797	\$541,634	\$556,028	\$569,652
Full Market Value	\$7,700,000	\$3,168,000	\$3,146,000	\$3,168,000
Market Value per SqFt	\$58.59	\$48.14	\$47.80	\$48.13
Distance from Cooperative in miles		0.35	0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01199-0020	4-01165-0045	4-01230-0045	4-01336-0001
Address	34 60 STREET	69 NORTHERN BOULEVARD	39 60 STREET	61 43 AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	84	105	88
Year Built	1962	1962	1931	1962
Gross SqFt	81,128	79,338	86,988	85,568
Estimated Gross Income	\$972,725	\$1,423,324	\$1,022,572	\$1,026,159
Gross Income per SqFt	\$11.99	\$17.94	\$11.76	\$11.99
Estimated Expense	\$313,154	\$711,662	\$436,114	\$415,530
Expense SqFt	\$3.86	\$8.97	\$5.01	\$4.86
Net Operating Income	\$659,571	\$711,662	\$586,458	\$610,629
Full Market Value	\$4,201,000	\$5,082,000	\$3,388,000	\$2,541,000
Market Value per SqFt	\$51.78	\$64.06	\$38.95	\$29.70
Distance from Cooperative in miles		0.43	0.32	0.46

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01219-0006	4-01218-0006	4-01216-0083	4-01299-0010
Address	37 64 STREET	37 63 STREET	37 62 STREET	40 67 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	48	39	40
Year Built	1917	1928	1930	1925
Gross SqFt	37,525	44,000	31,000	28,250
Estimated Gross Income	\$526,476	\$613,604	\$434,896	\$498,330
Gross Income per SqFt	\$14.03	\$13.95	\$14.03	\$17.64
Estimated Expense	\$271,306	\$148,208	\$224,142	\$249,165
Expense SqFt	\$7.23	\$3.37	\$7.23	\$8.82
Net Operating Income	\$255,170	\$465,396	\$210,754	\$249,165
Full Market Value	\$1,463,000	\$3,064,000	\$1,386,000	\$1,797,000
Market Value per SqFt	\$38.99	\$69.64	\$44.71	\$63.61
Distance from Cooperative in miles		0.05	0.15	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01222-0009	4-01312-0010	4-01301-0010	4-01273-0044
Address	65 38 AVENUE	72 41 AVENUE	40 69 STREET	35 73 STREET
Neighborhood	WOODSIDE	ELMHURST	WOODSIDE	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	143	104	107
Year Built	1958	1955	1964	1939
Gross SqFt	130,000	128,535	76,230	123,600
Estimated Gross Income	\$1,176,451	\$1,830,342	\$1,254,238	\$1,354,341
Gross Income per SqFt	\$9.05	\$14.24	\$16.45	\$10.96
Estimated Expense	\$575,159	\$955,351	\$403,571	\$729,786
Expense SqFt	\$4.42	\$7.43	\$5.29	\$5.90
Net Operating Income	\$601,292	\$874,991	\$850,667	\$624,555
Full Market Value	\$3,581,000	\$6,065,000	\$5,291,000	\$3,806,000
Market Value per SqFt	\$27.55	\$47.19	\$69.41	\$30.79
Distance from Cooperative in miles		0.34	0.16	0.33

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01223-0038	4-01299-0010	4-01298-0079	4-01299-0039
Address	38 65 STREET	40 67 STREET	41 66 STREET	40 68 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	40	36	13
Year Built	1929	1925	1927	1925
Gross SqFt	30,880	28,250	27,425	11,616
Estimated Gross Income	\$449,613	\$498,330	\$399,400	\$141,831
Gross Income per SqFt	\$14.56	\$17.64	\$14.56	\$12.21
Estimated Expense	\$203,190	\$249,165	\$180,557	\$75,272
Expense SqFt	\$6.58	\$8.82	\$6.58	\$6.48
Net Operating Income	\$246,423	\$249,165	\$218,843	\$66,559
Full Market Value	\$1,703,000	\$1,797,000	\$1,512,000	\$423,000
Market Value per SqFt	\$55.15	\$63.61	\$55.13	\$36.42
Distance from Cooperative in miles		0.08	0.14	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01226-0001	4-01230-0045	4-01314-0003	4-00129-0070
Address	55 WOODSIDE AVENUE	39 60 STREET	41 51 STREET	39 SKILLMAN AVENUE
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	147	105	112	61
Year Built	1956	1931	1955	1953
Gross SqFt	145,379	86,988	90,650	54,490
Estimated Gross Income	\$1,741,640	\$1,022,572	\$914,955	\$652,538
Gross Income per SqFt	\$11.98	\$11.76	\$10.09	\$11.98
Estimated Expense	\$793,769	\$436,114	\$456,901	\$297,383
Expense SqFt	\$5.46	\$5.01	\$5.04	\$5.46
Net Operating Income	\$947,871	\$586,458	\$458,054	\$355,155
Full Market Value	\$5,665,000	\$3,388,000	\$2,858,000	\$1,760,000
Market Value per SqFt	\$38.97	\$38.95	\$31.53	\$32.30
Distance from Cooperative in miles		0.19	0.30	0.29

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01227-0001	4-01229-0055	4-01336-0032	4-01336-0052
Address	39 57 STREET	39 59 STREET	40 61 STREET	40 62 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	77	56	56
Year Built	1963	1927	1963	1963
Gross SqFt	41,808	52,290	42,924	42,924
Estimated Gross Income	\$728,713	\$911,608	\$751,147	\$719,021
Gross Income per SqFt	\$17.43	\$17.43	\$17.50	\$16.75
Estimated Expense	\$493,334	\$450,734	\$251,060	\$248,222
Expense SqFt	\$11.80	\$8.62	\$5.85	\$5.78
Net Operating Income	\$235,379	\$460,874	\$500,087	\$470,799
Full Market Value	\$1,628,000	\$3,326,000	\$2,651,000	\$2,541,000
Market Value per SqFt	\$38.94	\$63.61	\$61.76	\$59.20
Distance from Cooperative in miles		0.10	0.33	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01227-0006	4-01229-0055	4-01315-0078	4-01230-0045
Address	39 56 STREET	39 59 STREET	41 52 STREET	39 60 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	54	77	50	105
Year Built	1928	1927	1930	1931
Gross SqFt	39,860	52,290	38,813	86,988
Estimated Gross Income	\$578,767	\$911,608	\$563,734	\$1,022,572
Gross Income per SqFt	\$14.52	\$17.43	\$14.52	\$11.76
Estimated Expense	\$289,782	\$450,734	\$282,174	\$436,114
Expense SqFt	\$7.27	\$8.62	\$7.27	\$5.01
Net Operating Income	\$288,985	\$460,874	\$281,560	\$586,458
Full Market Value	\$1,551,000	\$3,326,000	\$1,947,000	\$3,388,000
Market Value per SqFt	\$38.91	\$63.61	\$50.16	\$38.95
Distance from Cooperative in miles		0.10	0.28	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01235-0070	4-01314-0017	4-01314-0060	
Address	52 39 ROAD	41 51 STREET	51 SKILLMAN AVENUE	
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	67	62	40	
Year Built	1951	1928	1928	
Gross SqFt	92,130	49,536	32,500	
Estimated Gross Income	\$1,367,209	\$719,752	\$492,490	
Gross Income per SqFt	\$14.84	\$14.53	\$15.15	
Estimated Expense	\$583,183	\$309,335	\$208,725	
Expense SqFt	\$6.33	\$6.24	\$6.42	
Net Operating Income	\$784,026	\$410,417	\$283,765	
Full Market Value	\$4,301,000	\$2,837,000	\$1,951,000	
Market Value per SqFt	\$46.68	\$57.27	\$60.03	
Distance from Cooperative in miles		0.24	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01238-0006	4-00129-0070	4-01315-0078	4-00131-0009
Address	39 52 STREET	39 SKILLMAN AVENUE	41 52 STREET	41 50 STREET
Neighborhood	WOODSIDE	SUNNYSIDE	WOODSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	219	61	50	36
Year Built	1961	1953	1930	1964
Gross SqFt	207,086	54,490	38,813	27,288
Estimated Gross Income	\$1,817,889	\$652,538	\$563,734	\$458,192
Gross Income per SqFt	\$8.78	\$11.98	\$14.52	\$16.79
Estimated Expense	\$1,328,912	\$297,383	\$282,174	\$240,966
Expense SqFt	\$6.42	\$5.46	\$7.27	\$8.83
Net Operating Income	\$488,977	\$355,155	\$281,560	\$217,226
Full Market Value	\$2,918,000	\$1,760,000	\$1,947,000	\$1,571,000
Market Value per SqFt	\$14.09	\$32.30	\$50.16	\$57.57
Distance from Cooperative in miles		0.15	0.10	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01238-0025	4-00117-0001	4-00129-0070	
Address	52 39 DRIVE	50 39 AVENUE	39 SKILLMAN AVENUE	
Neighborhood	WOODSIDE	WOODSIDE	SUNNYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	442	472	61	
Year Built	1963	1931	1953	
Gross SqFt	441,929	378,186	54,490	
Estimated Gross Income	\$5,886,494	\$5,538,796	\$652,538	
Gross Income per SqFt	\$13.32	\$14.65	\$11.98	
Estimated Expense	\$3,248,178	\$3,488,774	\$297,383	
Expense SqFt	\$7.35	\$9.23	\$5.46	
Net Operating Income	\$2,638,316	\$2,050,022	\$355,155	
Full Market Value	\$15,730,000	\$14,156,000	\$1,760,000	
Market Value per SqFt	\$35.59	\$37.43	\$32.30	
Distance from Cooperative in miles		0.22	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01238-0040	4-00129-0070	4-00131-0013	
Address	39 54 STREET	39 SKILLMAN AVENUE	41 50 STREET	
Neighborhood	WOODSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	224	61	48	
Year Built	1972	1953	1931	
Gross SqFt	208,252	54,490	43,150	
Estimated Gross Income	\$2,767,669	\$652,538	\$629,554	
Gross Income per SqFt	\$13.29	\$11.98	\$14.59	
Estimated Expense	\$1,280,750	\$297,383	\$294,750	
Expense SqFt	\$6.15	\$5.46	\$6.83	
Net Operating Income	\$1,486,919	\$355,155	\$334,804	
Full Market Value	\$8,041,000	\$1,760,000	\$2,313,000	
Market Value per SqFt	\$38.61	\$32.30	\$53.60	
Distance from Cooperative in miles		0.15	0.17	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01245-0030	4-01261-0035	4-01249-0033	4-01246-0035
Address	72 34 AVENUE	74 35 AVENUE	76 34 AVENUE	33 73 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	96	97	96	48
Year Built	1937	1935	1937	1936
Gross SqFt	106,308	97,170	100,890	49,800
Estimated Gross Income	\$1,321,408	\$1,207,544	\$1,253,979	\$684,755
Gross Income per SqFt	\$12.43	\$12.43	\$12.43	\$13.75
Estimated Expense	\$449,683	\$527,680	\$554,476	\$332,920
Expense SqFt	\$4.23	\$5.43	\$5.50	\$6.69
Net Operating Income	\$871,725	\$679,864	\$699,503	\$351,835
Full Market Value	\$3,938,000	\$3,663,000	\$3,784,000	\$2,322,000
Market Value per SqFt	\$37.04	\$37.70	\$37.51	\$46.63
Distance from Cooperative in miles		0.16	0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01253-0011	4-01268-0051	4-01251-0030	
Address	33 81 STREET	34 81 STREET	78 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	84	96	
Year Built	1923	1937	1950	
Gross SqFt	193,193	93,936	90,950	
Estimated Gross Income	\$2,407,185	\$1,143,574	\$1,135,622	
Gross Income per SqFt	\$12.46	\$12.17	\$12.49	
Estimated Expense	\$1,099,268	\$557,800	\$534,178	
Expense SqFt	\$5.69	\$5.94	\$5.87	
Net Operating Income	\$1,307,917	\$585,774	\$601,444	
Full Market Value	\$6,930,000	\$3,542,000	\$4,032,000	
Market Value per SqFt	\$35.87	\$37.71	\$44.33	
Distance from Cooperative in miles		0.14	0.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01254-0012	4-01249-0018	4-01251-0030	4-01263-0044
Address	33 81 STREET	33 77 STREET	78 34 AVENUE	34 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	270	216	96	122
Year Built	1951	1951	1950	1949
Gross SqFt	186,300	176,000	90,950	124,600
Estimated Gross Income	\$2,539,269	\$2,767,581	\$1,135,622	\$1,698,563
Gross Income per SqFt	\$13.63	\$15.72	\$12.49	\$13.63
Estimated Expense	\$1,376,757	\$1,373,346	\$534,178	\$869,129
Expense SqFt	\$7.39	\$7.80	\$5.87	\$6.98
Net Operating Income	\$1,162,512	\$1,394,235	\$601,444	\$829,434
Full Market Value	\$6,655,000	\$9,537,000	\$4,032,000	\$5,484,000
Market Value per SqFt	\$35.72	\$54.19	\$44.33	\$44.01
Distance from Cooperative in miles		0.24	0.15	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01256-0035	4-01273-0034	4-01165-0017	4-01165-0027
Address	69 35 AVENUE	35 74 STREET	32 70 STREET	32 70 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	59	74	72
Year Built	1963	1958	1964	1964
Gross SqFt	59,756	55,000	65,810	65,810
Estimated Gross Income	\$873,633	\$653,732	\$962,423	\$970,225
Gross Income per SqFt	\$14.62	\$11.89	\$14.62	\$14.74
Estimated Expense	\$360,926	\$321,027	\$420,789	\$414,197
Expense SqFt	\$6.04	\$5.84	\$6.39	\$6.29
Net Operating Income	\$512,707	\$332,705	\$541,634	\$556,028
Full Market Value	\$2,134,000	\$2,079,000	\$3,168,000	\$3,146,000
Market Value per SqFt	\$35.71	\$37.80	\$48.14	\$47.80
Distance from Cooperative in miles		0.24	0.27	0.27

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01261-0001	4-01263-0044	4-01261-0035	4-01263-0015
Address	74 34 AVENUE	34 35 AVENUE	74 35 AVENUE	34 77 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	161	122	97	120
Year Built	1952	1949	1935	1951
Gross SqFt	135,070	124,600	97,170	104,000
Estimated Gross Income	\$1,841,004	\$1,698,563	\$1,207,544	\$1,652,560
Gross Income per SqFt	\$13.63	\$13.63	\$12.43	\$15.89
Estimated Expense	\$998,167	\$869,129	\$527,680	\$826,800
Expense SqFt	\$7.39	\$6.98	\$5.43	\$7.95
Net Operating Income	\$842,837	\$829,434	\$679,864	\$825,760
Full Market Value	\$4,840,000	\$5,484,000	\$3,663,000	\$5,641,000
Market Value per SqFt	\$35.83	\$44.01	\$37.70	\$54.24
Distance from Cooperative in miles		0.10	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01263-0001	4-01263-0015	4-01263-0044	
Address	76 34 AVENUE	34 77 STREET	34 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	109	120	122	
Year Built	1950	1951	1949	
Gross SqFt	96,000	104,000	124,600	
Estimated Gross Income	\$1,416,960	\$1,652,560	\$1,698,563	
Gross Income per SqFt	\$14.76	\$15.89	\$13.63	
Estimated Expense	\$624,000	\$826,800	\$869,129	
Expense SqFt	\$6.50	\$7.95	\$6.98	
Net Operating Income	\$792,960	\$825,760	\$829,434	
Full Market Value	\$4,279,000	\$5,641,000	\$5,484,000	
Market Value per SqFt	\$44.57	\$54.24	\$44.01	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01264-0001	4-01263-0015	4-01251-0030	
Address	77 34 AVENUE	34 77 STREET	78 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	120	96	
Year Built	1950	1951	1950	
Gross SqFt	90,950	104,000	90,950	
Estimated Gross Income	\$1,342,422	\$1,652,560	\$1,135,622	
Gross Income per SqFt	\$14.76	\$15.89	\$12.49	
Estimated Expense	\$591,175	\$826,800	\$534,178	
Expense SqFt	\$6.50	\$7.95	\$5.87	
Net Operating Income	\$751,247	\$825,760	\$601,444	
Full Market Value	\$4,356,000	\$5,641,000	\$4,032,000	
Market Value per SqFt	\$47.89	\$54.24	\$44.33	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01264-0014	4-01263-0015	4-01251-0030	
Address	34 78 STREET	34 77 STREET	78 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	162	120	96	
Year Built	1951	1951	1950	
Gross SqFt	114,000	104,000	90,950	
Estimated Gross Income	\$1,682,640	\$1,652,560	\$1,135,622	
Gross Income per SqFt	\$14.76	\$15.89	\$12.49	
Estimated Expense	\$741,000	\$826,800	\$534,178	
Expense SqFt	\$6.50	\$7.95	\$5.87	
Net Operating Income	\$941,640	\$825,760	\$601,444	
Full Market Value	\$5,467,000	\$5,641,000	\$4,032,000	
Market Value per SqFt	\$47.96	\$54.24	\$44.33	
Distance from Cooperative in miles		0.05	0.14	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01264-0035	4-01263-0015	4-01263-0044	4-01249-0033
Address	77 35 AVENUE	34 77 STREET	34 35 AVENUE	76 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	97	120	122	96
Year Built	1941	1951	1949	1937
Gross SqFt	112,760	104,000	124,600	100,890
Estimated Gross Income	\$1,536,919	\$1,652,560	\$1,698,563	\$1,253,979
Gross Income per SqFt	\$13.63	\$15.89	\$13.63	\$12.43
Estimated Expense	\$833,296	\$826,800	\$869,129	\$554,476
Expense SqFt	\$7.39	\$7.95	\$6.98	\$5.50
Net Operating Income	\$703,623	\$825,760	\$829,434	\$699,503
Full Market Value	\$4,048,000	\$5,641,000	\$5,484,000	\$3,784,000
Market Value per SqFt	\$35.90	\$54.24	\$44.01	\$37.51
Distance from Cooperative in miles		0.05	0.05	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01265-0001	4-01268-0001	4-01443-0033	
Address	78 34 AVENUE	81 34 AVENUE	82 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	66	49	
Year Built	1906	1951	1936	
Gross SqFt	65,000	57,888	52,422	
Estimated Gross Income	\$939,900	\$860,870	\$749,318	
Gross Income per SqFt	\$14.46	\$14.87	\$14.29	
Estimated Expense	\$416,650	\$374,654	\$363,052	
Expense SqFt	\$6.41	\$6.47	\$6.93	
Net Operating Income	\$523,250	\$486,216	\$386,266	
Full Market Value	\$2,035,000	\$3,352,000	\$2,676,000	
Market Value per SqFt	\$31.31	\$57.90	\$51.05	
Distance from Cooperative in miles		0.15	0.20	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01266-0001	4-01249-0018	4-01264-0047	4-01263-0015
Address	79 34 AVENUE	33 77 STREET	34 77 STREET	34 77 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	150	216	132	120
Year Built	1955	1951	1951	1951
Gross SqFt	165,000	176,000	106,000	104,000
Estimated Gross Income	\$1,890,900	\$2,767,581	\$2,015,444	\$1,652,560
Gross Income per SqFt	\$11.46	\$15.72	\$19.01	\$15.89
Estimated Expense	\$1,077,450	\$1,373,346	\$947,203	\$826,800
Expense SqFt	\$6.53	\$7.80	\$8.94	\$7.95
Net Operating Income	\$813,450	\$1,394,235	\$1,068,241	\$825,760
Full Market Value	\$5,222,000	\$9,537,000	\$7,666,000	\$5,641,000
Market Value per SqFt	\$31.65	\$54.19	\$72.32	\$54.24
Distance from Cooperative in miles		0.20	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01266-0038	4-01268-0001	4-01279-0001	4-01456-0046
Address	79 35 AVENUE	81 34 AVENUE	79 35 AVENUE	35 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	66	96	47
Year Built	1939	1951	1950	1938
Gross SqFt	50,996	57,888	95,000	46,854
Estimated Gross Income	\$728,733	\$860,870	\$1,035,405	\$669,750
Gross Income per SqFt	\$14.29	\$14.87	\$10.90	\$14.29
Estimated Expense	\$362,582	\$374,654	\$553,582	\$333,228
Expense SqFt	\$7.11	\$6.47	\$5.83	\$7.11
Net Operating Income	\$366,151	\$486,216	\$481,823	\$336,522
Full Market Value	\$1,826,000	\$3,352,000	\$2,871,000	\$2,211,000
Market Value per SqFt	\$35.81	\$57.90	\$30.22	\$47.19
Distance from Cooperative in miles		0.10	0.14	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-0006	4-01268-0006	4-01268-0010	
Address	34 81 STREET	81 34 AVENUE	34 82 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	
Total Units	11	20	24	
Year Built	1922	1914	1912	
Gross SqFt	16,800	19,010	22,860	
Estimated Gross Income	\$140,112	\$155,382	\$194,226	
Gross Income per SqFt	\$8.34	\$8.17	\$8.50	
Estimated Expense	\$77,448	\$85,664	\$107,687	
Expense SqFt	\$4.61	\$4.51	\$4.71	
Net Operating Income	\$62,664	\$69,718	\$86,539	
Full Market Value	\$369,000	\$411,000	\$518,000	
Market Value per SqFt	\$21.96	\$21.62	\$22.66	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-0012	4-01268-0006	4-01268-0010	
Address	34 81 STREET	81 34 AVENUE	34 82 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	
Total Units	11	20	24	
Year Built	1922	1914	1912	
Gross SqFt	14,255	19,010	22,860	
Estimated Gross Income	\$118,887	\$155,382	\$194,226	
Gross Income per SqFt	\$8.34	\$8.17	\$8.50	
Estimated Expense	\$65,716	\$85,664	\$107,687	
Expense SqFt	\$4.61	\$4.51	\$4.71	
Net Operating Income	\$53,171	\$69,718	\$86,539	
Full Market Value	\$313,000	\$411,000	\$518,000	
Market Value per SqFt	\$21.96	\$21.62	\$22.66	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-0016	4-01268-0006	4-01268-0010	4-01432-0056
Address	34 81 STREET	81 34 AVENUE	34 82 STREET	33 84 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	24	40
Year Built	1922	1914	1912	1929
Gross SqFt	15,530	19,010	22,860	34,800
Estimated Gross Income	\$132,005	\$155,382	\$194,226	\$392,219
Gross Income per SqFt	\$8.50	\$8.17	\$8.50	\$11.27
Estimated Expense	\$73,146	\$85,664	\$107,687	\$196,743
Expense SqFt	\$4.71	\$4.51	\$4.71	\$5.65
Net Operating Income	\$58,859	\$69,718	\$86,539	\$195,476
Full Market Value	\$352,000	\$411,000	\$518,000	\$1,096,000
Market Value per SqFt	\$22.67	\$21.62	\$22.66	\$31.49
Distance from Cooperative in miles		0.05	0.05	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-0046	4-01268-0006	4-01268-0010	4-01432-0056
Address	34 80 STREET	81 34 AVENUE	34 82 STREET	33 84 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	24	40
Year Built	1922	1914	1912	1929
Gross SqFt	16,800	19,010	22,860	34,800
Estimated Gross Income	\$142,800	\$155,382	\$194,226	\$392,219
Gross Income per SqFt	\$8.50	\$8.17	\$8.50	\$11.27
Estimated Expense	\$79,128	\$85,664	\$107,687	\$196,743
Expense SqFt	\$4.71	\$4.51	\$4.71	\$5.65
Net Operating Income	\$63,672	\$69,718	\$86,539	\$195,476
Full Market Value	\$381,000	\$411,000	\$518,000	\$1,096,000
Market Value per SqFt	\$22.68	\$21.62	\$22.66	\$31.49
Distance from Cooperative in miles		0.05	0.05	0.24

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-0051	4-01268-0006	4-01268-0010	4-01432-0056
Address	34 80 STREET	81 34 AVENUE	34 82 STREET	33 84 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	24	40
Year Built	1922	1914	1912	1929
Gross SqFt	14,255	19,010	22,860	34,800
Estimated Gross Income	\$121,168	\$155,382	\$194,226	\$392,219
Gross Income per SqFt	\$8.50	\$8.17	\$8.50	\$11.27
Estimated Expense	\$67,141	\$85,664	\$107,687	\$196,743
Expense SqFt	\$4.71	\$4.51	\$4.71	\$5.65
Net Operating Income	\$54,027	\$69,718	\$86,539	\$195,476
Full Market Value	\$323,000	\$411,000	\$518,000	\$1,096,000
Market Value per SqFt	\$22.66	\$21.62	\$22.66	\$31.49
Distance from Cooperative in miles		0.05	0.05	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-0055	4-01268-0006	4-01268-0010	4-01431-0032
Address	34 80 STREET	81 34 AVENUE	34 82 STREET	83 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	24	16
Year Built	1922	1914	1912	1928
Gross SqFt	16,380	19,010	22,860	13,600
Estimated Gross Income	\$139,230	\$155,382	\$194,226	\$188,338
Gross Income per SqFt	\$8.50	\$8.17	\$8.50	\$13.85
Estimated Expense	\$77,150	\$85,664	\$107,687	\$84,940
Expense SqFt	\$4.71	\$4.51	\$4.71	\$6.25
Net Operating Income	\$62,080	\$69,718	\$86,539	\$103,398
Full Market Value	\$371,000	\$411,000	\$518,000	\$682,000
Market Value per SqFt	\$22.65	\$21.62	\$22.66	\$50.15
Distance from Cooperative in miles		0.05	0.05	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-0064	4-01268-0006	4-01268-0010	4-01432-0056
Address	34 80 STREET	81 34 AVENUE	34 82 STREET	33 84 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	24	40
Year Built	1922	1914	1912	1929
Gross SqFt	15,105	19,010	22,860	34,800
Estimated Gross Income	\$128,393	\$155,382	\$194,226	\$392,219
Gross Income per SqFt	\$8.50	\$8.17	\$8.50	\$11.27
Estimated Expense	\$71,145	\$85,664	\$107,687	\$196,743
Expense SqFt	\$4.71	\$4.51	\$4.71	\$5.65
Net Operating Income	\$57,248	\$69,718	\$86,539	\$195,476
Full Market Value	\$342,000	\$411,000	\$518,000	\$1,096,000
Market Value per SqFt	\$22.64	\$21.62	\$22.66	\$31.49
Distance from Cooperative in miles		0.05	0.05	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01268-0013	4-01268-0001	4-01443-0033	4-01456-0046
Address	34 82 STREET	81 34 AVENUE	82 35 AVENUE	35 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	66	49	47
Year Built	1937	1951	1936	1938
Gross SqFt	97,260	57,888	52,422	46,854
Estimated Gross Income	\$1,389,845	\$860,870	\$749,318	\$669,750
Gross Income per SqFt	\$14.29	\$14.87	\$14.29	\$14.29
Estimated Expense	\$691,519	\$374,654	\$363,052	\$333,228
Expense SqFt	\$7.11	\$6.47	\$6.93	\$7.11
Net Operating Income	\$698,326	\$486,216	\$386,266	\$336,522
Full Market Value	\$3,476,000	\$3,352,000	\$2,676,000	\$2,211,000
Market Value per SqFt	\$35.74	\$57.90	\$51.05	\$47.19
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01272-0001	4-01273-0034	4-01273-0001	4-01275-0061
Address	35 72 STREET	35 74 STREET	73 35 AVENUE	35 75 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	59	195	59
Year Built	1936	1958	1940	1939
Gross SqFt	53,502	55,000	194,450	60,000
Estimated Gross Income	\$725,487	\$653,732	\$2,909,818	\$813,728
Gross Income per SqFt	\$13.56	\$11.89	\$14.96	\$13.56
Estimated Expense	\$327,967	\$321,027	\$1,351,832	\$367,757
Expense SqFt	\$6.13	\$5.84	\$6.95	\$6.13
Net Operating Income	\$397,520	\$332,705	\$1,557,986	\$445,971
Full Market Value	\$1,914,000	\$2,079,000	\$10,732,000	\$2,376,000
Market Value per SqFt	\$35.77	\$37.80	\$55.19	\$39.60
Distance from Cooperative in miles		0.05	0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01272-0040	4-01273-0034	4-01283-0048	
Address	72 37 AVENUE	35 74 STREET	37 72 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	59	60	
Year Built	1937	1958	1927	
Gross SqFt	58,020	55,000	61,830	
Estimated Gross Income	\$666,650	\$653,732	\$684,824	
Gross Income per SqFt	\$11.49	\$11.89	\$11.08	
Estimated Expense	\$312,728	\$321,027	\$305,287	
Expense SqFt	\$5.39	\$5.84	\$4.94	
Net Operating Income	\$353,922	\$332,705	\$379,537	
Full Market Value	\$2,068,000	\$2,079,000	\$1,881,000	
Market Value per SqFt	\$35.64	\$37.80	\$30.42	
Distance from Cooperative in miles		0.05	0.12	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01274-0020	4-01263-0044	4-01275-0061	
Address	35 75 STREET	34 35 AVENUE	35 75 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	210	122	59	
Year Built	1951	1949	1939	
Gross SqFt	172,362	124,600	60,000	
Estimated Gross Income	\$2,344,123	\$1,698,563	\$813,728	
Gross Income per SqFt	\$13.60	\$13.63	\$13.56	
Estimated Expense	\$1,130,695	\$869,129	\$367,757	
Expense SqFt	\$6.56	\$6.98	\$6.13	
Net Operating Income	\$1,213,428	\$829,434	\$445,971	
Full Market Value	\$8,025,000	\$5,484,000	\$2,376,000	
Market Value per SqFt	\$46.56	\$44.01	\$39.60	
Distance from Cooperative in miles		0.17	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01275-0045	4-01273-0034	4-01273-0044	
Address	35 75 STREET	35 74 STREET	35 73 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	59	107	
Year Built	1941	1958	1939	
Gross SqFt	104,500	55,000	123,600	
Estimated Gross Income	\$1,194,435	\$653,732	\$1,354,341	
Gross Income per SqFt	\$11.43	\$11.89	\$10.96	
Estimated Expense	\$613,415	\$321,027	\$729,786	
Expense SqFt	\$5.87	\$5.84	\$5.90	
Net Operating Income	\$581,020	\$332,705	\$624,555	
Full Market Value	\$3,729,000	\$2,079,000	\$3,806,000	
Market Value per SqFt	\$35.68	\$37.80	\$30.79	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01276-0012	4-01272-0025	4-01286-0027	4-01291-0048
Address	35 77 STREET	35 73 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	11	32	27	8
Year Built	1921	1929	1923	1931
Gross SqFt	13,371	25,832	17,080	6,272
Estimated Gross Income	\$182,514	\$376,174	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.56	\$13.65	\$13.07
Estimated Expense	\$85,173	\$182,036	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.05	\$6.37	\$8.51
Net Operating Income	\$97,341	\$194,138	\$124,385	\$28,595
Full Market Value	\$643,000	\$1,341,000	\$822,000	\$778,000
Market Value per SqFt	\$48.09	\$51.91	\$48.13	\$124.04
Distance from Cooperative in miles		0.20	0.14	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01276-0015	4-01290-0067	4-01290-0061	4-01259-0032
Address	35 77 STREET	37 79 STREET	37 79 STREET	34 73 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	23	23	40
Year Built	1921	1927	1927	1928
Gross SqFt	15,006	32,200	32,200	36,700
Estimated Gross Income	\$161,465	\$371,115	\$346,320	\$346,448
Gross Income per SqFt	\$10.76	\$11.53	\$10.76	\$9.44
Estimated Expense	\$76,981	\$173,729	\$165,286	\$212,982
Expense SqFt	\$5.13	\$5.40	\$5.13	\$5.80
Net Operating Income	\$84,484	\$197,386	\$181,034	\$133,466
Full Market Value	\$471,000	\$1,050,000	\$975,000	\$793,000
Market Value per SqFt	\$31.39	\$32.61	\$30.28	\$21.61
Distance from Cooperative in miles		0.21	0.21	0.24

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01277-0050	4-01275-0061	4-01278-0001	
Address	35 77 STREET	35 75 STREET	78 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	53	59	84	
Year Built	1937	1939	1938	
Gross SqFt	65,628	60,000	103,200	
Estimated Gross Income	\$764,566	\$813,728	\$1,004,027	
Gross Income per SqFt	\$11.65	\$13.56	\$9.73	
Estimated Expense	\$402,300	\$367,757	\$632,449	
Expense SqFt	\$6.13	\$6.13	\$6.13	
Net Operating Income	\$362,266	\$445,971	\$371,578	
Full Market Value	\$2,320,000	\$2,376,000	\$2,201,000	
Market Value per SqFt	\$35.35	\$39.60	\$21.33	
Distance from Cooperative in miles		0.10	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01278-0032	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 79 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	32	27	8
Year Built	1920	1925	1923	1931
Gross SqFt	18,280	27,200	17,080	6,272
Estimated Gross Income	\$249,522	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$116,444	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$133,078	\$203,658	\$124,385	\$28,595
Full Market Value	\$855,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$46.77	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.17	0.20	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01278-0050	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 78 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	32	27	8
Year Built	1920	1925	1923	1931
Gross SqFt	16,500	27,200	17,080	6,272
Estimated Gross Income	\$225,225	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$105,105	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$120,120	\$203,658	\$124,385	\$28,595
Full Market Value	\$771,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$46.73	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.17	0.20	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01278-0054	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 78 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	32	27	8
Year Built	1920	1925	1923	1931
Gross SqFt	16,425	27,200	17,080	6,272
Estimated Gross Income	\$224,201	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$104,627	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$119,574	\$203,658	\$124,385	\$28,595
Full Market Value	\$768,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$46.76	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.17	0.20	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01278-0062	4-01286-0027	4-01291-0048	
Address	35 78 STREET	37 75 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	15	27	8	
Year Built	1920	1923	1931	
Gross SqFt	16,425	17,080	6,272	
Estimated Gross Income	\$219,438	\$233,144	\$81,947	
Gross Income per SqFt	\$13.36	\$13.65	\$13.07	
Estimated Expense	\$122,202	\$108,759	\$53,352	
Expense SqFt	\$7.44	\$6.37	\$8.51	
Net Operating Income	\$97,236	\$124,385	\$28,595	
Full Market Value	\$645,000	\$822,000	\$778,000	
Market Value per SqFt	\$39.27	\$48.13	\$124.04	
Distance from Cooperative in miles		0.20	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01278-0066	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 78 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	32	27	8
Year Built	1920	1925	1923	1931
Gross SqFt	16,425	27,200	17,080	6,272
Estimated Gross Income	\$224,201	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$104,627	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$119,574	\$203,658	\$124,385	\$28,595
Full Market Value	\$768,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$46.76	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.17	0.20	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01278-0070	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 78 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	32	27	8
Year Built	1920	1925	1923	1931
Gross SqFt	16,425	27,200	17,080	6,272
Estimated Gross Income	\$224,201	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$104,627	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$119,574	\$203,658	\$124,385	\$28,595
Full Market Value	\$768,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$46.76	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.17	0.20	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01279-0015	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 80 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	32	27	8
Year Built	1917	1925	1923	1931
Gross SqFt	12,948	27,200	17,080	6,272
Estimated Gross Income	\$176,740	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$82,479	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$94,261	\$203,658	\$124,385	\$28,595
Full Market Value	\$623,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$48.12	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.15	0.24	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01279-0021	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 80 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	32	27	8
Year Built	1917	1925	1923	1931
Gross SqFt	12,948	27,200	17,080	6,272
Estimated Gross Income	\$176,740	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$82,479	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$94,261	\$203,658	\$124,385	\$28,595
Full Market Value	\$623,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$48.12	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.15	0.24	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01279-0027	4-01291-0025	4-01286-0027	4-01291-0048
Address	35 80 STREET	37 81 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	11	32	27	8
Year Built	1917	1925	1923	1931
Gross SqFt	14,548	27,200	17,080	6,272
Estimated Gross Income	\$198,580	\$398,479	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$14.65	\$13.65	\$13.07
Estimated Expense	\$92,671	\$194,821	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.16	\$6.37	\$8.51
Net Operating Income	\$105,909	\$203,658	\$124,385	\$28,595
Full Market Value	\$700,000	\$1,406,000	\$822,000	\$778,000
Market Value per SqFt	\$48.12	\$51.69	\$48.13	\$124.04
Distance from Cooperative in miles		0.15	0.24	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01280-0054	4-01471-0012	4-01286-0027	4-01291-0048
Address	35 80 STREET	37 84 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	11	204	27	8
Year Built	1917	1926	1923	1931
Gross SqFt	13,420	180,804	17,080	6,272
Estimated Gross Income	\$183,183	\$2,472,383	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$13.67	\$13.65	\$13.07
Estimated Expense	\$85,485	\$1,354,827	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.49	\$6.37	\$8.51
Net Operating Income	\$97,698	\$1,117,556	\$124,385	\$28,595
Full Market Value	\$627,000	\$7,386,000	\$822,000	\$778,000
Market Value per SqFt	\$46.72	\$40.85	\$48.13	\$124.04
Distance from Cooperative in miles		0.21	0.28	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01280-0057	4-01471-0012	4-01286-0027	4-01291-0048
Address	35 80 STREET	37 84 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	204	27	8
Year Built	1917	1926	1923	1931
Gross SqFt	12,620	180,804	17,080	6,272
Estimated Gross Income	\$172,263	\$2,472,383	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$13.67	\$13.65	\$13.07
Estimated Expense	\$80,389	\$1,354,827	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.49	\$6.37	\$8.51
Net Operating Income	\$91,874	\$1,117,556	\$124,385	\$28,595
Full Market Value	\$590,000	\$7,386,000	\$822,000	\$778,000
Market Value per SqFt	\$46.75	\$40.85	\$48.13	\$124.04
Distance from Cooperative in miles		0.21	0.28	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01280-0063	4-01471-0012	4-01286-0027	4-01291-0048
Address	35 80 STREET	37 84 STREET	37 75 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	204	27	8
Year Built	1917	1926	1923	1931
Gross SqFt	12,620	180,804	17,080	6,272
Estimated Gross Income	\$172,263	\$2,472,383	\$233,144	\$81,947
Gross Income per SqFt	\$13.65	\$13.67	\$13.65	\$13.07
Estimated Expense	\$80,389	\$1,354,827	\$108,759	\$53,352
Expense SqFt	\$6.37	\$7.49	\$6.37	\$8.51
Net Operating Income	\$91,874	\$1,117,556	\$124,385	\$28,595
Full Market Value	\$590,000	\$7,386,000	\$822,000	\$778,000
Market Value per SqFt	\$46.75	\$40.85	\$48.13	\$124.04
Distance from Cooperative in miles		0.21	0.28	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01281-0024	4-01290-0067	4-01290-0061	4-01268-0010
Address	35 82 STREET	37 79 STREET	37 79 STREET	34 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	23	23	24
Year Built	1916	1927	1927	1912
Gross SqFt	18,985	32,200	32,200	22,860
Estimated Gross Income	\$204,279	\$371,115	\$346,320	\$194,226
Gross Income per SqFt	\$10.76	\$11.53	\$10.76	\$8.50
Estimated Expense	\$97,393	\$173,729	\$165,286	\$107,687
Expense SqFt	\$5.13	\$5.40	\$5.13	\$4.71
Net Operating Income	\$106,886	\$197,386	\$181,034	\$86,539
Full Market Value	\$595,000	\$1,050,000	\$975,000	\$518,000
Market Value per SqFt	\$31.34	\$32.61	\$30.28	\$22.66
Distance from Cooperative in miles		0.17	0.17	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01281-0025	4-01280-0001	4-01456-0029	4-01280-0012
Address	35 82 STREET	80 35 AVENUE	35 83 STREET	35 81 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	90	48	96
Year Built	1936	1950	1937	1939
Gross SqFt	68,406	73,800	46,854	91,000
Estimated Gross Income	\$816,390	\$1,235,305	\$659,570	\$1,398,630
Gross Income per SqFt	\$11.93	\$16.74	\$14.08	\$15.37
Estimated Expense	\$432,380	\$544,193	\$287,502	\$562,071
Expense SqFt	\$6.32	\$7.37	\$6.14	\$6.18
Net Operating Income	\$384,010	\$691,112	\$372,068	\$836,559
Full Market Value	\$2,442,000	\$5,000,000	\$2,222,000	\$5,741,000
Market Value per SqFt	\$35.70	\$67.75	\$47.42	\$63.09
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01284-0015	4-01274-0001	4-01273-0001	4-01489-0018
Address	37 73 STREET	74 35 AVENUE	73 35 AVENUE	40 79 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	159	217	195	192
Year Built	1962	1954	1940	1956
Gross SqFt	160,573	147,000	194,450	176,480
Estimated Gross Income	\$2,402,172	\$2,820,675	\$2,909,818	\$2,534,233
Gross Income per SqFt	\$14.96	\$19.19	\$14.96	\$14.36
Estimated Expense	\$1,115,982	\$1,168,262	\$1,351,832	\$1,113,909
Expense SqFt	\$6.95	\$7.95	\$6.95	\$6.31
Net Operating Income	\$1,286,190	\$1,652,413	\$1,557,986	\$1,420,324
Full Market Value	\$8,860,000	\$11,854,000	\$10,732,000	\$8,503,000
Market Value per SqFt	\$55.18	\$80.64	\$55.19	\$48.18
Distance from Cooperative in miles		0.14	0.13	0.29

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01290-0013	4-01290-0025	4-01290-0054	4-01290-0029
Address	37 80 STREET	37 80 STREET	37 79 STREET	37 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	58	58	58
Year Built	1921	1926	1926	1926
Gross SqFt	56,840	30,540	30,540	30,540
Estimated Gross Income	\$904,324	\$485,917	\$474,032	\$591,848
Gross Income per SqFt	\$15.91	\$15.91	\$15.52	\$19.38
Estimated Expense	\$484,845	\$260,577	\$259,435	\$254,531
Expense SqFt	\$8.53	\$8.53	\$8.49	\$8.33
Net Operating Income	\$419,479	\$225,340	\$214,597	\$337,317
Full Market Value	\$2,662,000	\$1,538,000	\$1,470,000	\$2,419,000
Market Value per SqFt	\$46.83	\$50.36	\$48.13	\$79.21
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01291-0012	4-01292-0056	4-01278-0001	
Address	37 81 STREET	37 81 STREET	78 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	83	59	84	
Year Built	1925	1926	1938	
Gross SqFt	67,468	57,920	103,200	
Estimated Gross Income	\$788,026	\$789,623	\$1,004,027	
Gross Income per SqFt	\$11.68	\$13.63	\$9.73	
Estimated Expense	\$427,747	\$378,967	\$632,449	
Expense SqFt	\$6.34	\$6.54	\$6.13	
Net Operating Income	\$360,279	\$410,656	\$371,578	
Full Market Value	\$2,305,000	\$2,715,000	\$2,201,000	
Market Value per SqFt	\$34.16	\$46.88	\$21.33	
Distance from Cooperative in miles		0.05	0.17	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01291-0053	4-01291-0049	4-01291-0020	4-01291-0025
Address	37 80 STREET	37 80 STREET	37 81 STREET	37 81 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	27	32	32
Year Built	1922	1922	1927	1925
Gross SqFt	20,750	20,750	27,200	27,200
Estimated Gross Income	\$336,565	\$349,887	\$441,087	\$398,479
Gross Income per SqFt	\$16.22	\$16.86	\$16.22	\$14.65
Estimated Expense	\$158,945	\$144,371	\$208,333	\$194,821
Expense SqFt	\$7.66	\$6.96	\$7.66	\$7.16
Net Operating Income	\$177,620	\$205,516	\$232,754	\$203,658
Full Market Value	\$1,155,000	\$1,243,000	\$1,585,000	\$1,406,000
Market Value per SqFt	\$55.66	\$59.90	\$58.27	\$51.69
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01304-0049	4-01304-0057	4-01304-0071	4-01311-0077
Address	40 73 STREET	40 73 STREET	72 41 AVENUE	71 WOODSIDE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	48	64	16
Year Built	1926	1925	1928	1921
Gross SqFt	26,600	29,000	55,560	14,200
Estimated Gross Income	\$314,960	\$603,275	\$778,462	\$175,501
Gross Income per SqFt	\$11.84	\$20.80	\$14.01	\$12.36
Estimated Expense	\$170,006	\$241,942	\$329,947	\$89,298
Expense SqFt	\$6.39	\$8.34	\$5.94	\$6.29
Net Operating Income	\$144,954	\$361,333	\$448,515	\$86,203
Full Market Value	\$926,000	\$2,654,000	\$2,951,000	\$539,000
Market Value per SqFt	\$34.81	\$91.52	\$53.11	\$37.96
Distance from Cooperative in miles		0.00	0.00	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01334-0022	4-01336-0001	4-01230-0045	
Address	59 QUEENS BOULEVARD	61 43 AVENUE	39 60 STREET	
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	89	88	105	
Year Built	1931	1962	1931	
Gross SqFt	85,804	85,568	86,988	
Estimated Gross Income	\$818,607	\$1,026,159	\$1,022,572	
Gross Income per SqFt	\$9.54	\$11.99	\$11.76	
Estimated Expense	\$347,971	\$415,530	\$436,114	
Expense SqFt	\$4.06	\$4.86	\$5.01	
Net Operating Income	\$470,636	\$610,629	\$586,458	
Full Market Value	\$2,793,000	\$2,541,000	\$3,388,000	
Market Value per SqFt	\$32.55	\$29.70	\$38.95	
Distance from Cooperative in miles		0.21	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01418-0001	4-01491-0021	4-01511-0001	4-01448-0032
Address	32 89 STREET	80 41 AVENUE	40 ELBERTSON STREET	87 35 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	396	287	235	84
Year Built	1952	1959	1950	1951
Gross SqFt	399,204	263,120	217,000	79,012
Estimated Gross Income	\$4,830,368	\$4,073,098	\$2,482,167	\$956,281
Gross Income per SqFt	\$12.10	\$15.48	\$11.44	\$12.10
Estimated Expense	\$2,187,638	\$2,036,549	\$1,365,108	\$433,270
Expense SqFt	\$5.48	\$7.74	\$6.29	\$5.48
Net Operating Income	\$2,642,730	\$2,036,549	\$1,117,059	\$523,011
Full Market Value	\$14,300,000	\$13,957,000	\$6,908,000	\$2,838,000
Market Value per SqFt	\$35.82	\$53.04	\$31.83	\$35.92
Distance from Cooperative in miles		0.79	0.68	0.28

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01420-0001	4-01451-0012	4-01450-0001	4-01432-0034
Address	32 90 STREET	34 91 STREET	89 34 AVENUE	33 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	396	162	108	49
Year Built	1953	1927	1928	1954
Gross SqFt	399,204	95,904	97,410	50,900
Estimated Gross Income	\$4,898,233	\$1,627,491	\$1,195,508	\$605,146
Gross Income per SqFt	\$12.27	\$16.97	\$12.27	\$11.89
Estimated Expense	\$2,439,136	\$830,529	\$594,847	\$268,966
Expense SqFt	\$6.11	\$8.66	\$6.11	\$5.28
Net Operating Income	\$2,459,097	\$796,962	\$600,661	\$336,180
Full Market Value	\$14,300,000	\$5,742,000	\$3,806,000	\$1,694,000
Market Value per SqFt	\$35.82	\$59.87	\$39.07	\$33.28
Distance from Cooperative in miles		0.27	0.28	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01421-0001	4-01451-0012	4-01450-0001	4-01432-0034
Address	32 91 STREET	34 91 STREET	89 34 AVENUE	33 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	330	162	108	49
Year Built	1952	1927	1928	1954
Gross SqFt	332,660	95,904	97,410	50,900
Estimated Gross Income	\$4,081,738	\$1,627,491	\$1,195,508	\$605,146
Gross Income per SqFt	\$12.27	\$16.97	\$12.27	\$11.89
Estimated Expense	\$2,032,553	\$830,529	\$594,847	\$268,966
Expense SqFt	\$6.11	\$8.66	\$6.11	\$5.28
Net Operating Income	\$2,049,185	\$796,962	\$600,661	\$336,180
Full Market Value	\$11,880,000	\$5,742,000	\$3,806,000	\$1,694,000
Market Value per SqFt	\$35.71	\$59.87	\$39.07	\$33.28
Distance from Cooperative in miles		0.27	0.29	0.37

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01422-0019	4-01455-0060	4-01455-0065	4-01455-0055
Address	32 93 STREET	94 34 ROAD	94 34 ROAD	94 34 ROAD
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	43	43	59
Year Built	1933	1928	1928	1928
Gross SqFt	41,316	41,712	41,712	46,662
Estimated Gross Income	\$537,521	\$433,630	\$542,563	\$667,959
Gross Income per SqFt	\$13.01	\$10.40	\$13.01	\$14.31
Estimated Expense	\$249,135	\$208,563	\$251,590	\$260,257
Expense SqFt	\$6.03	\$5.00	\$6.03	\$5.58
Net Operating Income	\$288,386	\$225,067	\$290,973	\$407,702
Full Market Value	\$1,474,000	\$1,254,000	\$1,939,000	\$2,824,000
Market Value per SqFt	\$35.68	\$30.06	\$46.49	\$60.52
Distance from Cooperative in miles		0.33	0.33	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01430-0043	4-01432-0034	4-01268-0001	4-01445-0001
Address	33 82 STREET	33 85 STREET	81 34 AVENUE	84 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	49	66	72
Year Built	1952	1954	1951	1951
Gross SqFt	71,562	50,900	57,888	59,778
Estimated Gross Income	\$850,872	\$605,146	\$860,870	\$651,788
Gross Income per SqFt	\$11.89	\$11.89	\$14.87	\$10.90
Estimated Expense	\$377,847	\$268,966	\$374,654	\$284,387
Expense SqFt	\$5.28	\$5.28	\$6.47	\$4.76
Net Operating Income	\$473,025	\$336,180	\$486,216	\$367,401
Full Market Value	\$2,552,000	\$1,694,000	\$3,352,000	\$1,815,000
Market Value per SqFt	\$35.66	\$33.28	\$57.90	\$30.36
Distance from Cooperative in miles		0.10	0.14	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01434-0029	4-01448-0032	4-01446-0033	4-01432-0034
Address	86 34 AVENUE	87 35 AVENUE	85 35 AVENUE	33 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	84	90	49
Year Built	1951	1951	1952	1954
Gross SqFt	73,800	79,012	83,238	50,900
Estimated Gross Income	\$892,980	\$956,281	\$1,133,342	\$605,146
Gross Income per SqFt	\$12.10	\$12.10	\$13.62	\$11.89
Estimated Expense	\$404,424	\$433,270	\$497,541	\$268,966
Expense SqFt	\$5.48	\$5.48	\$5.98	\$5.28
Net Operating Income	\$488,556	\$523,011	\$635,801	\$336,180
Full Market Value	\$2,640,000	\$2,838,000	\$3,773,000	\$1,694,000
Market Value per SqFt	\$35.77	\$35.92	\$45.33	\$33.28
Distance from Cooperative in miles		0.14	0.14	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01435-0029	4-01432-0034	4-01445-0001	4-01448-0032
Address	87 34 AVENUE	33 85 STREET	84 34 AVENUE	87 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	49	72	84
Year Built	1951	1954	1951	1951
Gross SqFt	51,630	50,900	59,778	79,012
Estimated Gross Income	\$613,881	\$605,146	\$651,788	\$956,281
Gross Income per SqFt	\$11.89	\$11.89	\$10.90	\$12.10
Estimated Expense	\$272,606	\$268,966	\$284,387	\$433,270
Expense SqFt	\$5.28	\$5.28	\$4.76	\$5.48
Net Operating Income	\$341,275	\$336,180	\$367,401	\$523,011
Full Market Value	\$1,848,000	\$1,694,000	\$1,815,000	\$2,838,000
Market Value per SqFt	\$35.79	\$33.28	\$30.36	\$35.92
Distance from Cooperative in miles		0.15	0.20	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01436-0032	4-01448-0032	4-01437-0032	4-01446-0033
Address	88 34 AVENUE	87 35 AVENUE	89 34 AVENUE	85 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	84	132	90
Year Built	1950	1951	1930	1952
Gross SqFt	73,800	79,012	90,000	83,238
Estimated Gross Income	\$892,980	\$956,281	\$1,035,900	\$1,133,342
Gross Income per SqFt	\$12.10	\$12.10	\$11.51	\$13.62
Estimated Expense	\$404,424	\$433,270	\$590,400	\$497,541
Expense SqFt	\$5.48	\$5.48	\$6.56	\$5.98
Net Operating Income	\$488,556	\$523,011	\$445,500	\$635,801
Full Market Value	\$2,640,000	\$2,838,000	\$2,858,000	\$3,773,000
Market Value per SqFt	\$35.77	\$35.92	\$31.76	\$45.33
Distance from Cooperative in miles		0.14	0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01438-0001	4-01432-0034	4-01445-0001	
Address	33 90 STREET	33 85 STREET	84 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	360	49	72	
Year Built	1957	1954	1951	
Gross SqFt	369,450	50,900	59,778	
Estimated Gross Income	\$4,211,730	\$605,146	\$651,788	
Gross Income per SqFt	\$11.40	\$11.89	\$10.90	
Estimated Expense	\$1,854,639	\$268,966	\$284,387	
Expense SqFt	\$5.02	\$5.28	\$4.76	
Net Operating Income	\$2,357,091	\$336,180	\$367,401	
Full Market Value	\$13,200,000	\$1,694,000	\$1,815,000	
Market Value per SqFt	\$35.73	\$33.28	\$30.36	
Distance from Cooperative in miles		0.30	0.32	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01439-0001	4-01455-0001	4-01455-0060	
Address	33 91 STREET	94 34 AVENUE	94 34 ROAD	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	360	58	43	
Year Built	1958	1959	1928	
Gross SqFt	395,850	52,040	41,712	
Estimated Gross Income	\$4,548,317	\$654,143	\$433,630	
Gross Income per SqFt	\$11.49	\$12.57	\$10.40	
Estimated Expense	\$2,165,300	\$360,117	\$208,563	
Expense SqFt	\$5.47	\$6.92	\$5.00	
Net Operating Income	\$2,383,017	\$294,026	\$225,067	
Full Market Value	\$14,080,000	\$1,970,000	\$1,254,000	
Market Value per SqFt	\$35.57	\$37.86	\$30.06	
Distance from Cooperative in miles		0.20	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01440-0001	4-01455-0001	4-01455-0060	
Address	33 92 STREET	94 34 AVENUE	94 34 ROAD	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	360	58	43	
Year Built	1958	1959	1928	
Gross SqFt	395,940	52,040	41,712	
Estimated Gross Income	\$4,549,351	\$654,143	\$433,630	
Gross Income per SqFt	\$11.49	\$12.57	\$10.40	
Estimated Expense	\$2,165,792	\$360,117	\$208,563	
Expense SqFt	\$5.47	\$6.92	\$5.00	
Net Operating Income	\$2,383,559	\$294,026	\$225,067	
Full Market Value	\$14,190,000	\$1,970,000	\$1,254,000	
Market Value per SqFt	\$35.84	\$37.86	\$30.06	
Distance from Cooperative in miles		0.16	0.21	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01442-0001	4-01455-0001	4-01450-0001	
Address	33 94 STREET	94 34 AVENUE	89 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	240	58	108	
Year Built	1959	1959	1928	
Gross SqFt	246,480	52,040	97,410	
Estimated Gross Income	\$3,061,282	\$654,143	\$1,195,508	
Gross Income per SqFt	\$12.42	\$12.57	\$12.27	
Estimated Expense	\$1,486,274	\$360,117	\$594,847	
Expense SqFt	\$6.03	\$6.92	\$6.11	
Net Operating Income	\$1,575,008	\$294,026	\$600,661	
Full Market Value	\$8,800,000	\$1,970,000	\$3,806,000	
Market Value per SqFt	\$35.70	\$37.86	\$39.07	
Distance from Cooperative in miles		0.11	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01443-0049	4-01444-0006	4-01268-0006	4-01268-0010
Address	34 82 STREET	34 84 STREET	81 34 AVENUE	34 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	40	20	24
Year Built	1936	1927	1914	1912
Gross SqFt	11,510	27,192	19,010	22,860
Estimated Gross Income	\$97,835	\$459,225	\$155,382	\$194,226
Gross Income per SqFt	\$8.50	\$16.89	\$8.17	\$8.50
Estimated Expense	\$61,463	\$239,359	\$85,664	\$107,687
Expense SqFt	\$5.34	\$8.80	\$4.51	\$4.71
Net Operating Income	\$36,372	\$219,866	\$69,718	\$86,539
Full Market Value	\$535,000	\$1,590,000	\$411,000	\$518,000
Market Value per SqFt	\$46.48	\$58.47	\$21.62	\$22.66
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01443-0051	4-01431-0032		
Address	34 82 STREET	83 34 AVENUE		
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	11	16		
Year Built	1936	1928		
Gross SqFt	11,510	13,600		
Estimated Gross Income	\$159,414	\$188,338		
Gross Income per SqFt	\$13.85	\$13.85		
Estimated Expense	\$71,938	\$84,940		
Expense SqFt	\$6.25	\$6.25		
Net Operating Income	\$87,476	\$103,398		
Full Market Value	\$577,000	\$682,000		
Market Value per SqFt	\$50.13	\$50.15		
Distance from Cooperative in miles		0.14		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01443-0057	4-01431-0032		
Address	34 82 STREET	83 34 AVENUE		
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	11	16		
Year Built	1936	1928		
Gross SqFt	11,510	13,600		
Estimated Gross Income	\$159,414	\$188,338		
Gross Income per SqFt	\$13.85	\$13.85		
Estimated Expense	\$71,938	\$84,940		
Expense SqFt	\$6.25	\$6.25		
Net Operating Income	\$87,476	\$103,398		
Full Market Value	\$577,000	\$682,000		
Market Value per SqFt	\$50.13	\$50.15		
Distance from Cooperative in miles		0.14		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01446-0045	4-01457-0056	4-01450-0001	
Address	34 85 STREET	35 83 STREET	89 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	145	72	108	
Year Built	1946	1930	1928	
Gross SqFt	170,500	78,378	97,410	
Estimated Gross Income	\$1,906,190	\$791,189	\$1,195,508	
Gross Income per SqFt	\$11.18	\$10.09	\$12.27	
Estimated Expense	\$946,275	\$390,826	\$594,847	
Expense SqFt	\$5.55	\$4.99	\$6.11	
Net Operating Income	\$959,915	\$400,363	\$600,661	
Full Market Value	\$6,083,000	\$1,914,000	\$3,806,000	
Market Value per SqFt	\$35.68	\$24.42	\$39.07	
Distance from Cooperative in miles		0.17	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01449-0032	4-01450-0001	4-01457-0056	
Address	88 35 AVENUE	89 34 AVENUE	35 83 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	97	108	72	
Year Built	1953	1928	1930	
Gross SqFt	73,900	97,410	78,378	
Estimated Gross Income	\$826,202	\$1,195,508	\$791,189	
Gross Income per SqFt	\$11.18	\$12.27	\$10.09	
Estimated Expense	\$410,145	\$594,847	\$390,826	
Expense SqFt	\$5.55	\$6.11	\$4.99	
Net Operating Income	\$416,057	\$600,661	\$400,363	
Full Market Value	\$2,640,000	\$3,806,000	\$1,914,000	
Market Value per SqFt	\$35.72	\$39.07	\$24.42	
Distance from Cooperative in miles		0.05	0.28	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01450-0032	4-01448-0032	4-01445-0001	
Address	34 90 STREET	87 35 AVENUE	84 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	84	72	
Year Built	1928	1951	1951	
Gross SqFt	53,394	79,012	59,778	
Estimated Gross Income	\$614,031	\$956,281	\$651,788	
Gross Income per SqFt	\$11.50	\$12.10	\$10.90	
Estimated Expense	\$273,377	\$433,270	\$284,387	
Expense SqFt	\$5.12	\$5.48	\$4.76	
Net Operating Income	\$340,654	\$523,011	\$367,401	
Full Market Value	\$1,903,000	\$2,838,000	\$1,815,000	
Market Value per SqFt	\$35.64	\$35.92	\$30.36	
Distance from Cooperative in miles		0.10	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01451-0001	4-01448-0032	4-01455-0060	
Address	90 34 AVENUE	87 35 AVENUE	94 34 ROAD	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	111	84	43	
Year Built	1958	1951	1928	
Gross SqFt	89,340	79,012	41,712	
Estimated Gross Income	\$1,005,075	\$956,281	\$433,630	
Gross Income per SqFt	\$11.25	\$12.10	\$10.40	
Estimated Expense	\$468,142	\$433,270	\$208,563	
Expense SqFt	\$5.24	\$5.48	\$5.00	
Net Operating Income	\$536,933	\$523,011	\$225,067	
Full Market Value	\$3,190,000	\$2,838,000	\$1,254,000	
Market Value per SqFt	\$35.71	\$35.92	\$30.06	
Distance from Cooperative in miles		0.15	0.22	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01453-0034	4-01455-0060	4-01448-0032	
Address	92 35 AVENUE	94 34 ROAD	87 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	43	84	
Year Built	1940	1928	1951	
Gross SqFt	98,400	41,712	79,012	
Estimated Gross Income	\$1,107,000	\$433,630	\$956,281	
Gross Income per SqFt	\$11.25	\$10.40	\$12.10	
Estimated Expense	\$515,616	\$208,563	\$433,270	
Expense SqFt	\$5.24	\$5.00	\$5.48	
Net Operating Income	\$591,384	\$225,067	\$523,011	
Full Market Value	\$3,509,000	\$1,254,000	\$2,838,000	
Market Value per SqFt	\$35.66	\$30.06	\$35.92	
Distance from Cooperative in miles		0.12	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01454-0001	4-01455-0060	4-01448-0032	
Address	34 94 STREET	94 34 ROAD	87 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	43	84	
Year Built	1955	1928	1951	
Gross SqFt	121,770	41,712	79,012	
Estimated Gross Income	\$1,369,913	\$433,630	\$956,281	
Gross Income per SqFt	\$11.25	\$10.40	\$12.10	
Estimated Expense	\$638,075	\$208,563	\$433,270	
Expense SqFt	\$5.24	\$5.00	\$5.48	
Net Operating Income	\$731,838	\$225,067	\$523,011	
Full Market Value	\$4,345,000	\$1,254,000	\$2,838,000	
Market Value per SqFt	\$35.68	\$30.06	\$35.92	
Distance from Cooperative in miles		0.08	0.30	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01455-0030	4-01455-0060	4-01448-0032	
Address	94 34 ROAD	94 34 ROAD	87 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	81	43	84	
Year Built	1959	1928	1951	
Gross SqFt	72,324	41,712	79,012	
Estimated Gross Income	\$813,645	\$433,630	\$956,281	
Gross Income per SqFt	\$11.25	\$10.40	\$12.10	
Estimated Expense	\$378,978	\$208,563	\$433,270	
Expense SqFt	\$5.24	\$5.00	\$5.48	
Net Operating Income	\$434,667	\$225,067	\$523,011	
Full Market Value	\$2,585,000	\$1,254,000	\$2,838,000	
Market Value per SqFt	\$35.74	\$30.06	\$35.92	
Distance from Cooperative in miles		0.06	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01456-0052	4-01471-0012		
Address	35 82 STREET	37 84 STREET		
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	20	204		
Year Built	1920	1926		
Gross SqFt	19,685	180,804		
Estimated Gross Income	\$269,094	\$2,472,383		
Gross Income per SqFt	\$13.67	\$13.67		
Estimated Expense	\$147,441	\$1,354,827		
Expense SqFt	\$7.49	\$7.49		
Net Operating Income	\$121,653	\$1,117,556		
Full Market Value	\$804,000	\$7,386,000		
Market Value per SqFt	\$40.84	\$40.85		
Distance from Cooperative in miles		0.15		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01456-0056	4-01471-0012		
Address	35 82 STREET	37 84 STREET		
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	20	204		
Year Built	1920	1926		
Gross SqFt	19,685	180,804		
Estimated Gross Income	\$269,094	\$2,472,383		
Gross Income per SqFt	\$13.67	\$13.67		
Estimated Expense	\$147,441	\$1,354,827		
Expense SqFt	\$7.49	\$7.49		
Net Operating Income	\$121,653	\$1,117,556		
Full Market Value	\$804,000	\$7,386,000		
Market Value per SqFt	\$40.84	\$40.85		
Distance from Cooperative in miles		0.15		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01457-0048	4-01471-0012		
Address	35 83 STREET	37 84 STREET		
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	29	204		
Year Built	1948	1926		
Gross SqFt	17,000	180,804		
Estimated Gross Income	\$232,390	\$2,472,383		
Gross Income per SqFt	\$13.67	\$13.67		
Estimated Expense	\$127,330	\$1,354,827		
Expense SqFt	\$7.49	\$7.49		
Net Operating Income	\$105,060	\$1,117,556		
Full Market Value	\$694,000	\$7,386,000		
Market Value per SqFt	\$40.82	\$40.85		
Distance from Cooperative in miles		0.14		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01458-0001	4-01445-0001	4-01268-0051	
Address	84 35 AVENUE	84 34 AVENUE	34 81 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	84	72	84	
Year Built	1937	1951	1937	
Gross SqFt	109,476	59,778	93,936	
Estimated Gross Income	\$1,263,353	\$651,788	\$1,143,574	
Gross Income per SqFt	\$11.54	\$10.90	\$12.17	
Estimated Expense	\$585,697	\$284,387	\$557,800	
Expense SqFt	\$5.35	\$4.76	\$5.94	
Net Operating Income	\$677,656	\$367,401	\$585,774	
Full Market Value	\$3,905,000	\$1,815,000	\$3,542,000	
Market Value per SqFt	\$35.67	\$30.36	\$37.71	
Distance from Cooperative in miles		0.14	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01459-0001	4-01491-0021	4-01458-0046	4-01461-0035
Address	35 86 STREET	80 41 AVENUE	35 84 STREET	87 37 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	348	287	108	112
Year Built	1953	1959	1940	1955
Gross SqFt	306,990	263,120	117,294	104,887
Estimated Gross Income	\$4,316,279	\$4,073,098	\$1,394,121	\$1,473,628
Gross Income per SqFt	\$14.06	\$15.48	\$11.89	\$14.05
Estimated Expense	\$2,158,140	\$2,036,549	\$578,148	\$658,430
Expense SqFt	\$7.03	\$7.74	\$4.93	\$6.28
Net Operating Income	\$2,158,139	\$2,036,549	\$815,973	\$815,198
Full Market Value	\$10,956,000	\$13,957,000	\$3,795,000	\$5,361,000
Market Value per SqFt	\$35.69	\$53.04	\$32.35	\$51.11
Distance from Cooperative in miles		0.37	0.05	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01461-0006	4-01461-0001	4-01460-0040	
Address	35 88 STREET	87 35 AVENUE	35 86 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	48	48	
Year Built	1938	1937	1953	
Gross SqFt	53,268	50,700	46,354	
Estimated Gross Income	\$694,082	\$649,146	\$614,029	
Gross Income per SqFt	\$13.03	\$12.80	\$13.25	
Estimated Expense	\$305,226	\$245,841	\$305,809	
Expense SqFt	\$5.73	\$4.85	\$6.60	
Net Operating Income	\$388,856	\$403,305	\$308,220	
Full Market Value	\$2,376,000	\$1,881,000	\$2,047,000	
Market Value per SqFt	\$44.60	\$37.10	\$44.16	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01462-0001	4-01476-0058	4-01445-0001	
Address	88 35 AVENUE	37 88 STREET	84 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	60	72	
Year Built	1953	1928	1951	
Gross SqFt	81,900	50,968	59,778	
Estimated Gross Income	\$940,212	\$614,164	\$651,788	
Gross Income per SqFt	\$11.48	\$12.05	\$10.90	
Estimated Expense	\$452,907	\$331,802	\$284,387	
Expense SqFt	\$5.53	\$6.51	\$4.76	
Net Operating Income	\$487,305	\$282,362	\$367,401	
Full Market Value	\$2,926,000	\$1,797,000	\$1,815,000	
Market Value per SqFt	\$35.73	\$35.26	\$30.36	
Distance from Cooperative in miles		0.14	0.24	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01472-0068	4-01471-0012		
Address	37 84 STREET	37 84 STREET		
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	12	204		
Year Built	1921	1926		
Gross SqFt	14,305	180,804		
Estimated Gross Income	\$195,549	\$2,472,383		
Gross Income per SqFt	\$13.67	\$13.67		
Estimated Expense	\$107,144	\$1,354,827		
Expense SqFt	\$7.49	\$7.49		
Net Operating Income	\$88,405	\$1,117,556		
Full Market Value	\$584,000	\$7,386,000		
Market Value per SqFt	\$40.82	\$40.85		
Distance from Cooperative in miles		0.05		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01474-0047	4-01512-0026		
Address	37 86 STREET	88 ELMHURST AVENUE		
Neighborhood	JACKSON HEIGHTS	ELMHURST		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	79	84		
Year Built	1955	1938		
Gross SqFt	69,654	99,383		
Estimated Gross Income	\$780,821	\$1,114,203		
Gross Income per SqFt	\$11.21	\$11.21		
Estimated Expense	\$346,180	\$493,985		
Expense SqFt	\$4.97	\$4.97		
Net Operating Income	\$434,641	\$620,218		
Full Market Value	\$2,497,000	\$3,047,000		
Market Value per SqFt	\$35.85	\$30.66		
Distance from Cooperative in miles		0.18		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01488-0042	4-01486-0052	4-01492-0049	4-01496-0056
Address	40 77 STREET	75 41 AVENUE	40 81 STREET	41 76 STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	44	106	52
Year Built	1941	1927	1932	1963
Gross SqFt	57,272	31,860	68,194	33,901
Estimated Gross Income	\$664,355	\$629,899	\$1,086,330	\$611,690
Gross Income per SqFt	\$11.60	\$19.77	\$15.93	\$18.04
Estimated Expense	\$378,568	\$300,587	\$521,684	\$272,349
Expense SqFt	\$6.61	\$9.43	\$7.65	\$8.03
Net Operating Income	\$285,787	\$329,312	\$564,646	\$339,341
Full Market Value	\$1,831,000	\$2,357,000	\$3,854,000	\$2,445,000
Market Value per SqFt	\$31.97	\$73.98	\$56.52	\$72.12
Distance from Cooperative in miles		0.10	0.20	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01497-0023	4-01489-0018	4-01525-0030	4-01509-0017
Address	41 78 STREET	40 79 STREET	42 80 STREET	81 PETTIT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	168	192	136	109
Year Built	1951	1956	1955	1957
Gross SqFt	148,956	176,480	111,500	106,541
Estimated Gross Income	\$2,247,746	\$2,534,233	\$1,770,448	\$1,607,466
Gross Income per SqFt	\$15.09	\$14.36	\$15.88	\$15.09
Estimated Expense	\$1,021,838	\$1,113,909	\$861,690	\$747,835
Expense SqFt	\$6.86	\$6.31	\$7.73	\$7.02
Net Operating Income	\$1,225,908	\$1,420,324	\$908,758	\$859,631
Full Market Value	\$5,346,000	\$8,503,000	\$6,209,000	\$5,115,000
Market Value per SqFt	\$35.89	\$48.18	\$55.69	\$48.01
Distance from Cooperative in miles		0.14	0.17	0.18

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01507-0005	4-01507-0054		
Address	81 BAXTER AVENUE	41 JUDGE STREET		
Neighborhood	ELMHURST	ELMHURST		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	51	66		
Year Built	1963	1941		
Gross SqFt	32,947	74,000		
Estimated Gross Income	\$365,053	\$819,989		
Gross Income per SqFt	\$11.08	\$11.08		
Estimated Expense	\$195,046	\$438,034		
Expense SqFt	\$5.92	\$5.92		
Net Operating Income	\$170,007	\$381,955		
Full Market Value	\$1,096,000	\$2,310,000		
Market Value per SqFt	\$33.27	\$31.22		
Distance from Cooperative in miles		0.08		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01509-0006	4-01507-0054		
Address	42 LAYTON STREET	41 JUDGE STREET		
Neighborhood	ELMHURST	ELMHURST		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	89	66		
Year Built	1926	1941		
Gross SqFt	77,358	74,000		
Estimated Gross Income	\$857,127	\$819,989		
Gross Income per SqFt	\$11.08	\$11.08		
Estimated Expense	\$457,959	\$438,034		
Expense SqFt	\$5.92	\$5.92		
Net Operating Income	\$399,168	\$381,955		
Full Market Value	\$2,465,000	\$2,310,000		
Market Value per SqFt	\$31.86	\$31.22		
Distance from Cooperative in miles		0.12		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01509-0052	4-01507-0054	4-01518-0047	
Address	42 LAYTON STREET	41 JUDGE STREET	85 ELMHURST AVENUE	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	66	21	
Year Built	1939	1941	1992	
Gross SqFt	43,122	74,000	19,101	
Estimated Gross Income	\$512,721	\$819,989	\$242,449	
Gross Income per SqFt	\$11.89	\$11.08	\$12.69	
Estimated Expense	\$259,594	\$438,034	\$116,788	
Expense SqFt	\$6.02	\$5.92	\$6.11	
Net Operating Income	\$253,127	\$381,955	\$125,661	
Full Market Value	\$1,551,000	\$2,310,000	\$841,000	
Market Value per SqFt	\$35.97	\$31.22	\$44.03	
Distance from Cooperative in miles		0.09	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01513-0028	4-01512-0026	4-01511-0001	
Address	88 ELMHURST AVENUE	88 ELMHURST AVENUE	40 ELBERTSON STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	82	84	235	
Year Built	1937	1938	1950	
Gross SqFt	92,244	99,383	217,000	
Estimated Gross Income	\$1,045,125	\$1,114,203	\$2,482,167	
Gross Income per SqFt	\$11.33	\$11.21	\$11.44	
Estimated Expense	\$519,334	\$493,985	\$1,365,108	
Expense SqFt	\$5.63	\$4.97	\$6.29	
Net Operating Income	\$525,791	\$620,218	\$1,117,059	
Full Market Value	\$3,311,000	\$3,047,000	\$6,908,000	
Market Value per SqFt	\$35.89	\$30.66	\$31.83	
Distance from Cooperative in miles		0.05	0.09	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01531-0021	4-01544-0001		
Address	78 46 AVENUE	83 CORNISH AVENUE		
Neighborhood	ELMHURST	ELMHURST		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	56	65		
Year Built	1966	1940		
Gross SqFt	35,700	68,326		
Estimated Gross Income	\$409,479	\$783,829		
Gross Income per SqFt	\$11.47	\$11.47		
Estimated Expense	\$209,202	\$400,433		
Expense SqFt	\$5.86	\$5.86		
Net Operating Income	\$200,277	\$383,396		
Full Market Value	\$1,276,000	\$2,461,000		
Market Value per SqFt	\$35.74	\$36.02		
Distance from Cooperative in miles		0.34		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01545-0033	4-01544-0001	4-01559-0007	
Address	83 ST JAMES AVENUE	83 CORNISH AVENUE	85 ELMHURST AVENUE	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	122	65	53	
Year Built	1957	1940	1940	
Gross SqFt	115,861	68,326	47,846	
Estimated Gross Income	\$1,346,305	\$783,829	\$563,272	
Gross Income per SqFt	\$11.62	\$11.47	\$11.77	
Estimated Expense	\$697,483	\$400,433	\$295,761	
Expense SqFt	\$6.02	\$5.86	\$6.18	
Net Operating Income	\$648,822	\$383,396	\$267,511	
Full Market Value	\$4,157,000	\$2,461,000	\$1,710,000	
Market Value per SqFt	\$35.88	\$36.02	\$35.74	
Distance from Cooperative in miles		0.05	0.24	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01547-0001	4-01581-0028	4-01581-0014	4-01544-0001
Address	84 51 AVENUE	86 ST JAMES AVENUE	86 DONGAN AVENUE	83 CORNISH AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	125	83	65
Year Built	1953	1963	1932	1940
Gross SqFt	87,780	116,538	64,509	68,326
Estimated Gross Income	\$1,192,930	\$1,583,776	\$1,088,957	\$783,829
Gross Income per SqFt	\$13.59	\$13.59	\$16.88	\$11.47
Estimated Expense	\$640,794	\$851,306	\$494,450	\$400,433
Expense SqFt	\$7.30	\$7.30	\$7.66	\$5.86
Net Operating Income	\$552,136	\$732,470	\$594,507	\$383,396
Full Market Value	\$3,146,000	\$4,845,000	\$4,300,000	\$2,461,000
Market Value per SqFt	\$35.84	\$41.57	\$66.66	\$36.02
Distance from Cooperative in miles		0.13	0.13	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01555-0001	4-01554-0023	4-01569-0001	
Address	88 ELMHURST AVENUE	41 ELBERTSON STREET	89 WHITNEY AVENUE	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	90	74	96	
Year Built	1941	1954	1941	
Gross SqFt	88,426	85,360	89,293	
Estimated Gross Income	\$1,008,056	\$1,069,312	\$915,846	
Gross Income per SqFt	\$11.40	\$12.53	\$10.26	
Estimated Expense	\$497,838	\$551,476	\$428,934	
Expense SqFt	\$5.63	\$6.46	\$4.80	
Net Operating Income	\$510,218	\$517,836	\$486,912	
Full Market Value	\$3,168,000	\$3,470,000	\$3,032,000	
Market Value per SqFt	\$35.83	\$40.65	\$33.96	
Distance from Cooperative in miles		0.05	0.12	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01560-0006	4-01517-0021	4-01581-0028	4-01544-0001
Address	44 KETCHAM STREET	83 BRITTON AVENUE	86 ST JAMES AVENUE	83 CORNISH AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	70	125	65
Year Built	1940	1963	1963	1940
Gross SqFt	71,196	59,596	116,538	68,326
Estimated Gross Income	\$967,554	\$824,030	\$1,583,776	\$783,829
Gross Income per SqFt	\$13.59	\$13.83	\$13.59	\$11.47
Estimated Expense	\$519,731	\$392,288	\$851,306	\$400,433
Expense SqFt	\$7.30	\$6.58	\$7.30	\$5.86
Net Operating Income	\$447,823	\$431,742	\$732,470	\$383,396
Full Market Value	\$2,552,000	\$2,728,000	\$4,845,000	\$2,461,000
Market Value per SqFt	\$35.84	\$45.77	\$41.57	\$36.02
Distance from Cooperative in miles		0.14	0.13	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01566-0039	4-01554-0001	4-01554-0051	4-01566-0001
Address	92 LAMONT AVENUE	88 ELMHURST AVENUE	41 FORLEY STREET	42 WHITNEY AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	60	76	74
Year Built	1963	1940	1962	1959
Gross SqFt	61,500	55,526	55,526	69,000
Estimated Gross Income	\$850,545	\$783,829	\$767,907	\$935,531
Gross Income per SqFt	\$13.83	\$14.12	\$13.83	\$13.56
Estimated Expense	\$452,640	\$398,684	\$408,803	\$413,470
Expense SqFt	\$7.36	\$7.18	\$7.36	\$5.99
Net Operating Income	\$397,905	\$385,145	\$359,104	\$522,061
Full Market Value	\$2,200,000	\$2,672,000	\$2,368,000	\$3,047,000
Market Value per SqFt	\$35.77	\$48.12	\$42.65	\$44.16
Distance from Cooperative in miles		0.12	0.12	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01580-0037	4-01582-0029	4-01526-0057	4-01508-0071
Address	86 DONGAN AVENUE	47 88 STREET	42 80 STREET	42 LAYTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	28	32	28
Year Built	1937	1931	1927	1938
Gross SqFt	24,444	22,200	23,310	22,752
Estimated Gross Income	\$291,372	\$295,345	\$320,279	\$301,285
Gross Income per SqFt	\$11.92	\$13.30	\$13.74	\$13.24
Estimated Expense	\$128,087	\$175,860	\$160,140	\$175,150
Expense SqFt	\$5.24	\$7.92	\$6.87	\$7.70
Net Operating Income	\$163,285	\$119,485	\$160,139	\$126,135
Full Market Value	\$877,000	\$440,000	\$1,057,000	\$838,000
Market Value per SqFt	\$35.88	\$19.82	\$45.35	\$36.83
Distance from Cooperative in miles		0.10	0.31	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01679-0001	4-01455-0065	4-01564-0034	
Address	108 ASTORIA BOULEVARD	94 34 ROAD	93 LAMONT AVENUE	
Neighborhood	EAST ELMHURST	JACKSON HEIGHTS	ELMHURST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	43	90	
Year Built	1965	1928	1961	
Gross SqFt	39,267	41,712	68,500	
Estimated Gross Income	\$491,230	\$542,563	\$822,000	
Gross Income per SqFt	\$12.51	\$13.01	\$12.00	
Estimated Expense	\$238,351	\$251,590	\$443,880	
Expense SqFt	\$6.07	\$6.03	\$6.48	
Net Operating Income	\$252,879	\$290,973	\$378,120	
Full Market Value	\$1,695,000	\$1,939,000	\$2,189,000	
Market Value per SqFt	\$43.17	\$46.49	\$31.96	
Distance from Cooperative in miles		0.82	1.16	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01837-0012	4-01842-0031	4-01581-0028	4-01581-0001
Address	87 51 AVENUE	87 JUSTICE AVENUE	86 ST JAMES AVENUE	83 BROADWAY
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	152	109	125	194
Year Built	1962	1962	1963	1956
Gross SqFt	141,954	107,010	116,538	179,494
Estimated Gross Income	\$1,929,155	\$1,443,059	\$1,583,776	\$2,629,810
Gross Income per SqFt	\$13.59	\$13.49	\$13.59	\$14.65
Estimated Expense	\$1,122,856	\$593,171	\$851,306	\$1,212,456
Expense SqFt	\$7.91	\$5.54	\$7.30	\$6.75
Net Operating Income	\$806,299	\$849,888	\$732,470	\$1,417,354
Full Market Value	\$5,333,000	\$4,884,000	\$4,845,000	\$8,514,000
Market Value per SqFt	\$37.57	\$45.64	\$41.57	\$47.43
Distance from Cooperative in miles		0.13	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01837-0104	4-01581-0001	4-01842-0031	4-01581-0028
Address	86 BROADWAY	83 BROADWAY	87 JUSTICE AVENUE	86 ST JAMES AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	155	194	109	125
Year Built	1964	1956	1962	1963
Gross SqFt	192,640	179,494	107,010	116,538
Estimated Gross Income	\$2,617,978	\$2,629,810	\$1,443,059	\$1,583,776
Gross Income per SqFt	\$13.59	\$14.65	\$13.49	\$13.59
Estimated Expense	\$1,523,782	\$1,212,456	\$593,171	\$851,306
Expense SqFt	\$7.91	\$6.75	\$5.54	\$7.30
Net Operating Income	\$1,094,196	\$1,417,354	\$849,888	\$732,470
Full Market Value	\$7,238,000	\$8,514,000	\$4,884,000	\$4,845,000
Market Value per SqFt	\$37.57	\$47.43	\$45.64	\$41.57
Distance from Cooperative in miles		0.20	0.13	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01841-0001	4-01842-0031	4-01872-0025	4-01902-0039
Address	89 55 AVENUE	87 JUSTICE AVENUE	56 94 STREET	56 56 AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	120	109	112	113
Year Built	1957	1962	1964	1964
Gross SqFt	109,796	107,010	107,390	108,120
Estimated Gross Income	\$1,481,148	\$1,443,059	\$1,356,599	\$1,590,806
Gross Income per SqFt	\$13.49	\$13.49	\$12.63	\$14.71
Estimated Expense	\$608,270	\$593,171	\$521,037	\$662,238
Expense SqFt	\$5.54	\$5.54	\$4.85	\$6.13
Net Operating Income	\$872,878	\$849,888	\$835,562	\$928,568
Full Market Value	\$3,971,000	\$4,884,000	\$5,594,000	\$6,409,000
Market Value per SqFt	\$36.17	\$45.64	\$52.09	\$59.28
Distance from Cooperative in miles		0.14	0.24	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01857-0038	4-01872-0025	4-01842-0031	4-01902-0039
Address	90 56 AVENUE	56 94 STREET	87 JUSTICE AVENUE	56 56 AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	109	112	109	113
Year Built	1962	1964	1962	1964
Gross SqFt	114,642	107,390	107,010	108,120
Estimated Gross Income	\$1,546,521	\$1,356,599	\$1,443,059	\$1,590,806
Gross Income per SqFt	\$13.49	\$12.63	\$13.49	\$14.71
Estimated Expense	\$635,117	\$521,037	\$593,171	\$662,238
Expense SqFt	\$5.54	\$4.85	\$5.54	\$6.13
Net Operating Income	\$911,404	\$835,562	\$849,888	\$928,568
Full Market Value	\$4,114,000	\$5,594,000	\$4,884,000	\$6,409,000
Market Value per SqFt	\$35.89	\$52.09	\$45.64	\$59.28
Distance from Cooperative in miles		0.15	0.23	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01872-0011	4-01872-0025	4-01902-0039	4-01842-0031
Address	92 56 AVENUE	56 94 STREET	56 56 AVENUE	87 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	82	112	113	109
Year Built	1962	1964	1964	1962
Gross SqFt	100,796	107,390	108,120	107,010
Estimated Gross Income	\$1,359,738	\$1,356,599	\$1,590,806	\$1,443,059
Gross Income per SqFt	\$13.49	\$12.63	\$14.71	\$13.49
Estimated Expense	\$558,410	\$521,037	\$662,238	\$593,171
Expense SqFt	\$5.54	\$4.85	\$6.13	\$5.54
Net Operating Income	\$801,328	\$835,562	\$928,568	\$849,888
Full Market Value	\$3,619,000	\$5,594,000	\$6,409,000	\$4,884,000
Market Value per SqFt	\$35.90	\$52.09	\$59.28	\$45.64
Distance from Cooperative in miles		0.00	0.11	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01872-0045	4-01872-0025	4-01902-0039	4-01842-0031
Address	92 57 AVENUE	56 94 STREET	56 56 AVENUE	87 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	78	112	113	109
Year Built	1965	1964	1964	1962
Gross SqFt	100,308	107,390	108,120	107,010
Estimated Gross Income	\$1,353,155	\$1,356,599	\$1,590,806	\$1,443,059
Gross Income per SqFt	\$13.49	\$12.63	\$14.71	\$13.49
Estimated Expense	\$555,706	\$521,037	\$662,238	\$593,171
Expense SqFt	\$5.54	\$4.85	\$6.13	\$5.54
Net Operating Income	\$797,449	\$835,562	\$928,568	\$849,888
Full Market Value	\$3,718,000	\$5,594,000	\$6,409,000	\$4,884,000
Market Value per SqFt	\$37.07	\$52.09	\$59.28	\$45.64
Distance from Cooperative in miles		0.00	0.11	0.38

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01907-0001	4-01918-0105	4-01918-0080	4-01918-0085
Address	55 98 PLACE	97 HOR HARDING EXPWY SR N	98 57 AVENUE	98 HOR HARDING EXPWY SR N
Neighborhood	CORONA	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	138	233	224	233
Year Built	1964	1963	1965	1966
Gross SqFt	149,548	220,000	233,000	232,000
Estimated Gross Income	\$2,018,898	\$3,025,800	\$3,144,939	\$2,986,479
Gross Income per SqFt	\$13.50	\$13.75	\$13.50	\$12.87
Estimated Expense	\$1,067,773	\$1,473,865	\$1,664,777	\$1,696,281
Expense SqFt	\$7.14	\$6.70	\$7.14	\$7.31
Net Operating Income	\$951,125	\$1,551,935	\$1,480,162	\$1,290,198
Full Market Value	\$6,297,000	\$10,242,000	\$9,800,000	\$8,610,000
Market Value per SqFt	\$42.11	\$46.55	\$42.06	\$37.11
Distance from Cooperative in miles		0.16	0.16	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01908-0001	4-01918-0080	4-01918-0097	4-01918-0095
Address	55 98 PLACE	98 57 AVENUE	98 HOR HARDING EXPWY SR N	98 HOR HARDING EXPWY SR N
Neighborhood	CORONA	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	208	224	229	232
Year Built	1965	1965	1966	1966
Gross SqFt	225,240	233,000	235,000	235,000
Estimated Gross Income	\$2,950,644	\$3,144,939	\$2,985,804	\$3,078,636
Gross Income per SqFt	\$13.10	\$13.50	\$12.71	\$13.10
Estimated Expense	\$1,610,466	\$1,664,777	\$1,554,385	\$1,680,991
Expense SqFt	\$7.15	\$7.14	\$6.61	\$7.15
Net Operating Income	\$1,340,178	\$1,480,162	\$1,431,419	\$1,397,645
Full Market Value	\$8,916,000	\$9,800,000	\$9,574,000	\$9,298,000
Market Value per SqFt	\$39.58	\$42.06	\$40.74	\$39.57
Distance from Cooperative in miles		0.17	0.17	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01911-0001	4-01902-0039	4-01872-0025	4-01918-0105
Address	94 59 AVENUE	56 56 AVENUE	56 94 STREET	97 HOR HARDING EXPWY SR N
Neighborhood	ELMHURST	ELMHURST	ELMHURST	CORONA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	185	113	112	233
Year Built	1964	1964	1964	1963
Gross SqFt	161,130	108,120	107,390	220,000
Estimated Gross Income	\$2,215,538	\$1,590,806	\$1,356,599	\$3,025,800
Gross Income per SqFt	\$13.75	\$14.71	\$12.63	\$13.75
Estimated Expense	\$1,079,571	\$662,238	\$521,037	\$1,473,865
Expense SqFt	\$6.70	\$6.13	\$4.85	\$6.70
Net Operating Income	\$1,135,967	\$928,568	\$835,562	\$1,551,935
Full Market Value	\$7,150,000	\$6,409,000	\$5,594,000	\$10,242,000
Market Value per SqFt	\$44.37	\$59.28	\$52.09	\$46.55
Distance from Cooperative in miles		0.10	0.15	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01945-0001	4-01958-0026	4-01918-0095	
Address	99 57 AVENUE	58 GRANGER STREET	98 HOR HARDING EXPWY SR N	
Neighborhood	CORONA	CORONA	CORONA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	149	102	232	
Year Built	1962	1962	1966	
Gross SqFt	156,960	86,400	235,000	
Estimated Gross Income	\$2,122,099	\$1,204,591	\$3,078,636	
Gross Income per SqFt	\$13.52	\$13.94	\$13.10	
Estimated Expense	\$1,103,429	\$475,143	\$1,680,991	
Expense SqFt	\$7.03	\$5.50	\$7.15	
Net Operating Income	\$1,018,670	\$729,448	\$1,397,645	
Full Market Value	\$6,698,000	\$3,982,000	\$9,298,000	
Market Value per SqFt	\$42.67	\$46.09	\$39.57	
Distance from Cooperative in miles		0.25	0.21	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01946-0001	4-01918-0070	4-01918-0075	4-01918-0110
Address	99 58 AVENUE	98 57 AVENUE	98 57 AVENUE	97 HOR HARDING EXPWY SR N
Neighborhood	CORONA	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	225	237	231	238
Year Built	1962	1962	1962	1963
Gross SqFt	235,440	235,000	234,000	235,000
Estimated Gross Income	\$3,006,569	\$2,929,673	\$2,924,628	\$3,062,227
Gross Income per SqFt	\$12.77	\$12.47	\$12.50	\$13.03
Estimated Expense	\$1,452,665	\$1,565,425	\$1,597,308	\$1,713,014
Expense SqFt	\$6.17	\$6.66	\$6.83	\$7.29
Net Operating Income	\$1,553,904	\$1,364,248	\$1,327,320	\$1,349,213
Full Market Value	\$10,381,000	\$9,149,000	\$8,898,000	\$8,988,000
Market Value per SqFt	\$44.09	\$38.93	\$38.03	\$38.25
Distance from Cooperative in miles		0.22	0.22	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01947-0001	4-02121-0051	4-02122-0028	4-01958-0026
Address	99 60 AVENUE	102 62 ROAD	102 62 ROAD	58 GRANGER STREET
Neighborhood	CORONA	FOREST HILLS	FOREST HILLS	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	122	102	102
Year Built	1961	1956	1956	1962
Gross SqFt	149,804	103,400	99,350	86,400
Estimated Gross Income	\$2,106,244	\$1,602,790	\$1,480,121	\$1,204,591
Gross Income per SqFt	\$14.06	\$15.50	\$14.90	\$13.94
Estimated Expense	\$1,053,122	\$778,405	\$760,460	\$475,143
Expense SqFt	\$7.03	\$7.53	\$7.65	\$5.50
Net Operating Income	\$1,053,122	\$824,385	\$719,661	\$729,448
Full Market Value	\$5,555,000	\$5,648,000	\$4,960,000	\$3,982,000
Market Value per SqFt	\$37.08	\$54.62	\$49.92	\$46.09
Distance from Cooperative in miles		0.18	0.22	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01947-0018	4-01918-0070	4-01918-0075	4-01918-0110
Address	99 59 AVENUE	98 57 AVENUE	98 57 AVENUE	97 HOR HARDING EXPWY SR N
Neighborhood	CORONA	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	225	237	231	238
Year Built	1962	1962	1962	1963
Gross SqFt	235,440	235,000	234,000	235,000
Estimated Gross Income	\$3,006,569	\$2,929,673	\$2,924,628	\$3,062,227
Gross Income per SqFt	\$12.77	\$12.47	\$12.50	\$13.03
Estimated Expense	\$1,452,665	\$1,565,425	\$1,597,308	\$1,713,014
Expense SqFt	\$6.17	\$6.66	\$6.83	\$7.29
Net Operating Income	\$1,553,904	\$1,364,248	\$1,327,320	\$1,349,213
Full Market Value	\$10,381,000	\$9,149,000	\$8,898,000	\$8,988,000
Market Value per SqFt	\$44.09	\$38.93	\$38.03	\$38.25
Distance from Cooperative in miles		0.25	0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01948-0001	4-02107-0024	4-02093-0133	4-02121-0051
Address	99 60 AVENUE	99 62 AVENUE	62 99 STREET	102 62 ROAD
Neighborhood	CORONA	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	62	85	122
Year Built	1961	1964	1968	1956
Gross SqFt	74,300	55,300	81,570	103,400
Estimated Gross Income	\$1,044,658	\$1,047,654	\$1,150,705	\$1,602,790
Gross Income per SqFt	\$14.06	\$18.94	\$14.11	\$15.50
Estimated Expense	\$522,329	\$409,286	\$477,428	\$778,405
Expense SqFt	\$7.03	\$7.40	\$5.85	\$7.53
Net Operating Income	\$522,329	\$638,368	\$673,277	\$824,385
Full Market Value	\$3,434,000	\$2,673,000	\$4,323,000	\$5,648,000
Market Value per SqFt	\$46.22	\$48.34	\$53.00	\$54.62
Distance from Cooperative in miles		0.11	0.19	0.16

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01949-0090	4-01958-0026	4-02121-0051	4-02122-0028
Address	59 CALLOWAY STREET	58 GRANGER STREET	102 62 ROAD	102 62 ROAD
Neighborhood	CORONA	CORONA	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	102	122	102
Year Built	1968	1962	1956	1956
Gross SqFt	101,858	86,400	103,400	99,350
Estimated Gross Income	\$1,432,123	\$1,204,591	\$1,602,790	\$1,480,121
Gross Income per SqFt	\$14.06	\$13.94	\$15.50	\$14.90
Estimated Expense	\$716,062	\$475,143	\$778,405	\$760,460
Expense SqFt	\$7.03	\$5.50	\$7.53	\$7.65
Net Operating Income	\$716,061	\$729,448	\$824,385	\$719,661
Full Market Value	\$4,708,000	\$3,982,000	\$5,648,000	\$4,960,000
Market Value per SqFt	\$46.22	\$46.09	\$54.62	\$49.92
Distance from Cooperative in miles		0.16	0.22	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01949-0106	4-01958-0026	4-01918-0105	4-02121-0051
Address	58 CALLOWAY STREET	58 GRANGER STREET	97 HOR HARDING EXPWY SR N	102 62 ROAD
Neighborhood	CORONA	CORONA	CORONA	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	189	102	233	122
Year Built	1968	1962	1963	1956
Gross SqFt	169,500	86,400	220,000	103,400
Estimated Gross Income	\$2,364,525	\$1,204,591	\$3,025,800	\$1,602,790
Gross Income per SqFt	\$13.95	\$13.94	\$13.75	\$15.50
Estimated Expense	\$1,215,315	\$475,143	\$1,473,865	\$778,405
Expense SqFt	\$7.17	\$5.50	\$6.70	\$7.53
Net Operating Income	\$1,149,210	\$729,448	\$1,551,935	\$824,385
Full Market Value	\$7,566,000	\$3,982,000	\$10,242,000	\$5,648,000
Market Value per SqFt	\$44.64	\$46.09	\$46.55	\$54.62
Distance from Cooperative in miles		0.16	0.29	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01964-0001	4-01958-0026	4-02144-0015	4-02121-0051
Address	59 108 STREET	58 GRANGER STREET	105 62 ROAD	102 62 ROAD
Neighborhood	CORONA	CORONA	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	102	128	122
Year Built	1965	1962	1956	1956
Gross SqFt	164,334	86,400	111,520	103,400
Estimated Gross Income	\$2,524,170	\$1,204,591	\$1,713,210	\$1,602,790
Gross Income per SqFt	\$15.36	\$13.94	\$15.36	\$15.50
Estimated Expense	\$1,316,315	\$475,143	\$893,327	\$778,405
Expense SqFt	\$8.01	\$5.50	\$8.01	\$7.53
Net Operating Income	\$1,207,855	\$729,448	\$819,883	\$824,385
Full Market Value	\$7,601,000	\$3,982,000	\$5,627,000	\$5,648,000
Market Value per SqFt	\$46.25	\$46.09	\$50.46	\$54.62
Distance from Cooperative in miles		0.07	0.20	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02082-0107	4-01918-0045	4-01918-0060	4-01918-0065
Address	61 97 STREET	96 57 AVENUE	97 57 AVENUE	97 57 AVENUE
Neighborhood	REGO PARK	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	446	220	236	231
Year Built	1960	1962	1962	1962
Gross SqFt	395,000	254,600	253,093	239,443
Estimated Gross Income	\$4,803,200	\$3,249,376	\$3,076,404	\$2,844,583
Gross Income per SqFt	\$12.16	\$12.76	\$12.16	\$11.88
Estimated Expense	\$2,579,350	\$1,715,805	\$1,653,912	\$1,541,738
Expense SqFt	\$6.53	\$6.74	\$6.53	\$6.44
Net Operating Income	\$2,223,850	\$1,533,571	\$1,422,492	\$1,302,845
Full Market Value	\$14,135,000	\$10,252,000	\$9,041,000	\$8,315,000
Market Value per SqFt	\$35.78	\$40.27	\$35.72	\$34.73
Distance from Cooperative in miles		0.19	0.19	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02086-0050	4-02086-0040		
Address	97 62 DRIVE	62 99 STREET		
Neighborhood	REGO PARK	REGO PARK		
Building Classification	D4-ELEVATOR	D7-ELEVATOR		
Total Units	1,098	419		
Year Built	1955	1960		
Gross SqFt	1,076,000	503,000		
Estimated Gross Income	\$12,244,880	\$5,724,140		
Gross Income per SqFt	\$11.38	\$11.38		
Estimated Expense	\$5,584,440	\$3,319,800		
Expense SqFt	\$5.19	\$6.60		
Net Operating Income	\$6,660,440	\$2,404,340		
Full Market Value	\$41,580,000	\$7,821,000		
Market Value per SqFt	\$38.64	\$15.55		
Distance from Cooperative in miles		0.00		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02089-0041	4-03085-0055	4-03087-0021	4-03097-0038
Address	97 63 DRIVE	64 BOOTH STREET	65 SAUNDERS STREET	64 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	45	52	38	56
Year Built	1959	1954	1954	1952
Gross SqFt	30,672	42,450	26,400	50,400
Estimated Gross Income	\$431,248	\$709,394	\$396,576	\$750,456
Gross Income per SqFt	\$14.06	\$16.71	\$15.02	\$14.89
Estimated Expense	\$215,624	\$206,522	\$171,430	\$397,656
Expense SqFt	\$7.03	\$4.87	\$6.49	\$7.89
Net Operating Income	\$215,624	\$502,872	\$225,146	\$352,800
Full Market Value	\$1,353,000	\$2,035,000	\$1,276,000	\$2,431,000
Market Value per SqFt	\$44.11	\$47.94	\$48.33	\$48.23
Distance from Cooperative in miles		0.23	0.30	0.27

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02093-0001	4-03155-0027	4-03175-0001	
Address	61 98 STREET	98 67 AVENUE	104 QUEENS BOULEVARD	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	630	286	1,327	
Year Built	1960	1959	1960	
Gross SqFt	580,800	275,197	1,741,458	
Estimated Gross Income	\$9,774,864	\$4,668,060	\$29,086,139	
Gross Income per SqFt	\$16.83	\$16.96	\$16.70	
Estimated Expense	\$6,410,827	\$2,367,993	\$11,769,152	
Expense SqFt	\$11.04	\$8.60	\$6.76	
Net Operating Income	\$3,364,037	\$2,300,067	\$17,316,987	
Full Market Value	\$24,333,000	\$16,631,000	\$125,304,000	
Market Value per SqFt	\$41.90	\$60.43	\$71.95	
Distance from Cooperative in miles		0.71	0.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02093-0245	4-01918-0045	4-01918-0060	4-01918-0050
Address	61 98 STREET	96 57 AVENUE	97 57 AVENUE	96 57 AVENUE
Neighborhood	REGO PARK	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	492	220	236	226
Year Built	1960	1962	1962	1962
Gross SqFt	387,200	254,600	253,093	246,521
Estimated Gross Income	\$4,940,672	\$3,249,376	\$3,076,404	\$3,370,005
Gross Income per SqFt	\$12.76	\$12.76	\$12.16	\$13.67
Estimated Expense	\$2,509,056	\$1,715,805	\$1,653,912	\$1,724,587
Expense SqFt	\$6.48	\$6.74	\$6.53	\$7.00
Net Operating Income	\$2,431,616	\$1,533,571	\$1,422,492	\$1,645,418
Full Market Value	\$16,255,000	\$10,252,000	\$9,041,000	\$10,874,000
Market Value per SqFt	\$41.98	\$40.27	\$35.72	\$44.11
Distance from Cooperative in miles		0.21	0.21	0.21

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02099-0040	4-02090-0026	4-02113-0034	4-02090-0047
Address	63 98 PLACE	63 98 STREET	99 64 AVENUE	97 64 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	144	129	132	113
Year Built	1948	1951	1952	1950
Gross SqFt	162,280	125,610	119,985	98,000
Estimated Gross Income	\$2,216,745	\$1,680,619	\$1,653,282	\$1,339,055
Gross Income per SqFt	\$13.66	\$13.38	\$13.78	\$13.66
Estimated Expense	\$1,097,013	\$807,051	\$830,380	\$662,812
Expense SqFt	\$6.76	\$6.43	\$6.92	\$6.76
Net Operating Income	\$1,119,732	\$873,568	\$822,902	\$676,243
Full Market Value	\$7,401,000	\$5,794,000	\$4,895,000	\$4,257,000
Market Value per SqFt	\$45.61	\$46.13	\$40.80	\$43.44
Distance from Cooperative in miles		0.17	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02100-0015	4-03078-0050	4-03166-0095	
Address	98 64 AVENUE	62 SAUNDERS STREET	67 BURNS STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	101	112	
Year Built	1949	1941	1961	
Gross SqFt	117,920	100,080	109,200	
Estimated Gross Income	\$1,657,955	\$1,510,717	\$1,562,752	
Gross Income per SqFt	\$14.06	\$15.10	\$14.31	
Estimated Expense	\$828,978	\$609,557	\$773,925	
Expense SqFt	\$7.03	\$6.09	\$7.09	
Net Operating Income	\$828,977	\$901,160	\$788,827	
Full Market Value	\$5,451,000	\$4,950,000	\$5,093,000	
Market Value per SqFt	\$46.23	\$49.46	\$46.64	
Distance from Cooperative in miles		0.44	0.58	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02100-0021	4-02090-0026	4-02113-0034	4-02090-0047
Address	98 64 AVENUE	63 98 STREET	99 64 AVENUE	97 64 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	144	129	132	113
Year Built	1949	1951	1952	1950
Gross SqFt	141,920	125,610	119,985	98,000
Estimated Gross Income	\$1,938,627	\$1,680,619	\$1,653,282	\$1,339,055
Gross Income per SqFt	\$13.66	\$13.38	\$13.78	\$13.66
Estimated Expense	\$959,379	\$807,051	\$830,380	\$662,812
Expense SqFt	\$6.76	\$6.43	\$6.92	\$6.76
Net Operating Income	\$979,248	\$873,568	\$822,902	\$676,243
Full Market Value	\$6,473,000	\$5,794,000	\$4,895,000	\$4,257,000
Market Value per SqFt	\$45.61	\$46.13	\$40.80	\$43.44
Distance from Cooperative in miles		0.13	0.15	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02100-0029	4-02090-0026	4-02113-0034	4-02090-0047
Address	98 63 DRIVE	63 98 STREET	99 64 AVENUE	97 64 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	144	129	132	113
Year Built	1949	1951	1952	1950
Gross SqFt	141,920	125,610	119,985	98,000
Estimated Gross Income	\$1,938,627	\$1,680,619	\$1,653,282	\$1,339,055
Gross Income per SqFt	\$13.66	\$13.38	\$13.78	\$13.66
Estimated Expense	\$959,379	\$807,051	\$830,380	\$662,812
Expense SqFt	\$6.76	\$6.43	\$6.92	\$6.76
Net Operating Income	\$979,248	\$873,568	\$822,902	\$676,243
Full Market Value	\$6,473,000	\$5,794,000	\$4,895,000	\$4,257,000
Market Value per SqFt	\$45.61	\$46.13	\$40.80	\$43.44
Distance from Cooperative in miles		0.13	0.15	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02101-0001	4-02090-0026	4-02113-0034	4-02090-0047
Address	98 64 ROAD	63 98 STREET	99 64 AVENUE	97 64 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	146	129	132	113
Year Built	1949	1951	1952	1950
Gross SqFt	141,920	125,610	119,985	98,000
Estimated Gross Income	\$1,938,627	\$1,680,619	\$1,653,282	\$1,339,055
Gross Income per SqFt	\$13.66	\$13.38	\$13.78	\$13.66
Estimated Expense	\$959,379	\$807,051	\$830,380	\$662,812
Expense SqFt	\$6.76	\$6.43	\$6.92	\$6.76
Net Operating Income	\$979,248	\$873,568	\$822,902	\$676,243
Full Market Value	\$6,473,000	\$5,794,000	\$4,895,000	\$4,257,000
Market Value per SqFt	\$45.61	\$46.13	\$40.80	\$43.44
Distance from Cooperative in miles		0.14	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02101-0016	4-02090-0026	4-02113-0034	4-02090-0047
Address	98 64 ROAD	63 98 STREET	99 64 AVENUE	97 64 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	146	129	132	113
Year Built	1949	1951	1952	1950
Gross SqFt	141,920	125,610	119,985	98,000
Estimated Gross Income	\$1,938,627	\$1,680,619	\$1,653,282	\$1,339,055
Gross Income per SqFt	\$13.66	\$13.38	\$13.78	\$13.66
Estimated Expense	\$959,379	\$807,051	\$830,380	\$662,812
Expense SqFt	\$6.76	\$6.43	\$6.92	\$6.76
Net Operating Income	\$979,248	\$873,568	\$822,902	\$676,243
Full Market Value	\$6,473,000	\$5,794,000	\$4,895,000	\$4,257,000
Market Value per SqFt	\$45.61	\$46.13	\$40.80	\$43.44
Distance from Cooperative in miles		0.14	0.14	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02101-0024	4-02090-0026	4-02113-0034	4-02090-0047
Address	98 64 AVENUE	63 98 STREET	99 64 AVENUE	97 64 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	146	129	132	113
Year Built	1949	1951	1952	1950
Gross SqFt	141,920	125,610	119,985	98,000
Estimated Gross Income	\$1,938,627	\$1,680,619	\$1,653,282	\$1,339,055
Gross Income per SqFt	\$13.66	\$13.38	\$13.78	\$13.66
Estimated Expense	\$959,379	\$807,051	\$830,380	\$662,812
Expense SqFt	\$6.76	\$6.43	\$6.92	\$6.76
Net Operating Income	\$979,248	\$873,568	\$822,902	\$676,243
Full Market Value	\$6,473,000	\$5,794,000	\$4,895,000	\$4,257,000
Market Value per SqFt	\$45.61	\$46.13	\$40.80	\$43.44
Distance from Cooperative in miles		0.14	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02112-0001	4-02113-0034	4-02090-0026	4-02121-0021
Address	63 99 STREET	99 64 AVENUE	63 98 STREET	102 62 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	132	129	129
Year Built	1947	1952	1951	1956
Gross SqFt	115,800	119,985	125,610	122,000
Estimated Gross Income	\$1,595,724	\$1,653,282	\$1,680,619	\$1,701,596
Gross Income per SqFt	\$13.78	\$13.78	\$13.38	\$13.95
Estimated Expense	\$801,336	\$830,380	\$807,051	\$874,477
Expense SqFt	\$6.92	\$6.92	\$6.43	\$7.17
Net Operating Income	\$794,388	\$822,902	\$873,568	\$827,119
Full Market Value	\$5,241,000	\$4,895,000	\$5,794,000	\$5,446,000
Market Value per SqFt	\$45.26	\$40.80	\$46.13	\$44.64
Distance from Cooperative in miles		0.05	0.27	0.27

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02112-0014	4-02113-0034	4-02090-0026	4-02121-0021
Address	99 64 AVENUE	99 64 AVENUE	63 98 STREET	102 62 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	132	129	129
Year Built	1947	1952	1951	1956
Gross SqFt	114,600	119,985	125,610	122,000
Estimated Gross Income	\$1,579,188	\$1,653,282	\$1,680,619	\$1,701,596
Gross Income per SqFt	\$13.78	\$13.78	\$13.38	\$13.95
Estimated Expense	\$793,032	\$830,380	\$807,051	\$874,477
Expense SqFt	\$6.92	\$6.92	\$6.43	\$7.17
Net Operating Income	\$786,156	\$822,902	\$873,568	\$827,119
Full Market Value	\$5,186,000	\$4,895,000	\$5,794,000	\$5,446,000
Market Value per SqFt	\$45.25	\$40.80	\$46.13	\$44.64
Distance from Cooperative in miles		0.05	0.27	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02112-0030	4-02113-0034	4-02090-0026	4-02121-0021
Address	99 64 AVENUE	99 64 AVENUE	63 98 STREET	102 62 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	132	129	129
Year Built	1947	1952	1951	1956
Gross SqFt	114,600	119,985	125,610	122,000
Estimated Gross Income	\$1,579,188	\$1,653,282	\$1,680,619	\$1,701,596
Gross Income per SqFt	\$13.78	\$13.78	\$13.38	\$13.95
Estimated Expense	\$793,032	\$830,380	\$807,051	\$874,477
Expense SqFt	\$6.92	\$6.92	\$6.43	\$7.17
Net Operating Income	\$786,156	\$822,902	\$873,568	\$827,119
Full Market Value	\$5,186,000	\$4,895,000	\$5,794,000	\$5,446,000
Market Value per SqFt	\$45.25	\$40.80	\$46.13	\$44.64
Distance from Cooperative in miles		0.05	0.27	0.27

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02113-0001	4-02113-0034	4-02115-0001	4-02121-0021
Address	64 99 STREET	99 64 AVENUE	65 99 STREET	102 62 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	118	132	133	129
Year Built	1952	1952	1946	1956
Gross SqFt	131,340	119,985	142,260	122,000
Estimated Gross Income	\$1,757,329	\$1,653,282	\$1,656,287	\$1,701,596
Gross Income per SqFt	\$13.38	\$13.78	\$11.64	\$13.95
Estimated Expense	\$844,516	\$830,380	\$912,871	\$874,477
Expense SqFt	\$6.43	\$6.92	\$6.42	\$7.17
Net Operating Income	\$912,813	\$822,902	\$743,416	\$827,119
Full Market Value	\$6,055,000	\$4,895,000	\$4,762,000	\$5,446,000
Market Value per SqFt	\$46.10	\$40.80	\$33.47	\$44.64
Distance from Cooperative in miles		0.00	0.10	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02114-0001	4-02115-0001	4-02116-0006	4-03087-0007
Address	64 99 STREET	65 99 STREET	99 65 ROAD	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	133	65	98
Year Built	1946	1946	1949	1941
Gross SqFt	114,600	142,260	70,500	104,778
Estimated Gross Income	\$1,333,944	\$1,656,287	\$781,598	\$1,398,935
Gross Income per SqFt	\$11.64	\$11.64	\$11.09	\$13.35
Estimated Expense	\$735,732	\$912,871	\$415,902	\$633,442
Expense SqFt	\$6.42	\$6.42	\$5.90	\$6.05
Net Operating Income	\$598,212	\$743,416	\$365,696	\$765,493
Full Market Value	\$3,831,000	\$4,762,000	\$2,101,000	\$4,048,000
Market Value per SqFt	\$33.43	\$33.47	\$29.80	\$38.63
Distance from Cooperative in miles		0.05	0.10	0.29

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02114-0034	4-02113-0034	4-02134-0013	4-02090-0026
Address	64 102 STREET	99 64 AVENUE	102 67 AVENUE	63 98 STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	132	123	129
Year Built	1952	1952	1963	1951
Gross SqFt	135,960	119,985	135,400	125,610
Estimated Gross Income	\$1,873,529	\$1,653,282	\$1,872,338	\$1,680,619
Gross Income per SqFt	\$13.78	\$13.78	\$13.83	\$13.38
Estimated Expense	\$940,843	\$830,380	\$796,014	\$807,051
Expense SqFt	\$6.92	\$6.92	\$5.88	\$6.43
Net Operating Income	\$932,686	\$822,902	\$1,076,324	\$873,568
Full Market Value	\$6,153,000	\$4,895,000	\$7,096,000	\$5,794,000
Market Value per SqFt	\$45.26	\$40.80	\$52.41	\$46.13
Distance from Cooperative in miles		0.05	0.27	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02116-0043	4-02116-0006	4-02115-0001	4-03087-0007
Address	99 66 AVENUE	99 65 ROAD	65 99 STREET	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	106	65	133	98
Year Built	1951	1949	1946	1941
Gross SqFt	93,118	70,500	142,260	104,778
Estimated Gross Income	\$1,083,894	\$781,598	\$1,656,287	\$1,398,935
Gross Income per SqFt	\$11.64	\$11.09	\$11.64	\$13.35
Estimated Expense	\$597,818	\$415,902	\$912,871	\$633,442
Expense SqFt	\$6.42	\$5.90	\$6.42	\$6.05
Net Operating Income	\$486,076	\$365,696	\$743,416	\$765,493
Full Market Value	\$3,113,000	\$2,101,000	\$4,762,000	\$4,048,000
Market Value per SqFt	\$33.43	\$29.80	\$33.47	\$38.63
Distance from Cooperative in miles		0.00	0.05	0.26

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02116-0065	4-03171-0001	4-03086-0002	4-03087-0052
Address	99 66 AVENUE	101 BOOTH STREET	65 SAUNDERS STREET	65 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	62	61	58
Year Built	1954	1954	1940	1941
Gross SqFt	52,800	61,242	60,000	62,010
Estimated Gross Income	\$742,368	\$930,184	\$884,608	\$829,074
Gross Income per SqFt	\$14.06	\$15.19	\$14.74	\$13.37
Estimated Expense	\$371,184	\$261,496	\$367,796	\$439,031
Expense SqFt	\$7.03	\$4.27	\$6.13	\$7.08
Net Operating Income	\$371,184	\$668,688	\$516,812	\$390,043
Full Market Value	\$2,441,000	\$3,256,000	\$2,860,000	\$2,354,000
Market Value per SqFt	\$46.23	\$53.17	\$47.67	\$37.96
Distance from Cooperative in miles		0.24	0.22	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02124-0056	4-02146-0028	4-02122-0028	4-02121-0051
Address	102 63 ROAD	63 108 STREET	102 62 ROAD	102 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	76	102	122
Year Built	1955	1955	1956	1956
Gross SqFt	83,420	82,730	99,350	103,400
Estimated Gross Income	\$1,172,885	\$1,121,421	\$1,480,121	\$1,602,790
Gross Income per SqFt	\$14.06	\$13.56	\$14.90	\$15.50
Estimated Expense	\$586,443	\$553,031	\$760,460	\$778,405
Expense SqFt	\$7.03	\$6.68	\$7.65	\$7.53
Net Operating Income	\$586,442	\$568,390	\$719,661	\$824,385
Full Market Value	\$3,856,000	\$3,761,000	\$4,960,000	\$5,648,000
Market Value per SqFt	\$46.22	\$45.46	\$49.92	\$54.62
Distance from Cooperative in miles		0.13	0.10	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02127-0018	4-02113-0034	4-02146-0028	4-02122-0028
Address	102 64 AVENUE	99 64 AVENUE	63 108 STREET	102 62 ROAD
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	132	76	102
Year Built	1949	1952	1955	1956
Gross SqFt	108,000	119,985	82,730	99,350
Estimated Gross Income	\$1,488,240	\$1,653,282	\$1,121,421	\$1,480,121
Gross Income per SqFt	\$13.78	\$13.78	\$13.56	\$14.90
Estimated Expense	\$747,360	\$830,380	\$553,031	\$760,460
Expense SqFt	\$6.92	\$6.92	\$6.68	\$7.65
Net Operating Income	\$740,880	\$822,902	\$568,390	\$719,661
Full Market Value	\$4,888,000	\$4,895,000	\$3,761,000	\$4,960,000
Market Value per SqFt	\$45.26	\$40.80	\$45.46	\$49.92
Distance from Cooperative in miles		0.12	0.19	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02127-0027	4-02113-0034	4-02146-0028	4-02122-0028
Address	102 64 ROAD	99 64 AVENUE	63 108 STREET	102 62 ROAD
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	132	76	102
Year Built	1949	1952	1955	1956
Gross SqFt	108,000	119,985	82,730	99,350
Estimated Gross Income	\$1,488,240	\$1,653,282	\$1,121,421	\$1,480,121
Gross Income per SqFt	\$13.78	\$13.78	\$13.56	\$14.90
Estimated Expense	\$747,360	\$830,380	\$553,031	\$760,460
Expense SqFt	\$6.92	\$6.92	\$6.68	\$7.65
Net Operating Income	\$740,880	\$822,902	\$568,390	\$719,661
Full Market Value	\$4,888,000	\$4,895,000	\$3,761,000	\$4,960,000
Market Value per SqFt	\$45.26	\$40.80	\$45.46	\$49.92
Distance from Cooperative in miles		0.12	0.19	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02129-0014	4-02115-0001	4-02113-0034	4-02134-0013
Address	102 65 AVENUE	65 99 STREET	99 64 AVENUE	102 67 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	184	133	132	123
Year Built	1952	1946	1952	1963
Gross SqFt	151,700	142,260	119,985	135,400
Estimated Gross Income	\$2,090,426	\$1,656,287	\$1,653,282	\$1,872,338
Gross Income per SqFt	\$13.78	\$11.64	\$13.78	\$13.83
Estimated Expense	\$1,049,764	\$912,871	\$830,380	\$796,014
Expense SqFt	\$6.92	\$6.42	\$6.92	\$5.88
Net Operating Income	\$1,040,662	\$743,416	\$822,902	\$1,076,324
Full Market Value	\$6,865,000	\$4,762,000	\$4,895,000	\$7,096,000
Market Value per SqFt	\$45.25	\$33.47	\$40.80	\$52.41
Distance from Cooperative in miles		0.12	0.16	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02132-0054	4-03171-0001	4-03173-0046	4-02134-0013
Address	66 YELLOWSTONE BOULEVARD	101 BOOTH STREET	103 QUEENS BOULEVARD	102 67 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	62	60	123
Year Built	1958	1954	1940	1963
Gross SqFt	62,508	61,242	61,536	135,400
Estimated Gross Income	\$864,486	\$930,184	\$712,645	\$1,872,338
Gross Income per SqFt	\$13.83	\$15.19	\$11.58	\$13.83
Estimated Expense	\$367,547	\$261,496	\$309,080	\$796,014
Expense SqFt	\$5.88	\$4.27	\$5.02	\$5.88
Net Operating Income	\$496,939	\$668,688	\$403,565	\$1,076,324
Full Market Value	\$3,276,000	\$3,256,000	\$2,343,000	\$7,096,000
Market Value per SqFt	\$52.41	\$53.17	\$38.08	\$52.41
Distance from Cooperative in miles		0.27	0.30	0.11

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02133-0016	4-02117-0001	4-02103-0001	4-02135-0059
Address	102 66 ROAD	99 66 AVENUE	98 65 ROAD	102 67 DRIVE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	498	312	240	135
Year Built	1964	1939	1938	1960
Gross SqFt	552,840	338,016	255,400	138,700
Estimated Gross Income	\$7,236,676	\$4,423,544	\$3,608,648	\$1,803,100
Gross Income per SqFt	\$13.09	\$13.09	\$14.13	\$13.00
Estimated Expense	\$3,930,692	\$2,401,945	\$1,640,096	\$973,674
Expense SqFt	\$7.11	\$7.11	\$6.42	\$7.02
Net Operating Income	\$3,305,984	\$2,021,599	\$1,968,552	\$829,426
Full Market Value	\$21,997,000	\$12,540,000	\$9,867,000	\$5,225,000
Market Value per SqFt	\$39.79	\$37.10	\$38.63	\$37.67
Distance from Cooperative in miles		0.15	0.32	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02133-0036	4-02117-0001	4-02103-0001	4-02134-0001
Address	66 YELLOWSTONE BOULEVARD	99 66 AVENUE	98 65 ROAD	67 102 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	244	312	240	126
Year Built	1964	1939	1938	1963
Gross SqFt	272,000	338,016	255,400	139,236
Estimated Gross Income	\$3,843,360	\$4,423,544	\$3,608,648	\$2,003,898
Gross Income per SqFt	\$14.13	\$13.09	\$14.13	\$14.39
Estimated Expense	\$1,746,240	\$2,401,945	\$1,640,096	\$886,621
Expense SqFt	\$6.42	\$7.11	\$6.42	\$6.37
Net Operating Income	\$2,097,120	\$2,021,599	\$1,968,552	\$1,117,277
Full Market Value	\$14,547,000	\$12,540,000	\$9,867,000	\$7,735,000
Market Value per SqFt	\$53.48	\$37.10	\$38.63	\$55.55
Distance from Cooperative in miles		0.15	0.32	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02134-0032	4-02134-0013	4-02135-0013	4-02136-0033
Address	67 YELLOWSTONE BOULEVARD	102 67 AVENUE	102 67 ROAD	67 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	135	123	135	109
Year Built	1951	1963	1960	1941
Gross SqFt	141,728	135,400	137,700	118,800
Estimated Gross Income	\$1,944,508	\$1,872,338	\$1,889,772	\$1,610,218
Gross Income per SqFt	\$13.72	\$13.83	\$13.72	\$13.55
Estimated Expense	\$1,057,291	\$796,014	\$1,026,891	\$724,709
Expense SqFt	\$7.46	\$5.88	\$7.46	\$6.10
Net Operating Income	\$887,217	\$1,076,324	\$862,881	\$885,509
Full Market Value	\$5,860,000	\$7,096,000	\$5,700,000	\$5,467,000
Market Value per SqFt	\$41.35	\$52.41	\$41.39	\$46.02
Distance from Cooperative in miles		0.00	0.05	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02134-0050	4-02134-0013	4-02135-0013	4-02136-0033
Address	102 67 ROAD	102 67 AVENUE	102 67 ROAD	67 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	123	135	109
Year Built	1952	1963	1960	1941
Gross SqFt	127,416	135,400	137,700	118,800
Estimated Gross Income	\$1,748,148	\$1,872,338	\$1,889,772	\$1,610,218
Gross Income per SqFt	\$13.72	\$13.83	\$13.72	\$13.55
Estimated Expense	\$950,523	\$796,014	\$1,026,891	\$724,709
Expense SqFt	\$7.46	\$5.88	\$7.46	\$6.10
Net Operating Income	\$797,625	\$1,076,324	\$862,881	\$885,509
Full Market Value	\$5,269,000	\$7,096,000	\$5,700,000	\$5,467,000
Market Value per SqFt	\$41.35	\$52.41	\$41.39	\$46.02
Distance from Cooperative in miles		0.00	0.05	0.09

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02135-0036	4-02136-0033	4-02135-0013	4-02137-0027
Address	67 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	102 67 ROAD	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	112	109	135	149
Year Built	1951	1941	1960	1941
Gross SqFt	103,226	118,800	137,700	156,762
Estimated Gross Income	\$1,416,261	\$1,610,218	\$1,889,772	\$2,229,927
Gross Income per SqFt	\$13.72	\$13.55	\$13.72	\$14.22
Estimated Expense	\$770,066	\$724,709	\$1,026,891	\$1,121,338
Expense SqFt	\$7.46	\$6.10	\$7.46	\$7.15
Net Operating Income	\$646,195	\$885,509	\$862,881	\$1,108,589
Full Market Value	\$4,268,000	\$5,467,000	\$5,700,000	\$7,685,000
Market Value per SqFt	\$41.35	\$46.02	\$41.39	\$49.02
Distance from Cooperative in miles		0.05	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02135-0050	4-03171-0001	4-02136-0033	4-02134-0001
Address	102 67 DRIVE	101 BOOTH STREET	67 YELLOWSTONE BOULEVARD	67 102 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	62	109	126
Year Built	1952	1954	1941	1963
Gross SqFt	68,640	61,242	118,800	139,236
Estimated Gross Income	\$987,730	\$930,184	\$1,610,218	\$2,003,898
Gross Income per SqFt	\$14.39	\$15.19	\$13.55	\$14.39
Estimated Expense	\$437,237	\$261,496	\$724,709	\$886,621
Expense SqFt	\$6.37	\$4.27	\$6.10	\$6.37
Net Operating Income	\$550,493	\$668,688	\$885,509	\$1,117,277
Full Market Value	\$3,811,000	\$3,256,000	\$5,467,000	\$7,735,000
Market Value per SqFt	\$55.52	\$53.17	\$46.02	\$55.55
Distance from Cooperative in miles		0.15	0.05	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02136-0021	4-02137-0046	4-02136-0033	4-02134-0013
Address	102 67 DRIVE	103 68 ROAD	67 YELLOWSTONE BOULEVARD	102 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	81	109	123
Year Built	1949	1954	1941	1963
Gross SqFt	78,030	71,000	118,800	135,400
Estimated Gross Income	\$1,079,155	\$1,094,459	\$1,610,218	\$1,872,338
Gross Income per SqFt	\$13.83	\$15.41	\$13.55	\$13.83
Estimated Expense	\$458,816	\$407,556	\$724,709	\$796,014
Expense SqFt	\$5.88	\$5.74	\$6.10	\$5.88
Net Operating Income	\$620,339	\$686,903	\$885,509	\$1,076,324
Full Market Value	\$4,090,000	\$4,202,000	\$5,467,000	\$7,096,000
Market Value per SqFt	\$52.42	\$59.18	\$46.02	\$52.41
Distance from Cooperative in miles		0.05	0.00	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02136-0051	4-02136-0033	4-02137-0046	4-02134-0013
Address	103 68 AVENUE	67 YELLOWSTONE BOULEVARD	103 68 ROAD	102 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	107	109	81	123
Year Built	1953	1941	1954	1963
Gross SqFt	102,472	118,800	71,000	135,400
Estimated Gross Income	\$1,417,188	\$1,610,218	\$1,094,459	\$1,872,338
Gross Income per SqFt	\$13.83	\$13.55	\$15.41	\$13.83
Estimated Expense	\$602,535	\$724,709	\$407,556	\$796,014
Expense SqFt	\$5.88	\$6.10	\$5.74	\$5.88
Net Operating Income	\$814,653	\$885,509	\$686,903	\$1,076,324
Full Market Value	\$5,371,000	\$5,467,000	\$4,202,000	\$7,096,000
Market Value per SqFt	\$52.41	\$46.02	\$59.18	\$52.41
Distance from Cooperative in miles		0.00	0.05	0.09

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02137-0013	4-02136-0013	4-03173-0013	4-02138-0043
Address	103 68 AVENUE	102 67 DRIVE	101 67 DRIVE	104 68 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	86	81	61	104
Year Built	1949	1960	1949	1942
Gross SqFt	72,223	70,000	70,910	97,200
Estimated Gross Income	\$1,151,957	\$1,113,986	\$1,130,670	\$1,673,321
Gross Income per SqFt	\$15.95	\$15.91	\$15.95	\$17.22
Estimated Expense	\$460,783	\$426,593	\$452,085	\$804,861
Expense SqFt	\$6.38	\$6.09	\$6.38	\$8.28
Net Operating Income	\$691,174	\$687,393	\$678,585	\$868,460
Full Market Value	\$3,762,000	\$4,692,000	\$4,631,000	\$6,271,000
Market Value per SqFt	\$52.09	\$67.03	\$65.31	\$64.52
Distance from Cooperative in miles		0.05	0.12	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02139-0007	4-02138-0029	4-02210-0018	
Address	104 68 DRIVE	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	111	111	118	
Year Built	1956	1941	1941	
Gross SqFt	126,000	139,960	133,323	
Estimated Gross Income	\$1,905,120	\$2,056,765	\$2,071,133	
Gross Income per SqFt	\$15.12	\$14.70	\$15.53	
Estimated Expense	\$795,060	\$879,222	\$844,775	
Expense SqFt	\$6.31	\$6.28	\$6.34	
Net Operating Income	\$1,110,060	\$1,177,543	\$1,226,358	
Full Market Value	\$5,654,000	\$7,898,000	\$7,755,000	
Market Value per SqFt	\$44.87	\$56.43	\$58.17	
Distance from Cooperative in miles		0.05	0.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02140-0021	4-02137-0027	4-02138-0029	4-02210-0001
Address	69 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	156	149	111	108
Year Built	1942	1941	1941	1940
Gross SqFt	191,000	156,762	139,960	139,052
Estimated Gross Income	\$2,716,020	\$2,229,927	\$2,056,765	\$1,926,710
Gross Income per SqFt	\$14.22	\$14.22	\$14.70	\$13.86
Estimated Expense	\$1,365,650	\$1,121,338	\$879,222	\$885,248
Expense SqFt	\$7.15	\$7.15	\$6.28	\$6.37
Net Operating Income	\$1,350,370	\$1,108,589	\$1,177,543	\$1,041,462
Full Market Value	\$9,218,000	\$7,685,000	\$7,898,000	\$6,655,000
Market Value per SqFt	\$48.26	\$49.02	\$56.43	\$47.86
Distance from Cooperative in miles		0.15	0.10	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02141-0001	4-02138-0029	4-02137-0027	
Address	69 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	127	111	149	
Year Built	1942	1941	1941	
Gross SqFt	154,400	139,960	156,762	
Estimated Gross Income	\$2,232,624	\$2,056,765	\$2,229,927	
Gross Income per SqFt	\$14.46	\$14.70	\$14.22	
Estimated Expense	\$1,037,568	\$879,222	\$1,121,338	
Expense SqFt	\$6.72	\$6.28	\$7.15	
Net Operating Income	\$1,195,056	\$1,177,543	\$1,108,589	
Full Market Value	\$8,269,000	\$7,898,000	\$7,685,000	
Market Value per SqFt	\$53.56	\$56.43	\$49.02	
Distance from Cooperative in miles		0.14	0.19	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02144-0020	4-02145-0028	4-02144-0015	4-02146-0028
Address	105 62 DRIVE	62 108 STREET	105 62 ROAD	63 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	63	76	128	76
Year Built	1956	1955	1956	1955
Gross SqFt	54,996	73,470	111,520	82,730
Estimated Gross Income	\$746,296	\$996,649	\$1,713,210	\$1,121,421
Gross Income per SqFt	\$13.57	\$13.57	\$15.36	\$13.56
Estimated Expense	\$383,872	\$512,489	\$893,327	\$553,031
Expense SqFt	\$6.98	\$6.98	\$8.01	\$6.68
Net Operating Income	\$362,424	\$484,160	\$819,883	\$568,390
Full Market Value	\$2,398,000	\$3,203,000	\$5,627,000	\$3,761,000
Market Value per SqFt	\$43.60	\$43.60	\$50.46	\$45.46
Distance from Cooperative in miles		0.06	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02148-0001	4-02102-0001	4-02103-0001	4-02104-0001
Address	63 YELLOWSTONE BOULEVARD	64 98 STREET	98 65 ROAD	98 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	295	302	240	206
Year Built	1950	1938	1938	1952
Gross SqFt	288,711	312,876	255,400	204,340
Estimated Gross Income	\$4,079,486	\$4,430,358	\$3,608,648	\$2,691,329
Gross Income per SqFt	\$14.13	\$14.16	\$14.13	\$13.17
Estimated Expense	\$1,853,525	\$1,923,485	\$1,640,096	\$1,425,672
Expense SqFt	\$6.42	\$6.15	\$6.42	\$6.98
Net Operating Income	\$2,225,961	\$2,506,873	\$1,968,552	\$1,265,657
Full Market Value	\$15,441,000	\$17,386,000	\$9,867,000	\$8,414,000
Market Value per SqFt	\$53.48	\$55.57	\$38.63	\$41.18
Distance from Cooperative in miles		0.39	0.40	0.41

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02150-0001	4-02103-0001	4-02102-0001	4-02104-0001
Address	64 YELLOWSTONE BOULEVARD	98 65 ROAD	64 98 STREET	98 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	295	240	302	206
Year Built	1950	1938	1938	1952
Gross SqFt	273,771	255,400	312,876	204,340
Estimated Gross Income	\$3,868,384	\$3,608,648	\$4,430,358	\$2,691,329
Gross Income per SqFt	\$14.13	\$14.13	\$14.16	\$13.17
Estimated Expense	\$1,757,610	\$1,640,096	\$1,923,485	\$1,425,672
Expense SqFt	\$6.42	\$6.42	\$6.15	\$6.98
Net Operating Income	\$2,110,774	\$1,968,552	\$2,506,873	\$1,265,657
Full Market Value	\$14,642,000	\$9,867,000	\$17,386,000	\$8,414,000
Market Value per SqFt	\$53.48	\$38.63	\$55.57	\$41.18
Distance from Cooperative in miles		0.38	0.38	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02151-0101	4-02134-0001	4-02134-0013	4-02135-0059
Address	65 YELLOWSTONE BOULEVARD	67 102 STREET	102 67 AVENUE	102 67 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	126	123	135
Year Built	1949	1963	1963	1960
Gross SqFt	156,108	139,236	135,400	138,700
Estimated Gross Income	\$2,158,974	\$2,003,898	\$1,872,338	\$1,803,100
Gross Income per SqFt	\$13.83	\$14.39	\$13.83	\$13.00
Estimated Expense	\$917,915	\$886,621	\$796,014	\$973,674
Expense SqFt	\$5.88	\$6.37	\$5.88	\$7.02
Net Operating Income	\$1,241,059	\$1,117,277	\$1,076,324	\$829,426
Full Market Value	\$8,183,000	\$7,735,000	\$7,096,000	\$5,225,000
Market Value per SqFt	\$52.42	\$55.55	\$52.41	\$37.67
Distance from Cooperative in miles		0.23	0.23	0.28

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02151-0127	4-02146-0028	4-02145-0028	4-02144-0002
Address	65 108 STREET	63 108 STREET	62 108 STREET	105 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	81	76	76	108
Year Built	1954	1955	1955	1956
Gross SqFt	85,427	82,730	73,470	85,908
Estimated Gross Income	\$1,159,244	\$1,121,421	\$996,649	\$1,418,689
Gross Income per SqFt	\$13.57	\$13.56	\$13.57	\$16.51
Estimated Expense	\$596,280	\$553,031	\$512,489	\$741,039
Expense SqFt	\$6.98	\$6.68	\$6.98	\$8.63
Net Operating Income	\$562,964	\$568,390	\$484,160	\$677,650
Full Market Value	\$3,725,000	\$3,761,000	\$3,203,000	\$4,906,000
Market Value per SqFt	\$43.60	\$45.46	\$43.60	\$57.11
Distance from Cooperative in miles		0.25	0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02152-0101	4-02134-0013	4-02134-0001	4-02136-0033
Address	105 66 AVENUE	102 67 AVENUE	67 102 STREET	67 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	123	126	109
Year Built	1949	1963	1963	1941
Gross SqFt	109,800	135,400	139,236	118,800
Estimated Gross Income	\$1,518,534	\$1,872,338	\$2,003,898	\$1,610,218
Gross Income per SqFt	\$13.83	\$13.83	\$14.39	\$13.55
Estimated Expense	\$645,624	\$796,014	\$886,621	\$724,709
Expense SqFt	\$5.88	\$5.88	\$6.37	\$6.10
Net Operating Income	\$872,910	\$1,076,324	\$1,117,277	\$885,509
Full Market Value	\$5,755,000	\$7,096,000	\$7,735,000	\$5,467,000
Market Value per SqFt	\$52.41	\$52.41	\$55.55	\$46.02
Distance from Cooperative in miles		0.19	0.19	0.27

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02152-0106	4-02153-0025	4-02137-0046	4-03171-0001
Address	105 65 ROAD	66 108 STREET	103 68 ROAD	101 BOOTH STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	71	81	62
Year Built	1950	1939	1954	1954
Gross SqFt	43,308	75,084	71,000	61,242
Estimated Gross Income	\$667,376	\$1,217,935	\$1,094,459	\$930,184
Gross Income per SqFt	\$15.41	\$16.22	\$15.41	\$15.19
Estimated Expense	\$248,588	\$527,663	\$407,556	\$261,496
Expense SqFt	\$5.74	\$7.03	\$5.74	\$4.27
Net Operating Income	\$418,788	\$690,272	\$686,903	\$668,688
Full Market Value	\$2,662,000	\$4,699,000	\$4,202,000	\$3,256,000
Market Value per SqFt	\$61.47	\$62.58	\$59.18	\$53.17
Distance from Cooperative in miles		0.05	0.31	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02152-0133	4-02153-0025	4-02136-0013	4-02137-0046
Address	65 108 STREET	66 108 STREET	102 67 DRIVE	103 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	71	81	81
Year Built	1950	1939	1960	1954
Gross SqFt	77,400	75,084	70,000	71,000
Estimated Gross Income	\$1,231,434	\$1,217,935	\$1,113,986	\$1,094,459
Gross Income per SqFt	\$15.91	\$16.22	\$15.91	\$15.41
Estimated Expense	\$498,078	\$527,663	\$426,593	\$407,556
Expense SqFt	\$6.44	\$7.03	\$6.09	\$5.74
Net Operating Income	\$733,356	\$690,272	\$687,393	\$686,903
Full Market Value	\$4,752,000	\$4,699,000	\$4,692,000	\$4,202,000
Market Value per SqFt	\$61.40	\$62.58	\$67.03	\$59.18
Distance from Cooperative in miles		0.05	0.27	0.31

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02153-0001	4-02134-0001	4-02134-0013	4-02135-0013
Address	105 66 ROAD	67 102 STREET	102 67 AVENUE	102 67 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	126	123	135
Year Built	1950	1963	1963	1960
Gross SqFt	183,115	139,236	135,400	137,700
Estimated Gross Income	\$2,532,480	\$2,003,898	\$1,872,338	\$1,889,772
Gross Income per SqFt	\$13.83	\$14.39	\$13.83	\$13.72
Estimated Expense	\$1,076,716	\$886,621	\$796,014	\$1,026,891
Expense SqFt	\$5.88	\$6.37	\$5.88	\$7.46
Net Operating Income	\$1,455,764	\$1,117,277	\$1,076,324	\$862,881
Full Market Value	\$9,598,000	\$7,735,000	\$7,096,000	\$5,700,000
Market Value per SqFt	\$52.42	\$55.55	\$52.41	\$41.39
Distance from Cooperative in miles		0.16	0.16	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02154-0001	4-02104-0001	4-02134-0001	4-02137-0027
Address	66 YELLOWSTONE BOULEVARD	98 QUEENS BOULEVARD	67 102 STREET	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	246	206	126	149
Year Built	1950	1952	1963	1941
Gross SqFt	222,030	204,340	139,236	156,762
Estimated Gross Income	\$3,157,267	\$2,691,329	\$2,003,898	\$2,229,927
Gross Income per SqFt	\$14.22	\$13.17	\$14.39	\$14.22
Estimated Expense	\$1,587,515	\$1,425,672	\$886,621	\$1,121,338
Expense SqFt	\$7.15	\$6.98	\$6.37	\$7.15
Net Operating Income	\$1,569,752	\$1,265,657	\$1,117,277	\$1,108,589
Full Market Value	\$10,881,000	\$8,414,000	\$7,735,000	\$7,685,000
Market Value per SqFt	\$49.01	\$41.18	\$55.55	\$49.02
Distance from Cooperative in miles		0.40	0.15	0.23

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02155-0001	4-02137-0027	4-02103-0001	4-02134-0001
Address	67 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	98 65 ROAD	67 102 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	276	149	240	126
Year Built	1950	1941	1938	1963
Gross SqFt	244,368	156,762	255,400	139,236
Estimated Gross Income	\$3,474,913	\$2,229,927	\$3,608,648	\$2,003,898
Gross Income per SqFt	\$14.22	\$14.22	\$14.13	\$14.39
Estimated Expense	\$1,747,231	\$1,121,338	\$1,640,096	\$886,621
Expense SqFt	\$7.15	\$7.15	\$6.42	\$6.37
Net Operating Income	\$1,727,682	\$1,108,589	\$1,968,552	\$1,117,277
Full Market Value	\$11,976,000	\$7,685,000	\$9,867,000	\$7,735,000
Market Value per SqFt	\$49.01	\$49.02	\$38.63	\$55.55
Distance from Cooperative in miles		0.19	0.44	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02156-0001	4-02136-0033	4-02210-0001	4-02135-0013
Address	67 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	102 67 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	109	108	135
Year Built	1947	1941	1940	1960
Gross SqFt	118,096	118,800	139,052	137,700
Estimated Gross Income	\$1,636,811	\$1,610,218	\$1,926,710	\$1,889,772
Gross Income per SqFt	\$13.86	\$13.55	\$13.86	\$13.72
Estimated Expense	\$752,272	\$724,709	\$885,248	\$1,026,891
Expense SqFt	\$6.37	\$6.10	\$6.37	\$7.46
Net Operating Income	\$884,539	\$885,509	\$1,041,462	\$862,881
Full Market Value	\$5,830,000	\$5,467,000	\$6,655,000	\$5,700,000
Market Value per SqFt	\$49.37	\$46.02	\$47.86	\$41.39
Distance from Cooperative in miles		0.14	0.14	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02156-0014	4-02137-0027	4-02210-0001	4-02135-0059
Address	67 108 STREET	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	102 67 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	204	149	108	135
Year Built	1949	1941	1940	1960
Gross SqFt	213,850	156,762	139,052	138,700
Estimated Gross Income	\$2,963,961	\$2,229,927	\$1,926,710	\$1,803,100
Gross Income per SqFt	\$13.86	\$14.22	\$13.86	\$13.00
Estimated Expense	\$1,362,225	\$1,121,338	\$885,248	\$973,674
Expense SqFt	\$6.37	\$7.15	\$6.37	\$7.02
Net Operating Income	\$1,601,736	\$1,108,589	\$1,041,462	\$829,426
Full Market Value	\$9,515,000	\$7,685,000	\$6,655,000	\$5,225,000
Market Value per SqFt	\$44.49	\$49.02	\$47.86	\$37.67
Distance from Cooperative in miles		0.15	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02157-0001	4-02136-0033	4-02210-0018	4-02210-0001
Address	67 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	127	109	118	108
Year Built	1948	1941	1941	1940
Gross SqFt	115,566	118,800	133,323	139,052
Estimated Gross Income	\$1,624,858	\$1,610,218	\$2,071,133	\$1,926,710
Gross Income per SqFt	\$14.06	\$13.55	\$15.53	\$13.86
Estimated Expense	\$812,429	\$724,709	\$844,775	\$885,248
Expense SqFt	\$7.03	\$6.10	\$6.34	\$6.37
Net Operating Income	\$812,429	\$885,509	\$1,226,358	\$1,041,462
Full Market Value	\$5,342,000	\$5,467,000	\$7,755,000	\$6,655,000
Market Value per SqFt	\$46.22	\$46.02	\$58.17	\$47.86
Distance from Cooperative in miles		0.13	0.09	0.09

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02157-0015	4-02137-0027	4-02210-0001	4-02132-0045
Address	67 108 STREET	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	66 103 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	204	149	108	148
Year Built	1949	1941	1940	1964
Gross SqFt	234,958	156,762	139,052	169,348
Estimated Gross Income	\$3,303,509	\$2,229,927	\$1,926,710	\$2,426,968
Gross Income per SqFt	\$14.06	\$14.22	\$13.86	\$14.33
Estimated Expense	\$1,651,755	\$1,121,338	\$885,248	\$1,050,683
Expense SqFt	\$7.03	\$7.15	\$6.37	\$6.20
Net Operating Income	\$1,651,754	\$1,108,589	\$1,041,462	\$1,376,285
Full Market Value	\$9,152,000	\$7,685,000	\$6,655,000	\$9,532,000
Market Value per SqFt	\$38.95	\$49.02	\$47.86	\$56.29
Distance from Cooperative in miles		0.12	0.09	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02158-0028	4-02211-0018	4-02137-0046	4-02138-0043
Address	68 108 STREET	68 108 STREET	103 68 ROAD	104 68 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	56	81	104
Year Built	1931	1929	1954	1942
Gross SqFt	74,532	70,110	71,000	97,200
Estimated Gross Income	\$1,176,860	\$1,049,921	\$1,094,459	\$1,673,321
Gross Income per SqFt	\$15.79	\$14.98	\$15.41	\$17.22
Estimated Expense	\$611,908	\$416,095	\$407,556	\$804,861
Expense SqFt	\$8.21	\$5.93	\$5.74	\$8.28
Net Operating Income	\$564,952	\$633,826	\$686,903	\$868,460
Full Market Value	\$3,862,000	\$4,365,000	\$4,202,000	\$6,271,000
Market Value per SqFt	\$51.82	\$62.26	\$59.18	\$64.52
Distance from Cooperative in miles		0.10	0.11	0.11

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02162-0122	4-02117-0001	4-02102-0001	4-01918-0045
Address	61 COLONIAL AVENUE	99 66 AVENUE	64 98 STREET	96 57 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	CORONA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	424	312	302	220
Year Built	1965	1939	1938	1962
Gross SqFt	428,836	338,016	312,876	254,600
Estimated Gross Income	\$5,613,463	\$4,423,544	\$4,430,358	\$3,249,376
Gross Income per SqFt	\$13.09	\$13.09	\$14.16	\$12.76
Estimated Expense	\$3,049,024	\$2,401,945	\$1,923,485	\$1,715,805
Expense SqFt	\$7.11	\$7.11	\$6.15	\$6.74
Net Operating Income	\$2,564,439	\$2,021,599	\$2,506,873	\$1,533,571
Full Market Value	\$17,063,000	\$12,540,000	\$17,386,000	\$10,252,000
Market Value per SqFt	\$39.79	\$37.10	\$55.57	\$40.27
Distance from Cooperative in miles		0.72	0.75	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02166-0001	4-02144-0015	4-02146-0028	4-02145-0028
Address	62 108 STREET	105 62 ROAD	63 108 STREET	62 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	114	128	76	76
Year Built	1959	1956	1955	1955
Gross SqFt	98,130	111,520	82,730	73,470
Estimated Gross Income	\$1,331,624	\$1,713,210	\$1,121,421	\$996,649
Gross Income per SqFt	\$13.57	\$15.36	\$13.56	\$13.57
Estimated Expense	\$684,947	\$893,327	\$553,031	\$512,489
Expense SqFt	\$6.98	\$8.01	\$6.68	\$6.98
Net Operating Income	\$646,677	\$819,883	\$568,390	\$484,160
Full Market Value	\$4,278,000	\$5,627,000	\$3,761,000	\$3,203,000
Market Value per SqFt	\$43.60	\$50.46	\$45.46	\$43.60
Distance from Cooperative in miles		0.14	0.14	0.11

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02166-0016	4-02144-0002	4-02138-0043	
Address	108 62 DRIVE	105 62 ROAD	104 68 DRIVE	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	100	108	104	
Year Built	1963	1956	1942	
Gross SqFt	99,613	85,908	97,200	
Estimated Gross Income	\$1,626,446	\$1,418,689	\$1,673,321	
Gross Income per SqFt	\$16.33	\$16.51	\$17.22	
Estimated Expense	\$760,010	\$741,039	\$804,861	
Expense SqFt	\$7.63	\$8.63	\$8.28	
Net Operating Income	\$866,436	\$677,650	\$868,460	
Full Market Value	\$5,893,000	\$4,906,000	\$6,271,000	
Market Value per SqFt	\$59.16	\$57.11	\$64.52	
Distance from Cooperative in miles		0.14	0.72	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02166-0039	4-02144-0015	4-02146-0028	4-02145-0028
Address	108 63 AVENUE	105 62 ROAD	63 108 STREET	62 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	100	128	76	76
Year Built	1963	1956	1955	1955
Gross SqFt	99,613	111,520	82,730	73,470
Estimated Gross Income	\$1,351,748	\$1,713,210	\$1,121,421	\$996,649
Gross Income per SqFt	\$13.57	\$15.36	\$13.56	\$13.57
Estimated Expense	\$695,299	\$893,327	\$553,031	\$512,489
Expense SqFt	\$6.98	\$8.01	\$6.68	\$6.98
Net Operating Income	\$656,449	\$819,883	\$568,390	\$484,160
Full Market Value	\$4,343,000	\$5,627,000	\$3,761,000	\$3,203,000
Market Value per SqFt	\$43.60	\$50.46	\$45.46	\$43.60
Distance from Cooperative in miles		0.14	0.14	0.11

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02167-0001	4-02146-0028	4-02145-0028	4-02144-0015
Address	63 108 STREET	63 108 STREET	62 108 STREET	105 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	76	76	128
Year Built	1956	1955	1955	1956
Gross SqFt	98,085	82,730	73,470	111,520
Estimated Gross Income	\$1,331,013	\$1,121,421	\$996,649	\$1,713,210
Gross Income per SqFt	\$13.57	\$13.56	\$13.57	\$15.36
Estimated Expense	\$684,633	\$553,031	\$512,489	\$893,327
Expense SqFt	\$6.98	\$6.68	\$6.98	\$8.01
Net Operating Income	\$646,380	\$568,390	\$484,160	\$819,883
Full Market Value	\$4,276,000	\$3,761,000	\$3,203,000	\$5,627,000
Market Value per SqFt	\$43.59	\$45.46	\$43.60	\$50.46
Distance from Cooperative in miles		0.13	0.12	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02172-0001	4-02146-0028	4-02145-0028	4-02144-0002
Address	65 108 STREET	63 108 STREET	62 108 STREET	105 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	76	76	108
Year Built	1949	1955	1955	1956
Gross SqFt	90,816	82,730	73,470	85,908
Estimated Gross Income	\$1,232,373	\$1,121,421	\$996,649	\$1,418,689
Gross Income per SqFt	\$13.57	\$13.56	\$13.57	\$16.51
Estimated Expense	\$633,896	\$553,031	\$512,489	\$741,039
Expense SqFt	\$6.98	\$6.68	\$6.98	\$8.63
Net Operating Income	\$598,477	\$568,390	\$484,160	\$677,650
Full Market Value	\$3,959,000	\$3,761,000	\$3,203,000	\$4,906,000
Market Value per SqFt	\$43.59	\$45.46	\$43.60	\$57.11
Distance from Cooperative in miles		0.28	0.32	0.38

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02173-0001	4-02153-0025	4-02146-0028	4-02145-0028
Address	65 108 STREET	66 108 STREET	63 108 STREET	62 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	84	71	76	76
Year Built	1950	1939	1955	1955
Gross SqFt	78,000	75,084	82,730	73,470
Estimated Gross Income	\$1,058,460	\$1,217,935	\$1,121,421	\$996,649
Gross Income per SqFt	\$13.57	\$16.22	\$13.56	\$13.57
Estimated Expense	\$544,440	\$527,663	\$553,031	\$512,489
Expense SqFt	\$6.98	\$7.03	\$6.68	\$6.98
Net Operating Income	\$514,020	\$690,272	\$568,390	\$484,160
Full Market Value	\$3,401,000	\$4,699,000	\$3,761,000	\$3,203,000
Market Value per SqFt	\$43.60	\$62.58	\$45.46	\$43.60
Distance from Cooperative in miles		0.13	0.32	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02184-0011	4-03347-0054	4-02185-0040	
Address	110 64 AVENUE	78 KEW FOREST LANE	110 65 AVENUE	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
Total Units	54	48	28	
Year Built	1950	1920	1950	
Gross SqFt	43,824	43,636	26,306	
Estimated Gross Income	\$671,822	\$520,074	\$454,831	
Gross Income per SqFt	\$15.33	\$11.92	\$17.29	
Estimated Expense	\$366,369	\$237,955	\$227,547	
Expense SqFt	\$8.36	\$5.45	\$8.65	
Net Operating Income	\$305,453	\$282,119	\$227,284	
Full Market Value	\$2,097,000	\$1,386,000	\$1,641,000	
Market Value per SqFt	\$47.85	\$31.76	\$62.38	
Distance from Cooperative in miles		1.51	0.05	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02186-0002	4-02137-0024	4-01966-0036	4-02234-0004
Address	111 66 AVENUE	103 68 AVENUE	57 VAN DOREN STREET	71 110 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	CORONA	FOREST HILLS
Building Classification	C6-WALK-UP	D3-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	138	16	14	14
Year Built	1949	2002	1972	1977
Gross SqFt	105,201	20,300	4,948	11,579
Estimated Gross Income	\$1,479,126	\$395,648	\$129,606	\$177,520
Gross Income per SqFt	\$14.06	\$19.49	\$26.19	\$15.33
Estimated Expense	\$739,563	\$102,083	\$34,490	\$96,769
Expense SqFt	\$7.03	\$5.03	\$6.97	\$8.36
Net Operating Income	\$739,563	\$293,565	\$95,116	\$80,751
Full Market Value	\$4,863,000	\$2,104,000	\$688,000	\$554,000
Market Value per SqFt	\$46.23	\$103.65	\$139.05	\$47.85
Distance from Cooperative in miles		0.46	0.65	0.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02186-0038	4-02137-0024	4-01966-0036	4-03256-0031
Address	111 66 AVENUE	103 68 AVENUE	57 VAN DOREN STREET	71 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	CORONA	FOREST HILLS
Building Classification	C6-WALK-UP	D3-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	87	16	14	16
Year Built	1949	2002	1972	1930
Gross SqFt	62,043	20,300	4,948	15,378
Estimated Gross Income	\$872,325	\$395,648	\$129,606	\$362,975
Gross Income per SqFt	\$14.06	\$19.49	\$26.19	\$23.60
Estimated Expense	\$436,162	\$102,083	\$34,490	\$125,362
Expense SqFt	\$7.03	\$5.03	\$6.97	\$8.15
Net Operating Income	\$436,163	\$293,565	\$95,116	\$237,613
Full Market Value	\$2,868,000	\$2,104,000	\$688,000	\$1,733,000
Market Value per SqFt	\$46.23	\$103.65	\$139.05	\$112.69
Distance from Cooperative in miles		0.46	0.65	0.76

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02186-0075	4-02137-0024	4-02234-0004	4-03256-0031
Address	111 66 AVENUE	103 68 AVENUE	71 110 STREET	71 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	C6-WALK-UP	D3-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	96	16	14	16
Year Built	1949	2002	1977	1930
Gross SqFt	70,107	20,300	11,579	15,378
Estimated Gross Income	\$985,704	\$395,648	\$177,520	\$362,975
Gross Income per SqFt	\$14.06	\$19.49	\$15.33	\$23.60
Estimated Expense	\$492,852	\$102,083	\$96,769	\$125,362
Expense SqFt	\$7.03	\$5.03	\$8.36	\$8.15
Net Operating Income	\$492,852	\$293,565	\$80,751	\$237,613
Full Market Value	\$3,241,000	\$2,104,000	\$554,000	\$1,733,000
Market Value per SqFt	\$46.23	\$103.65	\$47.85	\$112.69
Distance from Cooperative in miles		0.47	0.64	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02186-0088	4-02137-0024	4-03256-0031	4-03257-0019
Address	111 66 ROAD	103 68 AVENUE	71 AUSTIN STREET	108 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	C6-WALK-UP	D3-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	45	16	16	15
Year Built	1949	2002	1930	1935
Gross SqFt	33,831	20,300	15,378	9,600
Estimated Gross Income	\$475,664	\$395,648	\$362,975	\$193,372
Gross Income per SqFt	\$14.06	\$19.49	\$23.60	\$20.14
Estimated Expense	\$237,832	\$102,083	\$125,362	\$37,953
Expense SqFt	\$7.03	\$5.03	\$8.15	\$3.95
Net Operating Income	\$237,832	\$293,565	\$237,613	\$155,419
Full Market Value	\$1,564,000	\$2,104,000	\$1,733,000	\$1,111,000
Market Value per SqFt	\$46.23	\$103.65	\$112.69	\$115.73
Distance from Cooperative in miles		0.47	0.73	0.77

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02211-0001	4-02210-0018	4-02138-0029	4-02137-0027
Address	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	131	118	111	149
Year Built	1949	1941	1941	1941
Gross SqFt	147,136	133,323	139,960	156,762
Estimated Gross Income	\$2,162,899	\$2,071,133	\$2,056,765	\$2,229,927
Gross Income per SqFt	\$14.70	\$15.53	\$14.70	\$14.22
Estimated Expense	\$924,014	\$844,775	\$879,222	\$1,121,338
Expense SqFt	\$6.28	\$6.34	\$6.28	\$7.15
Net Operating Income	\$1,238,885	\$1,226,358	\$1,177,543	\$1,108,589
Full Market Value	\$8,551,000	\$7,755,000	\$7,898,000	\$7,685,000
Market Value per SqFt	\$58.12	\$58.17	\$56.43	\$49.02
Distance from Cooperative in miles		0.05	0.12	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02212-0001	4-02210-0018	4-02210-0001	4-02138-0043
Address	69 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	104 68 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	118	108	104
Year Built	1939	1941	1940	1942
Gross SqFt	110,184	133,323	139,052	97,200
Estimated Gross Income	\$1,711,158	\$2,071,133	\$1,926,710	\$1,673,321
Gross Income per SqFt	\$15.53	\$15.53	\$13.86	\$17.22
Estimated Expense	\$698,567	\$844,775	\$885,248	\$804,861
Expense SqFt	\$6.34	\$6.34	\$6.37	\$8.28
Net Operating Income	\$1,012,591	\$1,226,358	\$1,041,462	\$868,460
Full Market Value	\$6,937,000	\$7,755,000	\$6,655,000	\$6,271,000
Market Value per SqFt	\$62.96	\$58.17	\$47.86	\$64.52
Distance from Cooperative in miles		0.10	0.10	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02212-0014	4-02210-0001	4-02210-0018	4-02137-0027
Address	69 108 STREET	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	141	108	118	149
Year Built	1953	1940	1941	1941
Gross SqFt	185,650	139,052	133,323	156,762
Estimated Gross Income	\$2,639,943	\$1,926,710	\$2,071,133	\$2,229,927
Gross Income per SqFt	\$14.22	\$13.86	\$15.53	\$14.22
Estimated Expense	\$1,327,398	\$885,248	\$844,775	\$1,121,338
Expense SqFt	\$7.15	\$6.37	\$6.34	\$7.15
Net Operating Income	\$1,312,545	\$1,041,462	\$1,226,358	\$1,108,589
Full Market Value	\$9,098,000	\$6,655,000	\$7,755,000	\$7,685,000
Market Value per SqFt	\$49.01	\$47.86	\$58.17	\$49.02
Distance from Cooperative in miles		0.10	0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02214-0001	4-02210-0018	4-02138-0029	4-02137-0027
Address	106 QUEENS BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	128	118	111	149
Year Built	1946	1941	1941	1941
Gross SqFt	152,000	133,323	139,960	156,762
Estimated Gross Income	\$2,137,120	\$2,071,133	\$2,056,765	\$2,229,927
Gross Income per SqFt	\$14.06	\$15.53	\$14.70	\$14.22
Estimated Expense	\$1,068,560	\$844,775	\$879,222	\$1,121,338
Expense SqFt	\$7.03	\$6.34	\$6.28	\$7.15
Net Operating Income	\$1,068,560	\$1,226,358	\$1,177,543	\$1,108,589
Full Market Value	\$7,026,000	\$7,755,000	\$7,898,000	\$7,685,000
Market Value per SqFt	\$46.22	\$58.17	\$56.43	\$49.02
Distance from Cooperative in miles		0.19	0.21	0.26

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02214-0019	4-02210-0018	4-02210-0001	4-02138-0029
Address	69 108 STREET	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	124	118	108	111
Year Built	1951	1941	1940	1941
Gross SqFt	132,750	133,323	139,052	139,960
Estimated Gross Income	\$1,951,425	\$2,071,133	\$1,926,710	\$2,056,765
Gross Income per SqFt	\$14.70	\$15.53	\$13.86	\$14.70
Estimated Expense	\$833,670	\$844,775	\$885,248	\$879,222
Expense SqFt	\$6.28	\$6.34	\$6.37	\$6.28
Net Operating Income	\$1,117,755	\$1,226,358	\$1,041,462	\$1,177,543
Full Market Value	\$7,715,000	\$7,755,000	\$6,655,000	\$7,898,000
Market Value per SqFt	\$58.12	\$58.17	\$47.86	\$56.43
Distance from Cooperative in miles		0.19	0.19	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02215-0001	4-02117-0001	4-03155-0027	4-02102-0001
Address	70 108 STREET	99 66 AVENUE	98 67 AVENUE	64 98 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	254	312	286	302
Year Built	1962	1939	1959	1938
Gross SqFt	321,400	338,016	275,197	312,876
Estimated Gross Income	\$4,551,024	\$4,423,544	\$4,668,060	\$4,430,358
Gross Income per SqFt	\$14.16	\$13.09	\$16.96	\$14.16
Estimated Expense	\$1,976,610	\$2,401,945	\$2,367,993	\$1,923,485
Expense SqFt	\$6.15	\$7.11	\$8.60	\$6.15
Net Operating Income	\$2,574,414	\$2,021,599	\$2,300,067	\$2,506,873
Full Market Value	\$17,854,000	\$12,540,000	\$16,631,000	\$17,386,000
Market Value per SqFt	\$55.55	\$37.10	\$60.43	\$55.57
Distance from Cooperative in miles		0.59	0.65	0.79

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02217-0001	4-02211-0018	4-02213-0018	4-02222-0001
Address	68 108 STREET	68 108 STREET	69 108 STREET	70 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	72	56	56	78
Year Built	1939	1929	1928	1939
Gross SqFt	71,838	70,110	69,352	73,020
Estimated Gross Income	\$1,134,322	\$1,049,921	\$1,094,900	\$1,337,450
Gross Income per SqFt	\$15.79	\$14.98	\$15.79	\$18.32
Estimated Expense	\$589,790	\$416,095	\$569,571	\$527,960
Expense SqFt	\$8.21	\$5.93	\$8.21	\$7.23
Net Operating Income	\$544,532	\$633,826	\$525,329	\$809,490
Full Market Value	\$3,723,000	\$4,365,000	\$3,592,000	\$5,824,000
Market Value per SqFt	\$51.82	\$62.26	\$51.79	\$79.76
Distance from Cooperative in miles		0.12	0.18	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02218-0001	4-02211-0018	4-02222-0001	4-02213-0018
Address	68 108 STREET	68 108 STREET	70 108 STREET	69 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	85	56	78	56
Year Built	1940	1929	1939	1928
Gross SqFt	76,200	70,110	73,020	69,352
Estimated Gross Income	\$1,203,198	\$1,049,921	\$1,337,450	\$1,094,900
Gross Income per SqFt	\$15.79	\$14.98	\$18.32	\$15.79
Estimated Expense	\$625,602	\$416,095	\$527,960	\$569,571
Expense SqFt	\$8.21	\$5.93	\$7.23	\$8.21
Net Operating Income	\$577,596	\$633,826	\$809,490	\$525,329
Full Market Value	\$3,949,000	\$4,365,000	\$5,824,000	\$3,592,000
Market Value per SqFt	\$51.82	\$62.26	\$79.76	\$51.79
Distance from Cooperative in miles		0.11	0.19	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02219-0001	4-02222-0001	4-02211-0018	4-02213-0018
Address	69 108 STREET	70 108 STREET	68 108 STREET	69 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	78	56	56
Year Built	1939	1939	1929	1928
Gross SqFt	77,000	73,020	70,110	69,352
Estimated Gross Income	\$1,215,830	\$1,337,450	\$1,049,921	\$1,094,900
Gross Income per SqFt	\$15.79	\$18.32	\$14.98	\$15.79
Estimated Expense	\$632,170	\$527,960	\$416,095	\$569,571
Expense SqFt	\$8.21	\$7.23	\$5.93	\$8.21
Net Operating Income	\$583,660	\$809,490	\$633,826	\$525,329
Full Market Value	\$3,990,000	\$5,824,000	\$4,365,000	\$3,592,000
Market Value per SqFt	\$51.82	\$79.76	\$62.26	\$51.79
Distance from Cooperative in miles		0.14	0.12	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02223-0001	4-02224-0028	4-02236-0012	4-02238-0019
Address	70 108 STREET	108 71 AVENUE	110 72 AVENUE	72 112 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	62	108	118
Year Built	1966	1950	1951	1939
Gross SqFt	141,900	63,074	104,644	137,500
Estimated Gross Income	\$2,240,601	\$990,733	\$1,652,162	\$2,270,096
Gross Income per SqFt	\$15.79	\$15.71	\$15.79	\$16.51
Estimated Expense	\$962,082	\$348,938	\$709,250	\$784,152
Expense SqFt	\$6.78	\$5.53	\$6.78	\$5.70
Net Operating Income	\$1,278,519	\$641,795	\$942,912	\$1,485,944
Full Market Value	\$8,741,000	\$4,390,000	\$6,446,000	\$8,129,000
Market Value per SqFt	\$61.60	\$69.60	\$61.60	\$59.12
Distance from Cooperative in miles		0.04	0.19	0.28

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02223-0020	4-02236-0012	4-02214-0040	4-02210-0001
Address	108 70 ROAD	110 72 AVENUE	107 70 AVENUE	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	108	67	108
Year Built	1964	1951	1938	1940
Gross SqFt	119,287	104,644	61,700	139,052
Estimated Gross Income	\$1,747,555	\$1,652,162	\$903,905	\$1,926,710
Gross Income per SqFt	\$14.65	\$15.79	\$14.65	\$13.86
Estimated Expense	\$787,294	\$709,250	\$478,792	\$885,248
Expense SqFt	\$6.60	\$6.78	\$7.76	\$6.37
Net Operating Income	\$960,261	\$942,912	\$425,113	\$1,041,462
Full Market Value	\$6,631,000	\$6,446,000	\$2,935,000	\$6,655,000
Market Value per SqFt	\$55.59	\$61.60	\$47.57	\$47.86
Distance from Cooperative in miles		0.19	0.16	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02223-0038	4-02224-0028	4-02236-0012	4-02214-0040
Address	108 71 AVENUE	108 71 AVENUE	110 72 AVENUE	107 70 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	62	108	67
Year Built	1966	1950	1951	1938
Gross SqFt	109,057	63,074	104,644	61,700
Estimated Gross Income	\$1,533,341	\$990,733	\$1,652,162	\$903,905
Gross Income per SqFt	\$14.06	\$15.71	\$15.79	\$14.65
Estimated Expense	\$766,671	\$348,938	\$709,250	\$478,792
Expense SqFt	\$7.03	\$5.53	\$6.78	\$7.76
Net Operating Income	\$766,670	\$641,795	\$942,912	\$425,113
Full Market Value	\$5,041,000	\$4,390,000	\$6,446,000	\$2,935,000
Market Value per SqFt	\$46.22	\$69.60	\$61.60	\$47.57
Distance from Cooperative in miles		0.04	0.19	0.16

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02224-0048	4-02234-0031	4-02225-0006	4-02235-0047
Address	109 71 ROAD	110 71 AVENUE	109 QUEENS BOULEVARD	110 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	49	65	67
Year Built	1951	1940	1936	1958
Gross SqFt	49,363	49,664	72,800	69,322
Estimated Gross Income	\$740,445	\$744,938	\$1,094,912	\$995,531
Gross Income per SqFt	\$15.00	\$15.00	\$15.04	\$14.36
Estimated Expense	\$273,471	\$275,088	\$558,376	\$399,138
Expense SqFt	\$5.54	\$5.54	\$7.67	\$5.76
Net Operating Income	\$466,974	\$469,850	\$536,536	\$596,393
Full Market Value	\$3,214,000	\$2,783,000	\$3,691,000	\$3,091,000
Market Value per SqFt	\$65.11	\$56.04	\$50.70	\$44.59
Distance from Cooperative in miles		0.12	0.05	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02225-0019	4-02225-0006	4-02224-0016	4-02235-0047
Address	71 110 STREET	109 QUEENS BOULEVARD	108 71 AVENUE	110 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	65	66	67
Year Built	1949	1936	1940	1958
Gross SqFt	80,282	72,800	65,500	69,322
Estimated Gross Income	\$1,152,850	\$1,094,912	\$867,913	\$995,531
Gross Income per SqFt	\$14.36	\$15.04	\$13.25	\$14.36
Estimated Expense	\$462,424	\$558,376	\$371,505	\$399,138
Expense SqFt	\$5.76	\$7.67	\$5.67	\$5.76
Net Operating Income	\$690,426	\$536,536	\$496,408	\$596,393
Full Market Value	\$4,774,000	\$3,691,000	\$2,915,000	\$3,091,000
Market Value per SqFt	\$59.47	\$50.70	\$44.50	\$44.59
Distance from Cooperative in miles		0.00	0.05	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02234-0001	4-02235-0047	4-02234-0031	4-02225-0006
Address	110 71 ROAD	110 72 AVENUE	110 71 AVENUE	109 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	67	49	65
Year Built	1957	1958	1940	1936
Gross SqFt	79,734	69,322	49,664	72,800
Estimated Gross Income	\$1,196,010	\$995,531	\$744,938	\$1,094,912
Gross Income per SqFt	\$15.00	\$14.36	\$15.00	\$15.04
Estimated Expense	\$441,726	\$399,138	\$275,088	\$558,376
Expense SqFt	\$5.54	\$5.76	\$5.54	\$7.67
Net Operating Income	\$754,284	\$596,393	\$469,850	\$536,536
Full Market Value	\$4,741,000	\$3,091,000	\$2,783,000	\$3,691,000
Market Value per SqFt	\$59.46	\$44.59	\$56.04	\$50.70
Distance from Cooperative in miles		0.05	0.00	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02234-0006	4-02234-0031	4-02235-0047	4-02246-0011
Address	110 71 AVENUE	110 71 AVENUE	110 72 AVENUE	70 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	49	67	63
Year Built	1951	1940	1958	1940
Gross SqFt	161,250	49,664	69,322	64,032
Estimated Gross Income	\$2,267,175	\$744,938	\$995,531	\$1,037,672
Gross Income per SqFt	\$14.06	\$15.00	\$14.36	\$16.21
Estimated Expense	\$1,133,588	\$275,088	\$399,138	\$473,243
Expense SqFt	\$7.03	\$5.54	\$5.76	\$7.39
Net Operating Income	\$1,133,587	\$469,850	\$596,393	\$564,429
Full Market Value	\$7,453,000	\$2,783,000	\$3,091,000	\$3,843,000
Market Value per SqFt	\$46.22	\$56.04	\$44.59	\$60.02
Distance from Cooperative in miles		0.00	0.05	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02234-0038	4-02236-0012	4-02235-0047	4-02234-0031
Address	110 71 ROAD	110 72 AVENUE	110 72 AVENUE	110 71 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	108	67	49
Year Built	1952	1951	1958	1940
Gross SqFt	111,750	104,644	69,322	49,664
Estimated Gross Income	\$1,676,250	\$1,652,162	\$995,531	\$744,938
Gross Income per SqFt	\$15.00	\$15.79	\$14.36	\$15.00
Estimated Expense	\$619,095	\$709,250	\$399,138	\$275,088
Expense SqFt	\$5.54	\$6.78	\$5.76	\$5.54
Net Operating Income	\$1,057,155	\$942,912	\$596,393	\$469,850
Full Market Value	\$6,358,000	\$6,446,000	\$3,091,000	\$2,783,000
Market Value per SqFt	\$56.89	\$61.60	\$44.59	\$56.04
Distance from Cooperative in miles		0.10	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02235-0001	4-02235-0047	4-02236-0012	4-02225-0006
Address	110 72 AVENUE	110 72 AVENUE	110 72 AVENUE	109 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	67	108	65
Year Built	1966	1958	1951	1936
Gross SqFt	76,770	69,322	104,644	72,800
Estimated Gross Income	\$1,154,621	\$995,531	\$1,652,162	\$1,094,912
Gross Income per SqFt	\$15.04	\$14.36	\$15.79	\$15.04
Estimated Expense	\$449,872	\$399,138	\$709,250	\$558,376
Expense SqFt	\$5.86	\$5.76	\$6.78	\$7.67
Net Operating Income	\$704,749	\$596,393	\$942,912	\$536,536
Full Market Value	\$3,553,000	\$3,091,000	\$6,446,000	\$3,691,000
Market Value per SqFt	\$46.28	\$44.59	\$61.60	\$50.70
Distance from Cooperative in miles		0.00	0.05	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02235-0004	4-02236-0012	4-02238-0019	4-02235-0047
Address	110 71 ROAD	110 72 AVENUE	72 112 STREET	110 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	188	108	118	67
Year Built	1956	1951	1939	1958
Gross SqFt	215,735	104,644	137,500	69,322
Estimated Gross Income	\$3,406,456	\$1,652,162	\$2,270,096	\$995,531
Gross Income per SqFt	\$15.79	\$15.79	\$16.51	\$14.36
Estimated Expense	\$1,462,683	\$709,250	\$784,152	\$399,138
Expense SqFt	\$6.78	\$6.78	\$5.70	\$5.76
Net Operating Income	\$1,943,773	\$942,912	\$1,485,944	\$596,393
Full Market Value	\$12,320,000	\$6,446,000	\$8,129,000	\$3,091,000
Market Value per SqFt	\$57.11	\$61.60	\$59.12	\$44.59
Distance from Cooperative in miles		0.05	0.14	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02235-0025	4-02236-0012	4-02238-0019	4-02235-0047
Address	110 71 ROAD	110 72 AVENUE	72 112 STREET	110 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	108	118	67
Year Built	1957	1951	1939	1958
Gross SqFt	141,656	104,644	137,500	69,322
Estimated Gross Income	\$2,236,748	\$1,652,162	\$2,270,096	\$995,531
Gross Income per SqFt	\$15.79	\$15.79	\$16.51	\$14.36
Estimated Expense	\$960,428	\$709,250	\$784,152	\$399,138
Expense SqFt	\$6.78	\$6.78	\$5.70	\$5.76
Net Operating Income	\$1,276,320	\$942,912	\$1,485,944	\$596,393
Full Market Value	\$8,063,000	\$6,446,000	\$8,129,000	\$3,091,000
Market Value per SqFt	\$56.92	\$61.60	\$59.12	\$44.59
Distance from Cooperative in miles		0.05	0.14	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02235-0038	4-02234-0031	4-02224-0028	4-02246-0011
Address	71 112 STREET	110 71 AVENUE	108 71 AVENUE	70 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	71	49	62	63
Year Built	1961	1940	1950	1940
Gross SqFt	54,000	49,664	63,074	64,032
Estimated Gross Income	\$848,340	\$744,938	\$990,733	\$1,037,672
Gross Income per SqFt	\$15.71	\$15.00	\$15.71	\$16.21
Estimated Expense	\$298,620	\$275,088	\$348,938	\$473,243
Expense SqFt	\$5.53	\$5.54	\$5.53	\$7.39
Net Operating Income	\$549,720	\$469,850	\$641,795	\$564,429
Full Market Value	\$3,135,000	\$2,783,000	\$4,390,000	\$3,843,000
Market Value per SqFt	\$58.06	\$56.04	\$69.60	\$60.02
Distance from Cooperative in miles		0.05	0.13	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02236-0001	4-02235-0047	4-02234-0031	4-03258-0023
Address	72 110 STREET	110 72 AVENUE	110 71 AVENUE	72 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	67	49	50
Year Built	1948	1958	1940	1920
Gross SqFt	60,500	69,322	49,664	48,000
Estimated Gross Income	\$907,500	\$995,531	\$744,938	\$803,969
Gross Income per SqFt	\$15.00	\$14.36	\$15.00	\$16.75
Estimated Expense	\$335,170	\$399,138	\$275,088	\$401,486
Expense SqFt	\$5.54	\$5.76	\$5.54	\$8.36
Net Operating Income	\$572,330	\$596,393	\$469,850	\$402,483
Full Market Value	\$2,937,000	\$3,091,000	\$2,783,000	\$2,912,000
Market Value per SqFt	\$48.55	\$44.59	\$56.04	\$60.67
Distance from Cooperative in miles		0.05	0.10	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02236-0033	4-02235-0047	4-02224-0016	4-03258-0023
Address	72 112 STREET	110 72 AVENUE	108 71 AVENUE	72 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	68	67	66	50
Year Built	1955	1958	1940	1920
Gross SqFt	78,733	69,322	65,500	48,000
Estimated Gross Income	\$1,130,606	\$995,531	\$867,913	\$803,969
Gross Income per SqFt	\$14.36	\$14.36	\$13.25	\$16.75
Estimated Expense	\$453,502	\$399,138	\$371,505	\$401,486
Expense SqFt	\$5.76	\$5.76	\$5.67	\$8.36
Net Operating Income	\$677,104	\$596,393	\$496,408	\$402,483
Full Market Value	\$4,246,000	\$3,091,000	\$2,915,000	\$2,912,000
Market Value per SqFt	\$53.93	\$44.59	\$44.50	\$60.67
Distance from Cooperative in miles		0.05	0.16	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02236-0043	4-02236-0012	4-02238-0019	4-02224-0016
Address	110 72 ROAD	110 72 AVENUE	72 112 STREET	108 71 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	108	118	66
Year Built	1940	1951	1939	1940
Gross SqFt	126,670	104,644	137,500	65,500
Estimated Gross Income	\$2,000,119	\$1,652,162	\$2,270,096	\$867,913
Gross Income per SqFt	\$15.79	\$15.79	\$16.51	\$13.25
Estimated Expense	\$858,823	\$709,250	\$784,152	\$371,505
Expense SqFt	\$6.78	\$6.78	\$5.70	\$5.67
Net Operating Income	\$1,141,296	\$942,912	\$1,485,944	\$496,408
Full Market Value	\$7,062,000	\$6,446,000	\$8,129,000	\$2,915,000
Market Value per SqFt	\$55.75	\$61.60	\$59.12	\$44.50
Distance from Cooperative in miles		0.00	0.09	0.16

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02237-0001	4-02235-0047	4-03258-0023	
Address	110 QUEENS BOULEVARD	110 72 AVENUE	72 AUSTIN STREET	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	410	67	50	
Year Built	1965	1958	1920	
Gross SqFt	524,895	69,322	48,000	
Estimated Gross Income	\$7,915,417	\$995,531	\$803,969	
Gross Income per SqFt	\$15.08	\$14.36	\$16.75	
Estimated Expense	\$3,291,092	\$399,138	\$401,486	
Expense SqFt	\$6.27	\$5.76	\$8.36	
Net Operating Income	\$4,624,325	\$596,393	\$402,483	
Full Market Value	\$28,270,000	\$3,091,000	\$2,912,000	
Market Value per SqFt	\$53.86	\$44.59	\$60.67	
Distance from Cooperative in miles		0.09	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02238-0001	4-02238-0019	4-02236-0012	4-02226-0001
Address	110 QUEENS BOULEVARD	72 112 STREET	110 72 AVENUE	109 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	166	118	108	76
Year Built	1951	1939	1951	1939
Gross SqFt	192,510	137,500	104,644	90,000
Estimated Gross Income	\$2,060,731	\$2,270,096	\$1,652,162	\$1,472,009
Gross Income per SqFt	\$10.70	\$16.51	\$15.79	\$16.36
Estimated Expense	\$809,465	\$784,152	\$709,250	\$566,401
Expense SqFt	\$4.20	\$5.70	\$6.78	\$6.29
Net Operating Income	\$1,251,266	\$1,485,944	\$942,912	\$905,608
Full Market Value	\$7,756,000	\$8,129,000	\$6,446,000	\$6,158,000
Market Value per SqFt	\$40.29	\$59.12	\$61.60	\$68.42
Distance from Cooperative in miles		0.00	0.09	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02248-0074	4-02234-0031	4-02235-0047	4-02225-0006
Address	112 72 ROAD	110 71 AVENUE	110 72 AVENUE	109 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	49	67	65
Year Built	1940	1940	1958	1936
Gross SqFt	64,003	49,664	69,322	72,800
Estimated Gross Income	\$960,045	\$744,938	\$995,531	\$1,094,912
Gross Income per SqFt	\$15.00	\$15.00	\$14.36	\$15.04
Estimated Expense	\$354,577	\$275,088	\$399,138	\$558,376
Expense SqFt	\$5.54	\$5.54	\$5.76	\$7.67
Net Operating Income	\$605,468	\$469,850	\$596,393	\$536,536
Full Market Value	\$3,619,000	\$2,783,000	\$3,091,000	\$3,691,000
Market Value per SqFt	\$56.54	\$56.04	\$44.59	\$50.70
Distance from Cooperative in miles		0.14	0.14	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02250-0001	4-02236-0012	4-02235-0047	4-02238-0019
Address	72 112 STREET	110 72 AVENUE	110 72 AVENUE	72 112 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	108	67	118
Year Built	1969	1951	1958	1939
Gross SqFt	105,280	104,644	69,322	137,500
Estimated Gross Income	\$1,662,371	\$1,652,162	\$995,531	\$2,270,096
Gross Income per SqFt	\$15.79	\$15.79	\$14.36	\$16.51
Estimated Expense	\$713,798	\$709,250	\$399,138	\$784,152
Expense SqFt	\$6.78	\$6.78	\$5.76	\$5.70
Net Operating Income	\$948,573	\$942,912	\$596,393	\$1,485,944
Full Market Value	\$6,485,000	\$6,446,000	\$3,091,000	\$8,129,000
Market Value per SqFt	\$61.60	\$61.60	\$44.59	\$59.12
Distance from Cooperative in miles		0.11	0.14	0.09

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02251-0002	4-02238-0019	4-02265-0079	4-02246-0011
Address	72 113 STREET	72 112 STREET	75 113 STREET	70 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	118	92	63
Year Built	1950	1939	1951	1940
Gross SqFt	122,606	137,500	60,025	64,032
Estimated Gross Income	\$1,987,443	\$2,270,096	\$976,877	\$1,037,672
Gross Income per SqFt	\$16.21	\$16.51	\$16.27	\$16.21
Estimated Expense	\$906,058	\$784,152	\$419,664	\$473,243
Expense SqFt	\$7.39	\$5.70	\$6.99	\$7.39
Net Operating Income	\$1,081,385	\$1,485,944	\$557,213	\$564,429
Full Market Value	\$6,930,000	\$8,129,000	\$3,531,000	\$3,843,000
Market Value per SqFt	\$56.52	\$59.12	\$58.83	\$60.02
Distance from Cooperative in miles		0.14	0.14	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02251-0027	4-02238-0019	4-02265-0079	4-02235-0047
Address	113 72 ROAD	72 112 STREET	75 113 STREET	110 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	118	92	67
Year Built	1941	1939	1951	1958
Gross SqFt	123,000	137,500	60,025	69,322
Estimated Gross Income	\$1,942,170	\$2,270,096	\$976,877	\$995,531
Gross Income per SqFt	\$15.79	\$16.51	\$16.27	\$14.36
Estimated Expense	\$833,940	\$784,152	\$419,664	\$399,138
Expense SqFt	\$6.78	\$5.70	\$6.99	\$5.76
Net Operating Income	\$1,108,230	\$1,485,944	\$557,213	\$596,393
Full Market Value	\$6,952,000	\$8,129,000	\$3,531,000	\$3,091,000
Market Value per SqFt	\$56.52	\$59.12	\$58.83	\$44.59
Distance from Cooperative in miles		0.14	0.14	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02251-0054	4-02238-0019	4-02236-0012	4-02265-0079
Address	72 113 STREET	72 112 STREET	110 72 AVENUE	75 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	179	118	108	92
Year Built	1951	1939	1951	1951
Gross SqFt	122,606	137,500	104,644	60,025
Estimated Gross Income	\$1,994,800	\$2,270,096	\$1,652,162	\$976,877
Gross Income per SqFt	\$16.27	\$16.51	\$15.79	\$16.27
Estimated Expense	\$857,016	\$784,152	\$709,250	\$419,664
Expense SqFt	\$6.99	\$5.70	\$6.78	\$6.99
Net Operating Income	\$1,137,784	\$1,485,944	\$942,912	\$557,213
Full Market Value	\$6,930,000	\$8,129,000	\$6,446,000	\$3,531,000
Market Value per SqFt	\$56.52	\$59.12	\$61.60	\$58.83
Distance from Cooperative in miles		0.14	0.19	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02252-0010	4-02238-0019	4-02236-0012	4-02237-0033
Address	112 112 STREET	72 112 STREET	110 72 AVENUE	72 112 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	221	118	108	85
Year Built	1956	1939	1951	1941
Gross SqFt	238,128	137,500	104,644	85,200
Estimated Gross Income	\$3,348,080	\$2,270,096	\$1,652,162	\$1,070,427
Gross Income per SqFt	\$14.06	\$16.51	\$15.79	\$12.56
Estimated Expense	\$1,674,040	\$784,152	\$709,250	\$560,308
Expense SqFt	\$7.03	\$5.70	\$6.78	\$6.58
Net Operating Income	\$1,674,040	\$1,485,944	\$942,912	\$510,119
Full Market Value	\$11,007,000	\$8,129,000	\$6,446,000	\$3,417,000
Market Value per SqFt	\$46.22	\$59.12	\$61.60	\$40.11
Distance from Cooperative in miles		0.09	0.16	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02264-0101	4-02265-0079	4-02265-0086	4-03340-0044
Address	75 113 STREET	75 113 STREET	75 GRND CNTRL PARKWAY SR	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	74	92	39	61
Year Built	1950	1951	1964	1939
Gross SqFt	39,716	60,025	20,220	52,182
Estimated Gross Income	\$558,407	\$976,877	\$286,662	\$873,936
Gross Income per SqFt	\$14.06	\$16.27	\$14.18	\$16.75
Estimated Expense	\$279,203	\$419,664	\$105,428	\$252,460
Expense SqFt	\$7.03	\$6.99	\$5.21	\$4.84
Net Operating Income	\$279,204	\$557,213	\$181,234	\$621,476
Full Market Value	\$1,836,000	\$3,531,000	\$1,232,000	\$3,179,000
Market Value per SqFt	\$46.23	\$58.83	\$60.93	\$60.92
Distance from Cooperative in miles		0.06	0.06	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02266-0079	4-03340-0013	4-03341-0016	4-03341-0008
Address	76 QUEENS BOULEVARD	111 76 AVENUE	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	73	66	66
Year Built	1940	1938	1937	1937
Gross SqFt	145,263	75,455	59,500	57,909
Estimated Gross Income	\$1,695,542	\$1,312,344	\$1,187,511	\$1,067,820
Gross Income per SqFt	\$11.67	\$17.39	\$19.96	\$18.44
Estimated Expense	\$837,309	\$270,817	\$361,742	\$316,931
Expense SqFt	\$5.76	\$3.59	\$6.08	\$5.47
Net Operating Income	\$858,233	\$1,041,527	\$825,769	\$750,889
Full Market Value	\$5,495,000	\$7,517,000	\$5,906,000	\$5,401,000
Market Value per SqFt	\$37.83	\$99.62	\$99.26	\$93.27
Distance from Cooperative in miles		0.13	0.11	0.11

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02266-0100	4-02265-0086	4-02265-0079	4-03340-0044
Address	76 113 STREET	75 GRND CNTRL PARKWAY SR	75 113 STREET	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	39	92	61
Year Built	1960	1964	1951	1939
Gross SqFt	23,970	20,220	60,025	52,182
Estimated Gross Income	\$337,018	\$286,662	\$976,877	\$873,936
Gross Income per SqFt	\$14.06	\$14.18	\$16.27	\$16.75
Estimated Expense	\$168,509	\$105,428	\$419,664	\$252,460
Expense SqFt	\$7.03	\$5.21	\$6.99	\$4.84
Net Operating Income	\$168,509	\$181,234	\$557,213	\$621,476
Full Market Value	\$1,108,000	\$1,232,000	\$3,531,000	\$3,179,000
Market Value per SqFt	\$46.22	\$60.93	\$58.83	\$60.92
Distance from Cooperative in miles		0.13	0.13	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02267-0136	4-03340-0013	4-03341-0016	4-03341-0008
Address	76 GRAND CENTRL PARKWAY	111 76 AVENUE	111 76 ROAD	111 76 ROAD
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	73	66	66
Year Built	1941	1938	1937	1937
Gross SqFt	79,200	75,455	59,500	57,909
Estimated Gross Income	\$1,113,552	\$1,312,344	\$1,187,511	\$1,067,820
Gross Income per SqFt	\$14.06	\$17.39	\$19.96	\$18.44
Estimated Expense	\$556,776	\$270,817	\$361,742	\$316,931
Expense SqFt	\$7.03	\$3.59	\$6.08	\$5.47
Net Operating Income	\$556,776	\$1,041,527	\$825,769	\$750,889
Full Market Value	\$3,661,000	\$7,517,000	\$5,906,000	\$5,401,000
Market Value per SqFt	\$46.22	\$99.62	\$99.26	\$93.27
Distance from Cooperative in miles		0.17	0.15	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02268-0013	4-03340-0013	4-02238-0019	4-03341-0016
Address	77 QUEENS BOULEVARD	111 76 AVENUE	72 112 STREET	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	73	118	66
Year Built	1940	1938	1939	1937
Gross SqFt	137,820	75,455	137,500	59,500
Estimated Gross Income	\$1,590,616	\$1,312,344	\$2,270,096	\$1,187,511
Gross Income per SqFt	\$11.54	\$17.39	\$16.51	\$19.96
Estimated Expense	\$791,171	\$270,817	\$784,152	\$361,742
Expense SqFt	\$5.74	\$3.59	\$5.70	\$6.08
Net Operating Income	\$799,445	\$1,041,527	\$1,485,944	\$825,769
Full Market Value	\$5,127,000	\$7,517,000	\$8,129,000	\$5,906,000
Market Value per SqFt	\$37.20	\$99.62	\$59.12	\$99.26
Distance from Cooperative in miles		0.19	0.41	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02268-0014	4-03341-0008	4-03341-0016	4-03340-0044
Address	77 78 AVENUE	111 76 ROAD	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	66	66	61
Year Built	1940	1937	1937	1939
Gross SqFt	52,602	57,909	59,500	52,182
Estimated Gross Income	\$739,584	\$1,067,820	\$1,187,511	\$873,936
Gross Income per SqFt	\$14.06	\$18.44	\$19.96	\$16.75
Estimated Expense	\$369,792	\$316,931	\$361,742	\$252,460
Expense SqFt	\$7.03	\$5.47	\$6.08	\$4.84
Net Operating Income	\$369,792	\$750,889	\$825,769	\$621,476
Full Market Value	\$2,431,000	\$5,401,000	\$5,906,000	\$3,179,000
Market Value per SqFt	\$46.21	\$93.27	\$99.26	\$60.92
Distance from Cooperative in miles		0.15	0.15	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02269-0020	4-03341-0008	4-02265-0079	4-02265-0086
Address	77 113 STREET	111 76 ROAD	75 113 STREET	75 GRND CNTRL PARKWAY SR
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	84	66	92	39
Year Built	1940	1937	1951	1964
Gross SqFt	93,000	57,909	60,025	20,220
Estimated Gross Income	\$1,307,580	\$1,067,820	\$976,877	\$286,662
Gross Income per SqFt	\$14.06	\$18.44	\$16.27	\$14.18
Estimated Expense	\$653,790	\$316,931	\$419,664	\$105,428
Expense SqFt	\$7.03	\$5.47	\$6.99	\$5.21
Net Operating Income	\$653,790	\$750,889	\$557,213	\$181,234
Full Market Value	\$4,299,000	\$5,401,000	\$3,531,000	\$1,232,000
Market Value per SqFt	\$46.23	\$93.27	\$58.83	\$60.93
Distance from Cooperative in miles		0.18	0.21	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02270-0020	4-03340-0013	4-03335-0008	4-03341-0016
Address	112 QUEENS BOULEVARD	111 76 AVENUE	80 GRENFELL STREET	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	73	128	66
Year Built	1940	1938	1930	1937
Gross SqFt	112,500	75,455	82,091	59,500
Estimated Gross Income	\$1,581,750	\$1,312,344	\$1,590,739	\$1,187,511
Gross Income per SqFt	\$14.06	\$17.39	\$19.38	\$19.96
Estimated Expense	\$790,875	\$270,817	\$774,537	\$361,742
Expense SqFt	\$7.03	\$3.59	\$9.44	\$6.08
Net Operating Income	\$790,875	\$1,041,527	\$816,202	\$825,769
Full Market Value	\$5,200,000	\$7,517,000	\$5,852,000	\$5,906,000
Market Value per SqFt	\$46.22	\$99.62	\$71.29	\$99.26
Distance from Cooperative in miles		0.27	0.27	0.23

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02288-0027	4-02288-0007	4-00196-0022	4-00196-0012
Address	48 45 STREET	48 44 STREET	47 41 STREET	47 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	66	59	58
Year Built	1961	1941	1937	1937
Gross SqFt	59,580	63,000	63,492	64,758
Estimated Gross Income	\$902,041	\$929,681	\$966,921	\$893,554
Gross Income per SqFt	\$15.14	\$14.76	\$15.23	\$13.80
Estimated Expense	\$484,981	\$308,829	\$373,094	\$382,540
Expense SqFt	\$8.14	\$4.90	\$5.88	\$5.91
Net Operating Income	\$417,060	\$620,852	\$593,827	\$511,014
Full Market Value	\$2,717,000	\$3,960,000	\$4,080,000	\$3,370,000
Market Value per SqFt	\$45.60	\$62.86	\$64.26	\$52.04
Distance from Cooperative in miles		0.00	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02314-0001	4-02319-0010	4-00510-0020	4-00884-0012
Address	59 QUEENS BOULEVARD	47 59 STREET	810 12 AVENUE	25 22 STREET
Neighborhood	WOODSIDE	WOODSIDE	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	706	233	171	73
Year Built	1964	1970	1972	1991
Gross SqFt	721,672	239,190	167,310	72,000
Estimated Gross Income	\$8,039,426	\$2,665,635	\$1,493,474	\$1,001,562
Gross Income per SqFt	\$11.14	\$11.14	\$8.93	\$13.91
Estimated Expense	\$4,337,249	\$1,438,670	\$830,558	\$509,935
Expense SqFt	\$6.01	\$6.01	\$4.96	\$7.08
Net Operating Income	\$3,702,177	\$1,226,965	\$662,916	\$491,627
Full Market Value	\$22,843,000	\$7,571,000	\$3,953,000	\$3,238,000
Market Value per SqFt	\$31.65	\$31.65	\$23.63	\$44.97
Distance from Cooperative in miles		0.15	2.66	2.47

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02322-0001	4-05200-0006	4-02319-0010	4-02474-0010
Address	59 61 STREET	140 45 AVENUE	47 59 STREET	51 VAN KLEECK STREET
Neighborhood	WOODSIDE	FLUSHING-NORTH	WOODSIDE	ELMHURST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	282	72	233	77
Year Built	1964	1996	1970	1963
Gross SqFt	290,000	49,340	239,190	68,440
Estimated Gross Income	\$4,042,600	\$687,800	\$2,665,635	\$987,403
Gross Income per SqFt	\$13.94	\$13.94	\$11.14	\$14.43
Estimated Expense	\$1,792,200	\$343,900	\$1,438,670	\$358,765
Expense SqFt	\$6.18	\$6.97	\$6.01	\$5.24
Net Operating Income	\$2,250,400	\$343,900	\$1,226,965	\$628,638
Full Market Value	\$9,765,000	\$1,500,000	\$7,571,000	\$3,278,000
Market Value per SqFt	\$33.67	\$30.40	\$31.65	\$47.90
Distance from Cooperative in miles		4.52	0.17	1.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02376-0101	4-00117-0001	4-01491-0021	4-01312-0010
Address	52 65 PLACE	50 39 AVENUE	80 41 AVENUE	72 41 AVENUE
Neighborhood	MASPETH	WOODSIDE	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	372	472	287	143
Year Built	1956	1931	1959	1955
Gross SqFt	357,000	378,186	263,120	128,535
Estimated Gross Income	\$5,230,050	\$5,538,796	\$4,073,098	\$1,830,342
Gross Income per SqFt	\$14.65	\$14.65	\$15.48	\$14.24
Estimated Expense	\$3,295,110	\$3,488,774	\$2,036,549	\$955,351
Expense SqFt	\$9.23	\$9.23	\$7.74	\$7.43
Net Operating Income	\$1,934,940	\$2,050,022	\$2,036,549	\$874,991
Full Market Value	\$10,791,000	\$14,156,000	\$13,957,000	\$6,065,000
Market Value per SqFt	\$30.23	\$37.43	\$53.04	\$47.19
Distance from Cooperative in miles		1.33	1.29	0.91

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02382-0020	4-01336-0001	4-02473-0031	4-01336-0032
Address	52 65 PLACE	61 43 AVENUE	51 VAN KLEECK STREET	40 61 STREET
Neighborhood	MASPETH	WOODSIDE	ELMHURST	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	88	106	56
Year Built	1955	1962	1964	1963
Gross SqFt	105,140	85,568	99,883	42,924
Estimated Gross Income	\$1,412,030	\$1,026,159	\$1,341,117	\$751,147
Gross Income per SqFt	\$13.43	\$11.99	\$13.43	\$17.50
Estimated Expense	\$453,153	\$415,530	\$430,076	\$251,060
Expense SqFt	\$4.31	\$4.86	\$4.31	\$5.85
Net Operating Income	\$958,877	\$610,629	\$911,041	\$500,087
Full Market Value	\$3,179,000	\$2,541,000	\$3,839,000	\$2,651,000
Market Value per SqFt	\$30.24	\$29.70	\$38.43	\$61.76
Distance from Cooperative in miles		0.79	0.92	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02864-0017	4-02474-0022	4-02473-0031	4-01842-0031
Address	86 GRAND AVENUE	51 VAN KLEECK STREET	51 VAN KLEECK STREET	87 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	88	106	109
Year Built	1959	1960	1964	1962
Gross SqFt	53,910	74,600	99,883	107,010
Estimated Gross Income	\$727,246	\$1,095,838	\$1,341,117	\$1,443,059
Gross Income per SqFt	\$13.49	\$14.69	\$13.43	\$13.49
Estimated Expense	\$298,661	\$493,111	\$430,076	\$593,171
Expense SqFt	\$5.54	\$6.61	\$4.31	\$5.54
Net Operating Income	\$428,585	\$602,727	\$911,041	\$849,888
Full Market Value	\$2,442,000	\$3,520,000	\$3,839,000	\$4,884,000
Market Value per SqFt	\$45.30	\$47.18	\$38.43	\$45.64
Distance from Cooperative in miles		0.14	0.17	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02864-0021	4-02474-0022	4-02473-0031	4-01842-0031
Address	86 GRAND AVENUE	51 VAN KLEECK STREET	51 VAN KLEECK STREET	87 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	88	106	109
Year Built	1959	1960	1964	1962
Gross SqFt	66,924	74,600	99,883	107,010
Estimated Gross Income	\$902,805	\$1,095,838	\$1,341,117	\$1,443,059
Gross Income per SqFt	\$13.49	\$14.69	\$13.43	\$13.49
Estimated Expense	\$370,759	\$493,111	\$430,076	\$593,171
Expense SqFt	\$5.54	\$6.61	\$4.31	\$5.54
Net Operating Income	\$532,046	\$602,727	\$911,041	\$849,888
Full Market Value	\$3,523,000	\$3,520,000	\$3,839,000	\$4,884,000
Market Value per SqFt	\$52.64	\$47.18	\$38.43	\$45.64
Distance from Cooperative in miles		0.14	0.17	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02874-0002	4-03105-0028	4-03078-0050	4-03078-0065
Address	86 60 AVENUE	61 WOODHAVEN BOULEVARD	62 SAUNDERS STREET	62 SAUNDERS STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	101	101	107
Year Built	1963	1960	1941	1941
Gross SqFt	94,432	73,770	100,080	101,304
Estimated Gross Income	\$1,472,195	\$1,154,275	\$1,510,717	\$1,579,261
Gross Income per SqFt	\$15.59	\$15.65	\$15.10	\$15.59
Estimated Expense	\$613,808	\$453,635	\$609,557	\$658,322
Expense SqFt	\$6.50	\$6.15	\$6.09	\$6.50
Net Operating Income	\$858,387	\$700,640	\$901,160	\$920,939
Full Market Value	\$5,192,000	\$4,026,000	\$4,950,000	\$5,148,000
Market Value per SqFt	\$54.98	\$54.58	\$49.46	\$50.82
Distance from Cooperative in miles		0.23	0.36	0.36

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02874-0055	4-03105-0028	4-03075-0023	4-03078-0110
Address	86 60 ROAD	61 WOODHAVEN BOULEVARD	92 QUEENS BOULEVARD	93 QUEENS BOULEVARD
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	68	101	65	65
Year Built	1964	1960	1948	1939
Gross SqFt	57,816	73,770	68,700	64,935
Estimated Gross Income	\$904,820	\$1,154,275	\$986,466	\$1,046,752
Gross Income per SqFt	\$15.65	\$15.65	\$14.36	\$16.12
Estimated Expense	\$355,568	\$453,635	\$480,935	\$502,597
Expense SqFt	\$6.15	\$6.15	\$7.00	\$7.74
Net Operating Income	\$549,252	\$700,640	\$505,531	\$544,155
Full Market Value	\$3,190,000	\$4,026,000	\$3,501,000	\$3,113,000
Market Value per SqFt	\$55.18	\$54.58	\$50.96	\$47.94
Distance from Cooperative in miles		0.23	0.28	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02945-0001	4-03105-0028	4-03079-0086	4-03117-0017
Address	61 DRY HARBOR ROAD	61 WOODHAVEN BOULEVARD	62 SAUNDERS STREET	89 63 DRIVE
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	101	60	36
Year Built	1962	1960	1936	1957
Gross SqFt	75,368	73,770	68,946	23,100
Estimated Gross Income	\$1,159,914	\$1,154,275	\$1,005,922	\$339,712
Gross Income per SqFt	\$15.39	\$15.65	\$14.59	\$14.71
Estimated Expense	\$471,804	\$453,635	\$532,953	\$138,809
Expense SqFt	\$6.26	\$6.15	\$7.73	\$6.01
Net Operating Income	\$688,110	\$700,640	\$472,969	\$200,903
Full Market Value	\$4,722,000	\$4,026,000	\$3,267,000	\$1,287,000
Market Value per SqFt	\$62.65	\$54.58	\$47.38	\$55.71
Distance from Cooperative in miles		0.18	0.45	0.43

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03075-0034	4-03078-0050	4-03078-0065	4-03075-0023
Address	61 SAUNDERS STREET	62 SAUNDERS STREET	62 SAUNDERS STREET	92 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	108	101	107	65
Year Built	1939	1941	1941	1948
Gross SqFt	98,220	100,080	101,304	68,700
Estimated Gross Income	\$1,531,250	\$1,510,717	\$1,579,261	\$986,466
Gross Income per SqFt	\$15.59	\$15.10	\$15.59	\$14.36
Estimated Expense	\$638,430	\$609,557	\$658,322	\$480,935
Expense SqFt	\$6.50	\$6.09	\$6.50	\$7.00
Net Operating Income	\$892,820	\$901,160	\$920,939	\$505,531
Full Market Value	\$4,378,000	\$4,950,000	\$5,148,000	\$3,501,000
Market Value per SqFt	\$44.57	\$49.46	\$50.82	\$50.96
Distance from Cooperative in miles		0.11	0.11	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03076-0022	4-03101-0016	4-03083-0079	
Address	61 SAUNDERS STREET	85 ELIOT AVENUE	95 64 ROAD	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	73	15	32	
Year Built	1927	1974	1993	
Gross SqFt	53,468	9,264	27,907	
Estimated Gross Income	\$1,053,854	\$187,040	\$536,288	
Gross Income per SqFt	\$19.71	\$20.19	\$19.22	
Estimated Expense	\$366,256	\$84,117	\$152,304	
Expense SqFt	\$6.85	\$9.08	\$5.46	
Net Operating Income	\$687,598	\$102,923	\$383,984	
Full Market Value	\$4,922,000	\$681,000	\$2,046,000	
Market Value per SqFt	\$92.06	\$73.51	\$73.31	
Distance from Cooperative in miles		0.19	0.37	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03079-0076	4-03101-0016	4-03015-0011	4-03104-0070
Address	62 SAUNDERS STREET	85 ELIOT AVENUE	84 FLEET COURT	64 AUSTIN STREET
Neighborhood	REGO PARK	REGO PARK	MIDDLE VILLAGE	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	15	120	16
Year Built	1920	1974	1949	1979
Gross SqFt	52,584	9,264	56,725	10,920
Estimated Gross Income	\$1,088,489	\$187,040	\$1,226,009	\$226,021
Gross Income per SqFt	\$20.70	\$20.19	\$21.61	\$20.70
Estimated Expense	\$496,393	\$84,117	\$584,205	\$103,032
Expense SqFt	\$9.44	\$9.08	\$10.30	\$9.44
Net Operating Income	\$592,096	\$102,923	\$641,804	\$122,989
Full Market Value	\$4,349,000	\$681,000	\$4,705,000	\$862,000
Market Value per SqFt	\$82.71	\$73.51	\$82.94	\$78.94
Distance from Cooperative in miles		0.21	0.61	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03079-0100	4-03079-0086	4-03078-0050	4-03080-0001
Address	62 SAUNDERS STREET	62 SAUNDERS STREET	62 SAUNDERS STREET	63 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	60	101	60
Year Built	1930	1936	1941	1939
Gross SqFt	84,018	68,946	100,080	62,400
Estimated Gross Income	\$1,225,823	\$1,005,922	\$1,510,717	\$901,793
Gross Income per SqFt	\$14.59	\$14.59	\$15.10	\$14.45
Estimated Expense	\$506,629	\$532,953	\$609,557	\$365,734
Expense SqFt	\$6.03	\$7.73	\$6.09	\$5.86
Net Operating Income	\$719,194	\$472,969	\$901,160	\$536,059
Full Market Value	\$3,861,000	\$3,267,000	\$4,950,000	\$2,937,000
Market Value per SqFt	\$45.95	\$47.38	\$49.46	\$47.07
Distance from Cooperative in miles		0.00	0.05	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03080-0043	4-03080-0001	4-03079-0086	4-03078-0050
Address	63 SAUNDERS STREET	63 SAUNDERS STREET	62 SAUNDERS STREET	62 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	60	60	101
Year Built	1956	1939	1936	1941
Gross SqFt	47,730	62,400	68,946	100,080
Estimated Gross Income	\$696,381	\$901,793	\$1,005,922	\$1,510,717
Gross Income per SqFt	\$14.59	\$14.45	\$14.59	\$15.10
Estimated Expense	\$287,812	\$365,734	\$532,953	\$609,557
Expense SqFt	\$6.03	\$5.86	\$7.73	\$6.09
Net Operating Income	\$408,569	\$536,059	\$472,969	\$901,160
Full Market Value	\$2,596,000	\$2,937,000	\$3,267,000	\$4,950,000
Market Value per SqFt	\$54.39	\$47.07	\$47.38	\$49.46
Distance from Cooperative in miles		0.00	0.14	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03082-0082	4-03086-0040	4-03078-0065	4-03078-0050
Address	63 SAUNDERS STREET	65 SAUNDERS STREET	62 SAUNDERS STREET	62 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	178	178	107	101
Year Built	1942	1948	1941	1941
Gross SqFt	160,968	190,400	101,304	100,080
Estimated Gross Income	\$2,453,152	\$2,901,754	\$1,579,261	\$1,510,717
Gross Income per SqFt	\$15.24	\$15.24	\$15.59	\$15.10
Estimated Expense	\$1,292,573	\$1,528,435	\$658,322	\$609,557
Expense SqFt	\$8.03	\$8.03	\$6.50	\$6.09
Net Operating Income	\$1,160,579	\$1,373,319	\$920,939	\$901,160
Full Market Value	\$7,722,000	\$9,434,000	\$5,148,000	\$4,950,000
Market Value per SqFt	\$47.97	\$49.55	\$50.82	\$49.46
Distance from Cooperative in miles		0.25	0.26	0.26

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03083-0061	4-03085-0008	4-03086-0040	4-03078-0065
Address	63 SAUNDERS STREET	64 SAUNDERS STREET	65 SAUNDERS STREET	62 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	121	150	178	107
Year Built	1952	1950	1948	1941
Gross SqFt	141,948	127,152	190,400	101,304
Estimated Gross Income	\$2,212,969	\$2,056,048	\$2,901,754	\$1,579,261
Gross Income per SqFt	\$15.59	\$16.17	\$15.24	\$15.59
Estimated Expense	\$922,662	\$986,700	\$1,528,435	\$658,322
Expense SqFt	\$6.50	\$7.76	\$8.03	\$6.50
Net Operating Income	\$1,290,307	\$1,069,348	\$1,373,319	\$920,939
Full Market Value	\$6,809,000	\$7,283,000	\$9,434,000	\$5,148,000
Market Value per SqFt	\$47.97	\$57.28	\$49.55	\$50.82
Distance from Cooperative in miles		0.12	0.25	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03083-0069	4-03086-0002	4-03080-0001	4-03083-0085
Address	64 SAUNDERS STREET	65 SAUNDERS STREET	63 SAUNDERS STREET	64 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	61	60	62
Year Built	1954	1940	1939	1937
Gross SqFt	69,000	60,000	62,400	62,400
Estimated Gross Income	\$997,050	\$884,608	\$901,793	\$864,829
Gross Income per SqFt	\$14.45	\$14.74	\$14.45	\$13.86
Estimated Expense	\$404,340	\$367,796	\$365,734	\$311,100
Expense SqFt	\$5.86	\$6.13	\$5.86	\$4.99
Net Operating Income	\$592,710	\$516,812	\$536,059	\$553,729
Full Market Value	\$3,850,000	\$2,860,000	\$2,937,000	\$2,915,000
Market Value per SqFt	\$55.80	\$47.67	\$47.07	\$46.71
Distance from Cooperative in miles		0.25	0.14	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03084-0039	4-03085-0002	4-03086-0002	4-03097-0038
Address	64 SAUNDERS STREET	64 BOOTH STREET	65 SAUNDERS STREET	64 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	66	61	56
Year Built	1941	1939	1940	1952
Gross SqFt	70,000	67,188	60,000	50,400
Estimated Gross Income	\$1,031,800	\$908,149	\$884,608	\$750,456
Gross Income per SqFt	\$14.74	\$13.52	\$14.74	\$14.89
Estimated Expense	\$429,100	\$356,279	\$367,796	\$397,656
Expense SqFt	\$6.13	\$5.30	\$6.13	\$7.89
Net Operating Income	\$602,700	\$551,870	\$516,812	\$352,800
Full Market Value	\$3,905,000	\$2,970,000	\$2,860,000	\$2,431,000
Market Value per SqFt	\$55.79	\$44.20	\$47.67	\$48.23
Distance from Cooperative in miles		0.05	0.13	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03084-0046	4-03085-0055	4-03097-0038	4-03086-0002
Address	64 SAUNDERS STREET	64 BOOTH STREET	64 WETHEROLE STREET	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	52	56	61
Year Built	1952	1954	1952	1940
Gross SqFt	106,140	42,450	50,400	60,000
Estimated Gross Income	\$1,580,425	\$709,394	\$750,456	\$884,608
Gross Income per SqFt	\$14.89	\$16.71	\$14.89	\$14.74
Estimated Expense	\$706,892	\$206,522	\$397,656	\$367,796
Expense SqFt	\$6.66	\$4.87	\$7.89	\$6.13
Net Operating Income	\$873,533	\$502,872	\$352,800	\$516,812
Full Market Value	\$5,918,000	\$2,035,000	\$2,431,000	\$2,860,000
Market Value per SqFt	\$55.76	\$47.94	\$48.23	\$47.67
Distance from Cooperative in miles		0.05	0.10	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03085-0029	4-03085-0055	4-03097-0038	4-03085-0002
Address	64 SAUNDERS STREET	64 BOOTH STREET	64 WETHEROLE STREET	64 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	52	56	66
Year Built	1950	1954	1952	1939
Gross SqFt	36,084	42,450	50,400	67,188
Estimated Gross Income	\$537,291	\$709,394	\$750,456	\$908,149
Gross Income per SqFt	\$14.89	\$16.71	\$14.89	\$13.52
Estimated Expense	\$240,319	\$206,522	\$397,656	\$356,279
Expense SqFt	\$6.66	\$4.87	\$7.89	\$5.30
Net Operating Income	\$296,972	\$502,872	\$352,800	\$551,870
Full Market Value	\$2,013,000	\$2,035,000	\$2,431,000	\$2,970,000
Market Value per SqFt	\$55.79	\$47.94	\$48.23	\$44.20
Distance from Cooperative in miles		0.00	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03085-0036	4-03085-0002	4-03085-0055	4-03097-0038
Address	96 65 ROAD	64 BOOTH STREET	64 BOOTH STREET	64 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	66	52	56
Year Built	1939	1939	1954	1952
Gross SqFt	88,986	67,188	42,450	50,400
Estimated Gross Income	\$1,325,002	\$908,149	\$709,394	\$750,456
Gross Income per SqFt	\$14.89	\$13.52	\$16.71	\$14.89
Estimated Expense	\$592,647	\$356,279	\$206,522	\$397,656
Expense SqFt	\$6.66	\$5.30	\$4.87	\$7.89
Net Operating Income	\$732,355	\$551,870	\$502,872	\$352,800
Full Market Value	\$4,961,000	\$2,970,000	\$2,035,000	\$2,431,000
Market Value per SqFt	\$55.75	\$44.20	\$47.94	\$48.23
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03087-0002	4-03087-0052	4-03099-0016	4-03085-0002
Address	65 BOOTH STREET	65 BOOTH STREET	65 BOOTH STREET	64 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	58	65	66
Year Built	1939	1941	1941	1939
Gross SqFt	67,200	62,010	64,932	67,188
Estimated Gross Income	\$898,464	\$829,074	\$783,660	\$908,149
Gross Income per SqFt	\$13.37	\$13.37	\$12.07	\$13.52
Estimated Expense	\$410,592	\$439,031	\$410,024	\$356,279
Expense SqFt	\$6.11	\$7.08	\$6.31	\$5.30
Net Operating Income	\$487,872	\$390,043	\$373,636	\$551,870
Full Market Value	\$2,618,000	\$2,354,000	\$2,321,000	\$2,970,000
Market Value per SqFt	\$38.96	\$37.96	\$35.75	\$44.20
Distance from Cooperative in miles		0.00	0.05	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03087-0025	4-03087-0052	4-03099-0016	4-03085-0002
Address	65 SAUNDERS STREET	65 BOOTH STREET	65 BOOTH STREET	64 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	58	65	66
Year Built	1939	1941	1941	1939
Gross SqFt	57,600	62,010	64,932	67,188
Estimated Gross Income	\$770,112	\$829,074	\$783,660	\$908,149
Gross Income per SqFt	\$13.37	\$13.37	\$12.07	\$13.52
Estimated Expense	\$351,936	\$439,031	\$410,024	\$356,279
Expense SqFt	\$6.11	\$7.08	\$6.31	\$5.30
Net Operating Income	\$418,176	\$390,043	\$373,636	\$551,870
Full Market Value	\$2,233,000	\$2,354,000	\$2,321,000	\$2,970,000
Market Value per SqFt	\$38.77	\$37.96	\$35.75	\$44.20
Distance from Cooperative in miles		0.00	0.05	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03096-0118	4-03097-0038	4-03085-0055	
Address	63 AUSTIN STREET	64 WETHEROLE STREET	64 BOOTH STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	69	56	52	
Year Built	1960	1952	1954	
Gross SqFt	61,190	50,400	42,450	
Estimated Gross Income	\$957,624	\$750,456	\$709,394	
Gross Income per SqFt	\$15.65	\$14.89	\$16.71	
Estimated Expense	\$429,554	\$397,656	\$206,522	
Expense SqFt	\$7.02	\$7.89	\$4.87	
Net Operating Income	\$528,070	\$352,800	\$502,872	
Full Market Value	\$3,531,000	\$2,431,000	\$2,035,000	
Market Value per SqFt	\$57.71	\$48.23	\$47.94	
Distance from Cooperative in miles		0.13	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-0020	4-03101-0016	4-02869-0026	
Address	64 BOOTH STREET	85 ELIOT AVENUE	86 57 AVENUE	
Neighborhood	REGO PARK	REGO PARK	ELMHURST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	15	15	
Year Built	1950	1974	1962	
Gross SqFt	13,365	9,264	10,400	
Estimated Gross Income	\$227,071	\$187,040	\$158,207	
Gross Income per SqFt	\$16.99	\$20.19	\$15.21	
Estimated Expense	\$108,994	\$84,117	\$32,513	
Expense SqFt	\$8.16	\$9.08	\$3.13	
Net Operating Income	\$118,077	\$102,923	\$125,694	
Full Market Value	\$605,000	\$681,000	\$796,000	
Market Value per SqFt	\$45.27	\$73.51	\$76.54	
Distance from Cooperative in miles		0.52	0.92	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03099-0007	4-03099-0016	4-03087-0052	4-03086-0002
Address	65 BOOTH STREET	65 BOOTH STREET	65 BOOTH STREET	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	65	58	61
Year Built	1939	1941	1941	1940
Gross SqFt	60,000	64,932	62,010	60,000
Estimated Gross Income	\$802,200	\$783,660	\$829,074	\$884,608
Gross Income per SqFt	\$13.37	\$12.07	\$13.37	\$14.74
Estimated Expense	\$366,600	\$410,024	\$439,031	\$367,796
Expense SqFt	\$6.11	\$6.31	\$7.08	\$6.13
Net Operating Income	\$435,600	\$373,636	\$390,043	\$516,812
Full Market Value	\$2,156,000	\$2,321,000	\$2,354,000	\$2,860,000
Market Value per SqFt	\$35.93	\$35.75	\$37.96	\$47.67
Distance from Cooperative in miles		0.00	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03099-0025	4-03099-0016	4-03087-0021	4-03085-0055
Address	65 BOOTH STREET	65 BOOTH STREET	65 SAUNDERS STREET	64 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	47	65	38	52
Year Built	1947	1941	1954	1954
Gross SqFt	39,600	64,932	26,400	42,450
Estimated Gross Income	\$594,792	\$783,660	\$396,576	\$709,394
Gross Income per SqFt	\$15.02	\$12.07	\$15.02	\$16.71
Estimated Expense	\$257,004	\$410,024	\$171,430	\$206,522
Expense SqFt	\$6.49	\$6.31	\$6.49	\$4.87
Net Operating Income	\$337,788	\$373,636	\$225,146	\$502,872
Full Market Value	\$1,276,000	\$2,321,000	\$1,276,000	\$2,035,000
Market Value per SqFt	\$32.22	\$35.75	\$48.33	\$47.94
Distance from Cooperative in miles		0.00	0.05	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03099-0042	4-03100-0026	4-03087-0021	
Address	65 WETHEROLE STREET	65 WETHEROLE STREET	65 SAUNDERS STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	149	72	38	
Year Built	1959	1953	1954	
Gross SqFt	131,436	59,532	26,400	
Estimated Gross Income	\$2,066,174	\$976,920	\$396,576	
Gross Income per SqFt	\$15.72	\$16.41	\$15.02	
Estimated Expense	\$910,851	\$498,283	\$171,430	
Expense SqFt	\$6.93	\$8.37	\$6.49	
Net Operating Income	\$1,155,323	\$478,637	\$225,146	
Full Market Value	\$7,337,000	\$3,466,000	\$1,276,000	
Market Value per SqFt	\$55.82	\$58.22	\$48.33	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03100-0018	4-03099-0016	4-03085-0002	
Address	65 WETHEROLE STREET	65 BOOTH STREET	64 BOOTH STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	65	66	
Year Built	1947	1941	1939	
Gross SqFt	74,400	64,932	67,188	
Estimated Gross Income	\$952,320	\$783,660	\$908,149	
Gross Income per SqFt	\$12.80	\$12.07	\$13.52	
Estimated Expense	\$432,264	\$410,024	\$356,279	
Expense SqFt	\$5.81	\$6.31	\$5.30	
Net Operating Income	\$520,056	\$373,636	\$551,870	
Full Market Value	\$3,473,000	\$2,321,000	\$2,970,000	
Market Value per SqFt	\$46.68	\$35.75	\$44.20	
Distance from Cooperative in miles		0.05	0.16	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03117-0024	4-03117-0017	4-03109-0037	4-03097-0038
Address	90 63 DRIVE	89 63 DRIVE	63 HARING STREET	64 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	36	58	56
Year Built	1956	1957	1941	1952
Gross SqFt	52,543	23,100	63,000	50,400
Estimated Gross Income	\$772,908	\$339,712	\$742,696	\$750,456
Gross Income per SqFt	\$14.71	\$14.71	\$11.79	\$14.89
Estimated Expense	\$315,783	\$138,809	\$350,995	\$397,656
Expense SqFt	\$6.01	\$6.01	\$5.57	\$7.89
Net Operating Income	\$457,125	\$200,903	\$391,701	\$352,800
Full Market Value	\$2,552,000	\$1,287,000	\$2,222,000	\$2,431,000
Market Value per SqFt	\$48.57	\$55.71	\$35.27	\$48.23
Distance from Cooperative in miles		0.00	0.10	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03149-0019	4-03148-0035	4-03156-0106	4-03100-0026
Address	75 YELLOWSTONE BOULEVARD	85 68 ROAD	94 WETHEROLE STREET	65 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	51	54	72
Year Built	1956	1969	1951	1953
Gross SqFt	57,600	36,246	48,960	59,532
Estimated Gross Income	\$819,072	\$515,418	\$640,978	\$976,920
Gross Income per SqFt	\$14.22	\$14.22	\$13.09	\$16.41
Estimated Expense	\$350,208	\$278,369	\$341,685	\$498,283
Expense SqFt	\$6.08	\$7.68	\$6.98	\$8.37
Net Operating Income	\$468,864	\$237,049	\$299,293	\$478,637
Full Market Value	\$3,250,000	\$1,643,000	\$1,914,000	\$3,466,000
Market Value per SqFt	\$56.42	\$45.33	\$39.09	\$58.22
Distance from Cooperative in miles		0.06	0.72	0.76

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03151-0043	4-03100-0026	4-03156-0133	4-03173-0013
Address	67 THORNTON PLACE	65 WETHEROLE STREET	98 67 AVENUE	101 67 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	112	72	181	61
Year Built	1963	1953	1960	1949
Gross SqFt	97,104	59,532	177,710	70,910
Estimated Gross Income	\$1,566,288	\$976,920	\$2,866,462	\$1,130,670
Gross Income per SqFt	\$16.13	\$16.41	\$16.13	\$15.95
Estimated Expense	\$624,379	\$498,283	\$1,375,475	\$452,085
Expense SqFt	\$6.43	\$8.37	\$7.74	\$6.38
Net Operating Income	\$941,909	\$478,637	\$1,490,987	\$678,585
Full Market Value	\$6,418,000	\$3,466,000	\$10,159,000	\$4,631,000
Market Value per SqFt	\$66.09	\$58.22	\$57.17	\$65.31
Distance from Cooperative in miles		0.35	0.30	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03151-0103	4-03100-0026	4-03205-0024	4-03171-0001
Address	65 ALDERTON STREET	65 WETHEROLE STREET	68 BURNS STREET	101 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	72	20	62
Year Built	1964	1953	1931	1954
Gross SqFt	42,948	59,532	24,408	61,242
Estimated Gross Income	\$704,777	\$976,920	\$372,944	\$930,184
Gross Income per SqFt	\$16.41	\$16.41	\$15.28	\$15.19
Estimated Expense	\$316,527	\$498,283	\$165,174	\$261,496
Expense SqFt	\$7.37	\$8.37	\$6.77	\$4.27
Net Operating Income	\$388,250	\$478,637	\$207,770	\$668,688
Full Market Value	\$2,486,000	\$3,466,000	\$1,427,000	\$3,256,000
Market Value per SqFt	\$57.88	\$58.22	\$58.46	\$53.17
Distance from Cooperative in miles		0.35	0.35	0.44

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03152-0021	4-03100-0014	4-03100-0026	4-03171-0001
Address	66 THORNTON PLACE	65 WETHEROLE STREET	65 WETHEROLE STREET	101 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	144	72	62
Year Built	1963	1963	1953	1954
Gross SqFt	74,000	144,444	59,532	61,242
Estimated Gross Income	\$1,214,340	\$2,547,992	\$976,920	\$930,184
Gross Income per SqFt	\$16.41	\$17.64	\$16.41	\$15.19
Estimated Expense	\$545,380	\$1,273,996	\$498,283	\$261,496
Expense SqFt	\$7.37	\$8.82	\$8.37	\$4.27
Net Operating Income	\$668,960	\$1,273,996	\$478,637	\$668,688
Full Market Value	\$4,290,000	\$9,189,000	\$3,466,000	\$3,256,000
Market Value per SqFt	\$57.97	\$63.62	\$58.22	\$53.17
Distance from Cooperative in miles		0.21	0.21	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03154-0001	4-03100-0014	4-03100-0026	4-03085-0008
Address	66 THORNTON PLACE	65 WETHEROLE STREET	65 WETHEROLE STREET	64 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	144	72	150
Year Built	1962	1963	1953	1950
Gross SqFt	115,200	144,444	59,532	127,152
Estimated Gross Income	\$1,890,432	\$2,547,992	\$976,920	\$2,056,048
Gross Income per SqFt	\$16.41	\$17.64	\$16.41	\$16.17
Estimated Expense	\$849,024	\$1,273,996	\$498,283	\$986,700
Expense SqFt	\$7.37	\$8.82	\$8.37	\$7.76
Net Operating Income	\$1,041,408	\$1,273,996	\$478,637	\$1,069,348
Full Market Value	\$6,688,000	\$9,189,000	\$3,466,000	\$7,283,000
Market Value per SqFt	\$58.06	\$63.62	\$58.22	\$57.28
Distance from Cooperative in miles		0.19	0.19	0.35

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03154-0025	4-03100-0026	4-03171-0001	4-03087-0021
Address	96 67 AVENUE	65 WETHEROLE STREET	101 BOOTH STREET	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	72	62	38
Year Built	1951	1953	1954	1954
Gross SqFt	61,476	59,532	61,242	26,400
Estimated Gross Income	\$933,820	\$976,920	\$930,184	\$396,576
Gross Income per SqFt	\$15.19	\$16.41	\$15.19	\$15.02
Estimated Expense	\$262,503	\$498,283	\$261,496	\$171,430
Expense SqFt	\$4.27	\$8.37	\$4.27	\$6.49
Net Operating Income	\$671,317	\$478,637	\$668,688	\$225,146
Full Market Value	\$4,614,000	\$3,466,000	\$3,256,000	\$1,276,000
Market Value per SqFt	\$75.05	\$58.22	\$53.17	\$48.33
Distance from Cooperative in miles		0.19	0.29	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03155-0001	4-03156-0133	4-03166-0095	4-03085-0008
Address	66 BURNS STREET	98 67 AVENUE	67 BURNS STREET	64 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	181	112	150
Year Built	1963	1960	1961	1950
Gross SqFt	144,000	177,710	109,200	127,152
Estimated Gross Income	\$2,322,720	\$2,866,462	\$1,562,752	\$2,056,048
Gross Income per SqFt	\$16.13	\$16.13	\$14.31	\$16.17
Estimated Expense	\$925,920	\$1,375,475	\$773,925	\$986,700
Expense SqFt	\$6.43	\$7.74	\$7.09	\$7.76
Net Operating Income	\$1,396,800	\$1,490,987	\$788,827	\$1,069,348
Full Market Value	\$8,085,000	\$10,159,000	\$5,093,000	\$7,283,000
Market Value per SqFt	\$56.15	\$57.17	\$46.64	\$57.28
Distance from Cooperative in miles		0.07	0.19	0.30

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03155-0055	4-03171-0001	4-03087-0021	4-03097-0038
Address	97 67 AVENUE	101 BOOTH STREET	65 SAUNDERS STREET	64 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	62	62	38	56
Year Built	1958	1954	1954	1952
Gross SqFt	54,336	61,242	26,400	50,400
Estimated Gross Income	\$816,127	\$930,184	\$396,576	\$750,456
Gross Income per SqFt	\$15.02	\$15.19	\$15.02	\$14.89
Estimated Expense	\$352,641	\$261,496	\$171,430	\$397,656
Expense SqFt	\$6.49	\$4.27	\$6.49	\$7.89
Net Operating Income	\$463,486	\$668,688	\$225,146	\$352,800
Full Market Value	\$3,102,000	\$3,256,000	\$1,276,000	\$2,431,000
Market Value per SqFt	\$57.09	\$53.17	\$48.33	\$48.23
Distance from Cooperative in miles		0.27	0.21	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03156-0114	4-03171-0001	4-03086-0002	4-03166-0095
Address	66 WETHEROLE STREET	101 BOOTH STREET	65 SAUNDERS STREET	67 BURNS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	62	61	112
Year Built	1948	1954	1940	1961
Gross SqFt	75,216	61,242	60,000	109,200
Estimated Gross Income	\$1,108,684	\$930,184	\$884,608	\$1,562,752
Gross Income per SqFt	\$14.74	\$15.19	\$14.74	\$14.31
Estimated Expense	\$461,074	\$261,496	\$367,796	\$773,925
Expense SqFt	\$6.13	\$4.27	\$6.13	\$7.09
Net Operating Income	\$647,610	\$668,688	\$516,812	\$788,827
Full Market Value	\$4,224,000	\$3,256,000	\$2,860,000	\$5,093,000
Market Value per SqFt	\$56.16	\$53.17	\$47.67	\$46.64
Distance from Cooperative in miles		0.21	0.20	0.18

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03157-0101	4-03171-0001	4-03086-0002	4-03166-0095
Address	66 WETHEROLE STREET	101 BOOTH STREET	65 SAUNDERS STREET	67 BURNS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	113	62	61	112
Year Built	1950	1954	1940	1961
Gross SqFt	90,300	61,242	60,000	109,200
Estimated Gross Income	\$1,331,022	\$930,184	\$884,608	\$1,562,752
Gross Income per SqFt	\$14.74	\$15.19	\$14.74	\$14.31
Estimated Expense	\$553,539	\$261,496	\$367,796	\$773,925
Expense SqFt	\$6.13	\$4.27	\$6.13	\$7.09
Net Operating Income	\$777,483	\$668,688	\$516,812	\$788,827
Full Market Value	\$5,060,000	\$3,256,000	\$2,860,000	\$5,093,000
Market Value per SqFt	\$56.04	\$53.17	\$47.67	\$46.64
Distance from Cooperative in miles		0.17	0.16	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03159-0070	4-03084-0020	4-03085-0002	4-03087-0007
Address	98 QUEENS BOULEVARD	97 QUEENS BOULEVARD	64 BOOTH STREET	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	102	66	98
Year Built	1939	1941	1939	1941
Gross SqFt	75,378	106,464	67,188	104,778
Estimated Gross Income	\$1,019,111	\$1,450,875	\$908,149	\$1,398,935
Gross Income per SqFt	\$13.52	\$13.63	\$13.52	\$13.35
Estimated Expense	\$399,503	\$630,737	\$356,279	\$633,442
Expense SqFt	\$5.30	\$5.92	\$5.30	\$6.05
Net Operating Income	\$619,608	\$820,138	\$551,870	\$765,493
Full Market Value	\$2,904,000	\$4,125,000	\$2,970,000	\$4,048,000
Market Value per SqFt	\$38.53	\$38.75	\$44.20	\$38.63
Distance from Cooperative in miles		0.25	0.25	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03163-0015	4-03166-0095	4-03171-0001	
Address	67 DARTMOUTH STREET	67 BURNS STREET	101 BOOTH STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	126	112	62	
Year Built	1955	1961	1954	
Gross SqFt	92,400	109,200	61,242	
Estimated Gross Income	\$1,362,900	\$1,562,752	\$930,184	
Gross Income per SqFt	\$14.75	\$14.31	\$15.19	
Estimated Expense	\$524,832	\$773,925	\$261,496	
Expense SqFt	\$5.68	\$7.09	\$4.27	
Net Operating Income	\$838,068	\$788,827	\$668,688	
Full Market Value	\$4,917,000	\$5,093,000	\$3,256,000	
Market Value per SqFt	\$53.21	\$46.64	\$53.17	
Distance from Cooperative in miles		0.18	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03164-0012	4-03166-0095	4-03168-0013	4-03156-0133
Address	67 CLYDE STREET	67 BURNS STREET	98 67 AVENUE	98 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	135	112	128	181
Year Built	1953	1961	1954	1960
Gross SqFt	114,400	109,200	132,724	177,710
Estimated Gross Income	\$1,666,808	\$1,562,752	\$1,734,703	\$2,866,462
Gross Income per SqFt	\$14.57	\$14.31	\$13.07	\$16.13
Estimated Expense	\$749,320	\$773,925	\$935,704	\$1,375,475
Expense SqFt	\$6.55	\$7.09	\$7.05	\$7.74
Net Operating Income	\$917,488	\$788,827	\$798,999	\$1,490,987
Full Market Value	\$6,339,000	\$5,093,000	\$4,895,000	\$10,159,000
Market Value per SqFt	\$55.41	\$46.64	\$36.88	\$57.17
Distance from Cooperative in miles		0.14	0.21	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03164-0038	4-03173-0013	4-02137-0046	4-03166-0095
Address	67 DARTMOUTH STREET	101 67 DRIVE	103 68 ROAD	67 BURNS STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	61	81	112
Year Built	1955	1949	1954	1961
Gross SqFt	86,136	70,910	71,000	109,200
Estimated Gross Income	\$1,327,356	\$1,130,670	\$1,094,459	\$1,562,752
Gross Income per SqFt	\$15.41	\$15.95	\$15.41	\$14.31
Estimated Expense	\$494,421	\$452,085	\$407,556	\$773,925
Expense SqFt	\$5.74	\$6.38	\$5.74	\$7.09
Net Operating Income	\$832,935	\$678,585	\$686,903	\$788,827
Full Market Value	\$4,895,000	\$4,631,000	\$4,202,000	\$5,093,000
Market Value per SqFt	\$56.83	\$65.31	\$59.18	\$46.64
Distance from Cooperative in miles		0.32	0.44	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03165-0062	4-03173-0013	4-03166-0095	4-03156-0106
Address	67 CLYDE STREET	101 67 DRIVE	67 BURNS STREET	94 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	61	112	54
Year Built	1955	1949	1961	1951
Gross SqFt	85,800	70,910	109,200	48,960
Estimated Gross Income	\$1,227,798	\$1,130,670	\$1,562,752	\$640,978
Gross Income per SqFt	\$14.31	\$15.95	\$14.31	\$13.09
Estimated Expense	\$608,322	\$452,085	\$773,925	\$341,685
Expense SqFt	\$7.09	\$6.38	\$7.09	\$6.98
Net Operating Income	\$619,476	\$678,585	\$788,827	\$299,293
Full Market Value	\$4,291,000	\$4,631,000	\$5,093,000	\$1,914,000
Market Value per SqFt	\$50.01	\$65.31	\$46.64	\$39.09
Distance from Cooperative in miles		0.27	0.08	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03166-0107	4-03171-0001	4-03166-0095	4-03087-0007
Address	67 BURNS STREET	101 BOOTH STREET	67 BURNS STREET	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	62	112	98
Year Built	1959	1954	1961	1941
Gross SqFt	93,564	61,242	109,200	104,778
Estimated Gross Income	\$1,338,901	\$930,184	\$1,562,752	\$1,398,935
Gross Income per SqFt	\$14.31	\$15.19	\$14.31	\$13.35
Estimated Expense	\$663,369	\$261,496	\$773,925	\$633,442
Expense SqFt	\$7.09	\$4.27	\$7.09	\$6.05
Net Operating Income	\$675,532	\$668,688	\$788,827	\$765,493
Full Market Value	\$4,679,000	\$3,256,000	\$5,093,000	\$4,048,000
Market Value per SqFt	\$50.01	\$53.17	\$46.64	\$38.63
Distance from Cooperative in miles		0.19	0.00	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03167-0028	4-03168-0013	4-03166-0095	4-03156-0133
Address	67 BOOTH STREET	98 67 AVENUE	67 BURNS STREET	98 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	128	128	112	181
Year Built	1948	1954	1961	1960
Gross SqFt	145,112	132,724	109,200	177,710
Estimated Gross Income	\$2,076,553	\$1,734,703	\$1,562,752	\$2,866,462
Gross Income per SqFt	\$14.31	\$13.07	\$14.31	\$16.13
Estimated Expense	\$1,028,844	\$935,704	\$773,925	\$1,375,475
Expense SqFt	\$7.09	\$7.05	\$7.09	\$7.74
Net Operating Income	\$1,047,709	\$798,999	\$788,827	\$1,490,987
Full Market Value	\$7,258,000	\$4,895,000	\$5,093,000	\$10,159,000
Market Value per SqFt	\$50.02	\$36.88	\$46.64	\$57.17
Distance from Cooperative in miles		0.12	0.09	0.21

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03168-0036	4-03086-0002	4-03087-0052	4-03087-0007
Address	98 67 AVENUE	65 SAUNDERS STREET	65 BOOTH STREET	65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	61	58	98
Year Built	1939	1940	1941	1941
Gross SqFt	81,972	60,000	62,010	104,778
Estimated Gross Income	\$1,095,966	\$884,608	\$829,074	\$1,398,935
Gross Income per SqFt	\$13.37	\$14.74	\$13.37	\$13.35
Estimated Expense	\$500,849	\$367,796	\$439,031	\$633,442
Expense SqFt	\$6.11	\$6.13	\$7.08	\$6.05
Net Operating Income	\$595,117	\$516,812	\$390,043	\$765,493
Full Market Value	\$3,608,000	\$2,860,000	\$2,354,000	\$4,048,000
Market Value per SqFt	\$44.02	\$47.67	\$37.96	\$38.63
Distance from Cooperative in miles		0.25	0.23	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03168-0040	4-03168-0013	4-03156-0133	4-03166-0095
Address	99 67 ROAD	98 67 AVENUE	98 67 AVENUE	67 BURNS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	130	128	181	112
Year Built	1941	1954	1960	1961
Gross SqFt	142,650	132,724	177,710	109,200
Estimated Gross Income	\$2,041,322	\$1,734,703	\$2,866,462	\$1,562,752
Gross Income per SqFt	\$14.31	\$13.07	\$16.13	\$14.31
Estimated Expense	\$1,011,389	\$935,704	\$1,375,475	\$773,925
Expense SqFt	\$7.09	\$7.05	\$7.74	\$7.09
Net Operating Income	\$1,029,933	\$798,999	\$1,490,987	\$788,827
Full Market Value	\$5,577,000	\$4,895,000	\$10,159,000	\$5,093,000
Market Value per SqFt	\$39.10	\$36.88	\$57.17	\$46.64
Distance from Cooperative in miles		0.00	0.10	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03168-0056	4-03171-0001	4-03156-0106	4-03166-0095
Address	99 67 ROAD	101 BOOTH STREET	94 WETHEROLE STREET	67 BURNS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	62	54	112
Year Built	1947	1954	1951	1961
Gross SqFt	61,856	61,242	48,960	109,200
Estimated Gross Income	\$885,159	\$930,184	\$640,978	\$1,562,752
Gross Income per SqFt	\$14.31	\$15.19	\$13.09	\$14.31
Estimated Expense	\$438,559	\$261,496	\$341,685	\$773,925
Expense SqFt	\$7.09	\$4.27	\$6.98	\$7.09
Net Operating Income	\$446,600	\$668,688	\$299,293	\$788,827
Full Market Value	\$2,904,000	\$3,256,000	\$1,914,000	\$5,093,000
Market Value per SqFt	\$46.95	\$53.17	\$39.09	\$46.64
Distance from Cooperative in miles		0.12	0.10	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03170-0001	4-02135-0013	4-02135-0059	4-02134-0013
Address	100 67 ROAD	102 67 ROAD	102 67 DRIVE	102 67 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	135	135	123
Year Built	1950	1960	1960	1963
Gross SqFt	137,120	137,700	138,700	135,400
Estimated Gross Income	\$1,881,286	\$1,889,772	\$1,803,100	\$1,872,338
Gross Income per SqFt	\$13.72	\$13.72	\$13.00	\$13.83
Estimated Expense	\$1,022,915	\$1,026,891	\$973,674	\$796,014
Expense SqFt	\$7.46	\$7.46	\$7.02	\$5.88
Net Operating Income	\$858,371	\$862,881	\$829,426	\$1,076,324
Full Market Value	\$5,670,000	\$5,700,000	\$5,225,000	\$7,096,000
Market Value per SqFt	\$41.35	\$41.39	\$37.67	\$52.41
Distance from Cooperative in miles		0.19	0.19	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03173-0070	4-03171-0001	4-03166-0095	4-03173-0046
Address	67 BOOTH STREET	101 BOOTH STREET	67 BURNS STREET	103 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	62	112	60
Year Built	1950	1954	1961	1940
Gross SqFt	117,480	61,242	109,200	61,536
Estimated Gross Income	\$1,681,139	\$930,184	\$1,562,752	\$712,645
Gross Income per SqFt	\$14.31	\$15.19	\$14.31	\$11.58
Estimated Expense	\$832,933	\$261,496	\$773,925	\$309,080
Expense SqFt	\$7.09	\$4.27	\$7.09	\$5.02
Net Operating Income	\$848,206	\$668,688	\$788,827	\$403,565
Full Market Value	\$5,876,000	\$3,256,000	\$5,093,000	\$2,343,000
Market Value per SqFt	\$50.02	\$53.17	\$46.64	\$38.08
Distance from Cooperative in miles		0.09	0.19	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03179-0020	4-03205-0024	4-03173-0013	4-03171-0001
Address	68 SELFRIDGE STREET	68 BURNS STREET	101 67 DRIVE	101 BOOTH STREET
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	89	20	61	62
Year Built	1966	1931	1949	1954
Gross SqFt	74,243	24,408	70,910	61,242
Estimated Gross Income	\$1,134,433	\$372,944	\$1,130,670	\$930,184
Gross Income per SqFt	\$15.28	\$15.28	\$15.95	\$15.19
Estimated Expense	\$502,625	\$165,174	\$452,085	\$261,496
Expense SqFt	\$6.77	\$6.77	\$6.38	\$4.27
Net Operating Income	\$631,808	\$207,770	\$678,585	\$668,688
Full Market Value	\$3,564,000	\$1,427,000	\$4,631,000	\$3,256,000
Market Value per SqFt	\$48.00	\$58.46	\$65.31	\$53.17
Distance from Cooperative in miles		0.65	0.91	0.94

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03180-0041	4-03205-0001	4-03205-0024	4-03171-0001
Address	74 YELLOWSTONE BOULEVARD	68 BURNS STREET	68 BURNS STREET	101 BOOTH STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	18	20	62
Year Built	1955	1934	1931	1954
Gross SqFt	45,000	19,788	24,408	61,242
Estimated Gross Income	\$687,600	\$370,150	\$372,944	\$930,184
Gross Income per SqFt	\$15.28	\$18.71	\$15.28	\$15.19
Estimated Expense	\$304,650	\$143,912	\$165,174	\$261,496
Expense SqFt	\$6.77	\$7.27	\$6.77	\$4.27
Net Operating Income	\$382,950	\$226,238	\$207,770	\$668,688
Full Market Value	\$2,453,000	\$1,626,000	\$1,427,000	\$3,256,000
Market Value per SqFt	\$54.51	\$82.17	\$58.46	\$53.17
Distance from Cooperative in miles		0.52	0.52	0.78

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03183-0002	4-03100-0026	4-03205-0024	4-03171-0001
Address	66 YELLOWSTONE BOULEVARD	65 WETHEROLE STREET	68 BURNS STREET	101 BOOTH STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	20	62
Year Built	1957	1953	1931	1954
Gross SqFt	57,720	59,532	24,408	61,242
Estimated Gross Income	\$881,962	\$976,920	\$372,944	\$930,184
Gross Income per SqFt	\$15.28	\$16.41	\$15.28	\$15.19
Estimated Expense	\$390,764	\$498,283	\$165,174	\$261,496
Expense SqFt	\$6.77	\$8.37	\$6.77	\$4.27
Net Operating Income	\$491,198	\$478,637	\$207,770	\$668,688
Full Market Value	\$3,373,000	\$3,466,000	\$1,427,000	\$3,256,000
Market Value per SqFt	\$58.44	\$58.22	\$58.46	\$53.17
Distance from Cooperative in miles		0.63	0.43	0.67

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03191-0001	4-03173-0013	4-03205-0024	4-02137-0046
Address	71 YELLOWSTONE BOULEVARD	101 67 DRIVE	68 BURNS STREET	103 68 ROAD
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	107	61	20	81
Year Built	1954	1949	1931	1954
Gross SqFt	91,170	70,910	24,408	71,000
Estimated Gross Income	\$1,404,930	\$1,130,670	\$372,944	\$1,094,459
Gross Income per SqFt	\$15.41	\$15.95	\$15.28	\$15.41
Estimated Expense	\$523,316	\$452,085	\$165,174	\$407,556
Expense SqFt	\$5.74	\$6.38	\$6.77	\$5.74
Net Operating Income	\$881,614	\$678,585	\$207,770	\$686,903
Full Market Value	\$4,972,000	\$4,631,000	\$1,427,000	\$4,202,000
Market Value per SqFt	\$54.54	\$65.31	\$58.46	\$59.18
Distance from Cooperative in miles		0.26	0.11	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03193-0001	4-03173-0013	4-03205-0024	4-03171-0001
Address	68 SELFRIDGE STREET	101 67 DRIVE	68 BURNS STREET	101 BOOTH STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	61	20	62
Year Built	1967	1949	1931	1954
Gross SqFt	45,354	70,910	24,408	61,242
Estimated Gross Income	\$693,009	\$1,130,670	\$372,944	\$930,184
Gross Income per SqFt	\$15.28	\$15.95	\$15.28	\$15.19
Estimated Expense	\$307,047	\$452,085	\$165,174	\$261,496
Expense SqFt	\$6.77	\$6.38	\$6.77	\$4.27
Net Operating Income	\$385,962	\$678,585	\$207,770	\$668,688
Full Market Value	\$2,475,000	\$4,631,000	\$1,427,000	\$3,256,000
Market Value per SqFt	\$54.57	\$65.31	\$58.46	\$53.17
Distance from Cooperative in miles		0.85	0.58	0.89

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03198-0033	4-02185-0040	4-03347-0054	
Address	94 69 AVENUE	110 65 AVENUE	78 KEW FOREST LANE	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
Total Units	32	28	48	
Year Built	1938	1950	1920	
Gross SqFt	43,599	26,306	43,636	
Estimated Gross Income	\$636,981	\$454,831	\$520,074	
Gross Income per SqFt	\$14.61	\$17.29	\$11.92	
Estimated Expense	\$287,753	\$227,547	\$237,955	
Expense SqFt	\$6.60	\$8.65	\$5.45	
Net Operating Income	\$349,228	\$227,284	\$282,119	
Full Market Value	\$2,547,000	\$1,641,000	\$1,386,000	
Market Value per SqFt	\$58.42	\$62.38	\$31.76	
Distance from Cooperative in miles		1.23	1.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03205-0004	4-02137-0046	4-02211-0018	4-03205-0024
Address	68 BURNS STREET	103 68 ROAD	68 108 STREET	68 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	81	56	20
Year Built	1920	1954	1929	1931
Gross SqFt	24,408	71,000	70,110	24,408
Estimated Gross Income	\$372,954	\$1,094,459	\$1,049,921	\$372,944
Gross Income per SqFt	\$15.28	\$15.41	\$14.98	\$15.28
Estimated Expense	\$165,242	\$407,556	\$416,095	\$165,174
Expense SqFt	\$6.77	\$5.74	\$5.93	\$6.77
Net Operating Income	\$207,712	\$686,903	\$633,826	\$207,770
Full Market Value	\$1,426,000	\$4,202,000	\$4,365,000	\$1,427,000
Market Value per SqFt	\$58.42	\$59.18	\$62.26	\$58.46
Distance from Cooperative in miles		0.36	0.39	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03205-0008	4-02137-0046	4-03205-0024	4-02211-0018
Address	68 BURNS STREET	103 68 ROAD	68 BURNS STREET	68 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	81	20	56
Year Built	1920	1954	1931	1929
Gross SqFt	24,408	71,000	24,408	70,110
Estimated Gross Income	\$372,954	\$1,094,459	\$372,944	\$1,049,921
Gross Income per SqFt	\$15.28	\$15.41	\$15.28	\$14.98
Estimated Expense	\$165,242	\$407,556	\$165,174	\$416,095
Expense SqFt	\$6.77	\$5.74	\$6.77	\$5.93
Net Operating Income	\$207,712	\$686,903	\$207,770	\$633,826
Full Market Value	\$1,426,000	\$4,202,000	\$1,427,000	\$4,365,000
Market Value per SqFt	\$58.42	\$59.18	\$58.46	\$62.26
Distance from Cooperative in miles		0.36	0.00	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03205-0012	4-02137-0046	4-03205-0024	
Address	68 BURNS STREET	103 68 ROAD	68 BURNS STREET	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	81	20	
Year Built	1920	1954	1931	
Gross SqFt	24,408	71,000	24,408	
Estimated Gross Income	\$369,293	\$1,094,459	\$372,944	
Gross Income per SqFt	\$15.13	\$15.41	\$15.28	
Estimated Expense	\$154,991	\$407,556	\$165,174	
Expense SqFt	\$6.35	\$5.74	\$6.77	
Net Operating Income	\$214,302	\$686,903	\$207,770	
Full Market Value	\$1,473,000	\$4,202,000	\$1,427,000	
Market Value per SqFt	\$60.35	\$59.18	\$58.46	
Distance from Cooperative in miles		0.36	0.00	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03205-0016	4-02137-0046	4-03205-0024	4-02211-0018
Address	68 BURNS STREET	103 68 ROAD	68 BURNS STREET	68 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	81	20	56
Year Built	1920	1954	1931	1929
Gross SqFt	24,408	71,000	24,408	70,110
Estimated Gross Income	\$372,954	\$1,094,459	\$372,944	\$1,049,921
Gross Income per SqFt	\$15.28	\$15.41	\$15.28	\$14.98
Estimated Expense	\$165,242	\$407,556	\$165,174	\$416,095
Expense SqFt	\$6.77	\$5.74	\$6.77	\$5.93
Net Operating Income	\$207,712	\$686,903	\$207,770	\$633,826
Full Market Value	\$1,426,000	\$4,202,000	\$1,427,000	\$4,365,000
Market Value per SqFt	\$58.42	\$59.18	\$58.46	\$62.26
Distance from Cooperative in miles		0.36	0.00	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03205-0020	4-02137-0046	4-03205-0024	4-02211-0018
Address	68 BURNS STREET	103 68 ROAD	68 BURNS STREET	68 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	81	20	56
Year Built	1920	1954	1931	1929
Gross SqFt	24,408	71,000	24,408	70,110
Estimated Gross Income	\$372,954	\$1,094,459	\$372,944	\$1,049,921
Gross Income per SqFt	\$15.28	\$15.41	\$15.28	\$14.98
Estimated Expense	\$165,242	\$407,556	\$165,174	\$416,095
Expense SqFt	\$6.77	\$5.74	\$6.77	\$5.93
Net Operating Income	\$207,712	\$686,903	\$207,770	\$633,826
Full Market Value	\$1,426,000	\$4,202,000	\$1,427,000	\$4,365,000
Market Value per SqFt	\$58.42	\$59.18	\$58.46	\$62.26
Distance from Cooperative in miles		0.36	0.00	0.39

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03233-0001	4-03272-0001	4-03258-0023	4-02226-0001
Address	6 BURNS STREET	150 GREENWAY TERRACE	72 AUSTIN STREET	109 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	122	96	50	76
Year Built	1920	1941	1920	1939
Gross SqFt	90,141	139,142	48,000	90,000
Estimated Gross Income	\$1,509,862	\$2,555,737	\$803,969	\$1,472,009
Gross Income per SqFt	\$16.75	\$18.37	\$16.75	\$16.36
Estimated Expense	\$753,579	\$997,214	\$401,486	\$566,401
Expense SqFt	\$8.36	\$7.17	\$8.36	\$6.29
Net Operating Income	\$756,283	\$1,558,523	\$402,483	\$905,608
Full Market Value	\$5,456,000	\$11,212,000	\$2,912,000	\$6,158,000
Market Value per SqFt	\$60.53	\$80.58	\$60.67	\$68.42
Distance from Cooperative in miles		0.25	0.22	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03233-0014	4-03256-0031	4-03255-0033	4-03258-0042
Address	9 71 AVENUE	71 AUSTIN STREET	71 AUSTIN STREET	108 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	24	16	36	22
Year Built	1920	1930	1937	1920
Gross SqFt	24,311	15,378	25,550	15,088
Estimated Gross Income	\$489,624	\$362,975	\$697,263	\$231,490
Gross Income per SqFt	\$20.14	\$23.60	\$27.29	\$15.34
Estimated Expense	\$96,028	\$125,362	\$221,988	\$50,500
Expense SqFt	\$3.95	\$8.15	\$8.69	\$3.35
Net Operating Income	\$393,596	\$237,613	\$475,275	\$180,990
Full Market Value	\$1,474,000	\$1,733,000	\$2,772,000	\$1,242,000
Market Value per SqFt	\$60.63	\$112.69	\$108.49	\$82.32
Distance from Cooperative in miles		0.14	0.17	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03233-0022	4-03205-0001	4-02225-0001	4-03258-0023
Address	4 DARTMOUTH STREET	68 BURNS STREET	109 72 AVENUE	72 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	66	18	67	50
Year Built	1931	1934	1939	1920
Gross SqFt	70,000	19,788	61,930	48,000
Estimated Gross Income	\$1,203,300	\$370,150	\$1,064,433	\$803,969
Gross Income per SqFt	\$17.19	\$18.71	\$17.19	\$16.75
Estimated Expense	\$471,100	\$143,912	\$416,675	\$401,486
Expense SqFt	\$6.73	\$7.27	\$6.73	\$8.36
Net Operating Income	\$732,200	\$226,238	\$647,758	\$402,483
Full Market Value	\$4,235,000	\$1,626,000	\$4,681,000	\$2,912,000
Market Value per SqFt	\$60.50	\$82.17	\$75.59	\$60.67
Distance from Cooperative in miles		0.29	0.25	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03236-0035	4-03155-0027	4-03234-0051	4-02139-0026
Address	70 YELLOWSTONE BOULEVARD	98 67 AVENUE	68 BURNS STREET	68 YELLOWSTONE BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	566	286	228	112
Year Built	1965	1959	1929	1941
Gross SqFt	575,600	275,197	174,480	132,960
Estimated Gross Income	\$10,516,212	\$4,668,060	\$3,520,549	\$2,429,524
Gross Income per SqFt	\$18.27	\$16.96	\$20.18	\$18.27
Estimated Expense	\$4,852,308	\$2,367,993	\$1,461,326	\$1,120,339
Expense SqFt	\$8.43	\$8.60	\$8.38	\$8.43
Net Operating Income	\$5,663,904	\$2,300,067	\$2,059,223	\$1,309,185
Full Market Value	\$40,756,000	\$16,631,000	\$14,718,000	\$9,421,000
Market Value per SqFt	\$70.81	\$60.43	\$84.35	\$70.86
Distance from Cooperative in miles		0.44	0.07	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03253-0051	4-02226-0001	4-02225-0001	4-03272-0001
Address	20 71 AVENUE	109 QUEENS BOULEVARD	109 72 AVENUE	150 GREENWAY TERRACE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	96	76	67	96
Year Built	1932	1939	1939	1941
Gross SqFt	85,075	90,000	61,930	139,142
Estimated Gross Income	\$1,462,439	\$1,472,009	\$1,064,433	\$2,555,737
Gross Income per SqFt	\$17.19	\$16.36	\$17.19	\$18.37
Estimated Expense	\$572,555	\$566,401	\$416,675	\$997,214
Expense SqFt	\$6.73	\$6.29	\$6.73	\$7.17
Net Operating Income	\$889,884	\$905,608	\$647,758	\$1,558,523
Full Market Value	\$5,137,000	\$6,158,000	\$4,681,000	\$11,212,000
Market Value per SqFt	\$60.38	\$68.42	\$75.59	\$80.58
Distance from Cooperative in miles		0.26	0.25	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03253-0062	4-03205-0001	4-03272-0001	4-02225-0001
Address	1 STATION SQUARE	68 BURNS STREET	150 GREENWAY TERRACE	109 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	18	96	67
Year Built	1930	1934	1941	1939
Gross SqFt	54,185	19,788	139,142	61,930
Estimated Gross Income	\$995,378	\$370,150	\$2,555,737	\$1,064,433
Gross Income per SqFt	\$18.37	\$18.71	\$18.37	\$17.19
Estimated Expense	\$388,506	\$143,912	\$997,214	\$416,675
Expense SqFt	\$7.17	\$7.27	\$7.17	\$6.73
Net Operating Income	\$606,872	\$226,238	\$1,558,523	\$647,758
Full Market Value	\$3,146,000	\$1,626,000	\$11,212,000	\$4,681,000
Market Value per SqFt	\$58.06	\$82.17	\$80.58	\$75.59
Distance from Cooperative in miles		0.35	0.18	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03254-0020	4-03255-0033	4-03256-0031	
Address	2 STATION SQUARE	71 AUSTIN STREET	71 AUSTIN STREET	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	32	36	16	
Year Built	1930	1937	1930	
Gross SqFt	22,450	25,550	15,378	
Estimated Gross Income	\$490,982	\$697,263	\$362,975	
Gross Income per SqFt	\$21.87	\$27.29	\$23.60	
Estimated Expense	\$135,823	\$221,988	\$125,362	
Expense SqFt	\$6.05	\$8.69	\$8.15	
Net Operating Income	\$355,159	\$475,275	\$237,613	
Full Market Value	\$1,353,000	\$2,772,000	\$1,733,000	
Market Value per SqFt	\$60.27	\$108.49	\$112.69	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03254-0029	4-03258-0001	4-03255-0028	4-03205-0001
Address	71 BURNS STREET	109 QUEENS BOULEVARD	71 AUSTIN STREET	68 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	26	125	53	18
Year Built	1961	1959	1932	1934
Gross SqFt	17,868	87,305	40,398	19,788
Estimated Gross Income	\$373,441	\$2,213,930	\$844,445	\$370,150
Gross Income per SqFt	\$20.90	\$25.36	\$20.90	\$18.71
Estimated Expense	\$145,446	\$870,905	\$328,874	\$143,912
Expense SqFt	\$8.14	\$9.98	\$8.14	\$7.27
Net Operating Income	\$227,995	\$1,343,025	\$515,571	\$226,238
Full Market Value	\$863,000	\$9,739,000	\$3,454,000	\$1,626,000
Market Value per SqFt	\$48.30	\$111.55	\$85.50	\$82.17
Distance from Cooperative in miles		0.13	0.05	0.42

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03257-0009	4-02226-0001	4-02225-0001	4-03255-0028
Address	108 72 AVENUE	109 QUEENS BOULEVARD	109 72 AVENUE	71 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	71	76	67	53
Year Built	1939	1939	1939	1932
Gross SqFt	74,100	90,000	61,930	40,398
Estimated Gross Income	\$1,273,779	\$1,472,009	\$1,064,433	\$844,445
Gross Income per SqFt	\$17.19	\$16.36	\$17.19	\$20.90
Estimated Expense	\$498,693	\$566,401	\$416,675	\$328,874
Expense SqFt	\$6.73	\$6.29	\$6.73	\$8.14
Net Operating Income	\$775,086	\$905,608	\$647,758	\$515,571
Full Market Value	\$4,466,000	\$6,158,000	\$4,681,000	\$3,454,000
Market Value per SqFt	\$60.27	\$68.42	\$75.59	\$85.50
Distance from Cooperative in miles		0.10	0.09	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03275-0083	4-03255-0028	4-03258-0023	4-02225-0001
Address	72 BURNS STREET	71 AUSTIN STREET	72 AUSTIN STREET	109 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	44	53	50	67
Year Built	1930	1932	1920	1939
Gross SqFt	53,400	40,398	48,000	61,930
Estimated Gross Income	\$917,946	\$844,445	\$803,969	\$1,064,433
Gross Income per SqFt	\$17.19	\$20.90	\$16.75	\$17.19
Estimated Expense	\$359,382	\$328,874	\$401,486	\$416,675
Expense SqFt	\$6.73	\$8.14	\$8.36	\$6.73
Net Operating Income	\$558,564	\$515,571	\$402,483	\$647,758
Full Market Value	\$3,322,000	\$3,454,000	\$2,912,000	\$4,681,000
Market Value per SqFt	\$62.21	\$85.50	\$60.67	\$75.59
Distance from Cooperative in miles		0.06	0.11	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03276-0024	4-03258-0023	4-03340-0052	
Address	1 ASCAN AVENUE	72 AUSTIN STREET	111 76 ROAD	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	51	50	60	
Year Built	1918	1920	1939	
Gross SqFt	66,600	48,000	53,455	
Estimated Gross Income	\$1,136,196	\$803,969	\$928,106	
Gross Income per SqFt	\$17.06	\$16.75	\$17.36	
Estimated Expense	\$475,524	\$401,486	\$316,087	
Expense SqFt	\$7.14	\$8.36	\$5.91	
Net Operating Income	\$660,672	\$402,483	\$612,019	
Full Market Value	\$3,168,000	\$2,912,000	\$4,350,000	
Market Value per SqFt	\$47.57	\$60.67	\$81.38	
Distance from Cooperative in miles		0.17	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03291-0001	4-03272-0001	4-03340-0052	4-03334-0292
Address	73 AUSTIN STREET	150 GREENWAY TERRACE	111 76 ROAD	77 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	96	60	56
Year Built	1930	1941	1939	1929
Gross SqFt	125,272	139,142	53,455	51,545
Estimated Gross Income	\$2,174,722	\$2,555,737	\$928,106	\$871,260
Gross Income per SqFt	\$17.36	\$18.37	\$17.36	\$16.90
Estimated Expense	\$740,358	\$997,214	\$316,087	\$335,400
Expense SqFt	\$5.91	\$7.17	\$5.91	\$6.51
Net Operating Income	\$1,434,364	\$1,558,523	\$612,019	\$535,860
Full Market Value	\$6,699,000	\$11,212,000	\$4,350,000	\$3,875,000
Market Value per SqFt	\$53.48	\$80.58	\$81.38	\$75.18
Distance from Cooperative in miles		0.22	0.18	0.24

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03291-0016	4-02238-0019	4-03340-0052	4-02236-0012
Address	75 AUSTIN STREET	72 112 STREET	111 76 ROAD	110 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	118	60	108
Year Built	1952	1939	1939	1951
Gross SqFt	123,182	137,500	53,455	104,644
Estimated Gross Income	\$2,033,735	\$2,270,096	\$928,106	\$1,652,162
Gross Income per SqFt	\$16.51	\$16.51	\$17.36	\$15.79
Estimated Expense	\$702,137	\$784,152	\$316,087	\$709,250
Expense SqFt	\$5.70	\$5.70	\$5.91	\$6.78
Net Operating Income	\$1,331,598	\$1,485,944	\$612,019	\$942,912
Full Market Value	\$7,106,000	\$8,129,000	\$4,350,000	\$6,446,000
Market Value per SqFt	\$57.69	\$59.12	\$81.38	\$61.60
Distance from Cooperative in miles		0.20	0.18	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03291-0080	4-03340-0044	4-03334-0292	
Address	150 BURNS STREET	111 76 ROAD	77 AUSTIN STREET	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	43	61	56	
Year Built	1932	1939	1929	
Gross SqFt	52,454	52,182	51,545	
Estimated Gross Income	\$882,801	\$873,936	\$871,260	
Gross Income per SqFt	\$16.83	\$16.75	\$16.90	
Estimated Expense	\$297,939	\$252,460	\$335,400	
Expense SqFt	\$5.68	\$4.84	\$6.51	
Net Operating Income	\$584,862	\$621,476	\$535,860	
Full Market Value	\$3,124,000	\$3,179,000	\$3,875,000	
Market Value per SqFt	\$59.56	\$60.92	\$75.18	
Distance from Cooperative in miles		0.18	0.24	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03292-0001	4-03272-0001	4-02226-0001	4-03258-0023
Address	109 ASCAN AVENUE	150 GREENWAY TERRACE	109 QUEENS BOULEVARD	72 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	91	96	76	50
Year Built	1932	1941	1939	1920
Gross SqFt	148,181	139,142	90,000	48,000
Estimated Gross Income	\$2,482,032	\$2,555,737	\$1,472,009	\$803,969
Gross Income per SqFt	\$16.75	\$18.37	\$16.36	\$16.75
Estimated Expense	\$1,238,793	\$997,214	\$566,401	\$401,486
Expense SqFt	\$8.36	\$7.17	\$6.29	\$8.36
Net Operating Income	\$1,243,239	\$1,558,523	\$905,608	\$402,483
Full Market Value	\$8,173,000	\$11,212,000	\$6,158,000	\$2,912,000
Market Value per SqFt	\$55.16	\$80.58	\$68.42	\$60.67
Distance from Cooperative in miles		0.26	0.16	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03292-0028	4-02238-0019	4-02236-0012	4-03258-0023
Address	110 73 ROAD	72 112 STREET	110 72 AVENUE	72 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	71	118	108	50
Year Built	1937	1939	1951	1920
Gross SqFt	100,000	137,500	104,644	48,000
Estimated Gross Income	\$1,636,000	\$2,270,096	\$1,652,162	\$803,969
Gross Income per SqFt	\$16.36	\$16.51	\$15.79	\$16.75
Estimated Expense	\$629,000	\$784,152	\$709,250	\$401,486
Expense SqFt	\$6.29	\$5.70	\$6.78	\$8.36
Net Operating Income	\$1,007,000	\$1,485,944	\$942,912	\$402,483
Full Market Value	\$6,848,000	\$8,129,000	\$6,446,000	\$2,912,000
Market Value per SqFt	\$68.48	\$59.12	\$61.60	\$60.67
Distance from Cooperative in miles		0.10	0.17	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03292-0036	4-02226-0001	4-02238-0019	4-02225-0001
Address	110 73 ROAD	109 QUEENS BOULEVARD	72 112 STREET	109 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	76	118	67
Year Built	1933	1939	1939	1939
Gross SqFt	98,182	90,000	137,500	61,930
Estimated Gross Income	\$1,620,985	\$1,472,009	\$2,270,096	\$1,064,433
Gross Income per SqFt	\$16.51	\$16.36	\$16.51	\$17.19
Estimated Expense	\$559,637	\$566,401	\$784,152	\$416,675
Expense SqFt	\$5.70	\$6.29	\$5.70	\$6.73
Net Operating Income	\$1,061,348	\$905,608	\$1,485,944	\$647,758
Full Market Value	\$5,335,000	\$6,158,000	\$8,129,000	\$4,681,000
Market Value per SqFt	\$54.34	\$68.42	\$59.12	\$75.59
Distance from Cooperative in miles		0.16	0.10	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03293-0045	4-03340-0052	4-03341-0008	
Address	111 75 AVENUE	111 76 ROAD	111 76 ROAD	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	60	66	
Year Built	1939	1939	1937	
Gross SqFt	30,580	53,455	57,909	
Estimated Gross Income	\$547,382	\$928,106	\$1,067,820	
Gross Income per SqFt	\$17.90	\$17.36	\$18.44	
Estimated Expense	\$174,000	\$316,087	\$316,931	
Expense SqFt	\$5.69	\$5.91	\$5.47	
Net Operating Income	\$373,382	\$612,019	\$750,889	
Full Market Value	\$1,650,000	\$4,350,000	\$5,401,000	
Market Value per SqFt	\$53.96	\$81.38	\$93.27	
Distance from Cooperative in miles		0.16	0.22	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03293-0050	4-02238-0019	4-03340-0052	4-02226-0001
Address	111 75 AVENUE	72 112 STREET	111 76 ROAD	109 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	118	60	76
Year Built	1937	1939	1939	1939
Gross SqFt	106,364	137,500	53,455	90,000
Estimated Gross Income	\$1,756,070	\$2,270,096	\$928,106	\$1,472,009
Gross Income per SqFt	\$16.51	\$16.51	\$17.36	\$16.36
Estimated Expense	\$606,275	\$784,152	\$316,087	\$566,401
Expense SqFt	\$5.70	\$5.70	\$5.91	\$6.29
Net Operating Income	\$1,149,795	\$1,485,944	\$612,019	\$905,608
Full Market Value	\$5,775,000	\$8,129,000	\$4,350,000	\$6,158,000
Market Value per SqFt	\$54.29	\$59.12	\$81.38	\$68.42
Distance from Cooperative in miles		0.12	0.16	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03293-0064	4-03258-0023	4-02238-0019	4-02236-0012
Address	73 AUSTIN STREET	72 AUSTIN STREET	72 112 STREET	110 72 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	50	118	108
Year Built	1928	1920	1939	1951
Gross SqFt	97,825	48,000	137,500	104,644
Estimated Gross Income	\$1,600,417	\$803,969	\$2,270,096	\$1,652,162
Gross Income per SqFt	\$16.36	\$16.75	\$16.51	\$15.79
Estimated Expense	\$615,319	\$401,486	\$784,152	\$709,250
Expense SqFt	\$6.29	\$8.36	\$5.70	\$6.78
Net Operating Income	\$985,098	\$402,483	\$1,485,944	\$942,912
Full Market Value	\$5,214,000	\$2,912,000	\$8,129,000	\$6,446,000
Market Value per SqFt	\$53.30	\$60.67	\$59.12	\$61.60
Distance from Cooperative in miles		0.20	0.12	0.21

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03312-0001	4-03329-0054	4-03321-0037	4-03322-0040
Address	107 PARK LANE SOUTH	118 METROPOLITAN AVENUE	83 118 STREET	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	152	54	84	186
Year Built	1935	1924	1931	1940
Gross SqFt	209,844	54,300	70,059	212,202
Estimated Gross Income	\$3,091,002	\$814,069	\$1,031,969	\$2,920,280
Gross Income per SqFt	\$14.73	\$14.99	\$14.73	\$13.76
Estimated Expense	\$1,120,567	\$357,727	\$547,161	\$1,308,238
Expense SqFt	\$5.34	\$6.59	\$7.81	\$6.17
Net Operating Income	\$1,970,435	\$456,342	\$484,808	\$1,612,042
Full Market Value	\$11,220,000	\$3,141,000	\$3,212,000	\$9,438,000
Market Value per SqFt	\$53.47	\$57.85	\$45.85	\$44.48
Distance from Cooperative in miles		0.27	0.25	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03312-0008	4-03321-0018	4-03321-0037	4-03322-0040
Address	117 METROPOLITAN AVENUE	83 118 STREET	83 118 STREET	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	79	84	186
Year Built	1935	1954	1931	1940
Gross SqFt	219,248	74,118	70,059	212,202
Estimated Gross Income	\$3,229,523	\$1,101,020	\$1,031,969	\$2,920,280
Gross Income per SqFt	\$14.73	\$14.85	\$14.73	\$13.76
Estimated Expense	\$1,170,784	\$426,000	\$547,161	\$1,308,238
Expense SqFt	\$5.34	\$5.75	\$7.81	\$6.17
Net Operating Income	\$2,058,739	\$675,020	\$484,808	\$1,612,042
Full Market Value	\$11,990,000	\$3,652,000	\$3,212,000	\$9,438,000
Market Value per SqFt	\$54.69	\$49.27	\$45.85	\$44.48
Distance from Cooperative in miles		0.25	0.25	0.34

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03316-0010	4-03329-0054	4-03353-0001	
Address	117 UNION TURNPIKE	118 METROPOLITAN AVENUE	82 AUSTIN STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	108	54	144	
Year Built	1923	1924	1927	
Gross SqFt	121,727	54,300	124,343	
Estimated Gross Income	\$1,855,119	\$814,069	\$1,926,619	
Gross Income per SqFt	\$15.24	\$14.99	\$15.49	
Estimated Expense	\$892,259	\$357,727	\$1,002,827	
Expense SqFt	\$7.33	\$6.59	\$8.07	
Net Operating Income	\$962,860	\$456,342	\$923,792	
Full Market Value	\$2,442,000	\$3,141,000	\$6,330,000	
Market Value per SqFt	\$20.06	\$57.85	\$50.91	
Distance from Cooperative in miles		0.32	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-0025	4-03321-0111	4-03321-0061	4-03321-0018
Address	83 118 STREET	83 118 STREET	83 116 STREET	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	44	180	79
Year Built	1956	1960	1950	1954
Gross SqFt	101,950	30,900	140,196	74,118
Estimated Gross Income	\$1,606,732	\$495,327	\$2,209,851	\$1,101,020
Gross Income per SqFt	\$15.76	\$16.03	\$15.76	\$14.85
Estimated Expense	\$655,539	\$237,930	\$902,017	\$426,000
Expense SqFt	\$6.43	\$7.70	\$6.43	\$5.75
Net Operating Income	\$951,193	\$257,397	\$1,307,834	\$675,020
Full Market Value	\$5,456,000	\$1,755,000	\$8,944,000	\$3,652,000
Market Value per SqFt	\$53.52	\$56.80	\$63.80	\$49.27
Distance from Cooperative in miles		0.12	0.00	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-0043	4-03321-0111	4-03321-0061	4-03321-0018
Address	83 118 STREET	83 118 STREET	83 116 STREET	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	44	180	79
Year Built	1960	1960	1950	1954
Gross SqFt	89,784	30,900	140,196	74,118
Estimated Gross Income	\$1,414,996	\$495,327	\$2,209,851	\$1,101,020
Gross Income per SqFt	\$15.76	\$16.03	\$15.76	\$14.85
Estimated Expense	\$577,311	\$237,930	\$902,017	\$426,000
Expense SqFt	\$6.43	\$7.70	\$6.43	\$5.75
Net Operating Income	\$837,685	\$257,397	\$1,307,834	\$675,020
Full Market Value	\$4,807,000	\$1,755,000	\$8,944,000	\$3,652,000
Market Value per SqFt	\$53.54	\$56.80	\$63.80	\$49.27
Distance from Cooperative in miles		0.12	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-0063	4-03321-0037	4-03321-0018	4-03322-0001
Address	83 116 STREET	83 118 STREET	83 118 STREET	118 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	84	79	85
Year Built	1931	1931	1954	1928
Gross SqFt	64,716	70,059	74,118	77,670
Estimated Gross Income	\$953,267	\$1,031,969	\$1,101,020	\$993,399
Gross Income per SqFt	\$14.73	\$14.73	\$14.85	\$12.79
Estimated Expense	\$345,583	\$547,161	\$426,000	\$536,700
Expense SqFt	\$5.34	\$7.81	\$5.75	\$6.91
Net Operating Income	\$607,684	\$484,808	\$675,020	\$456,699
Full Market Value	\$2,486,000	\$3,212,000	\$3,652,000	\$2,750,000
Market Value per SqFt	\$38.41	\$45.85	\$49.27	\$35.41
Distance from Cooperative in miles		0.00	0.00	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-0069	4-03329-0054	4-03321-0037	4-03322-0014
Address	83 116 STREET	118 METROPOLITAN AVENUE	83 118 STREET	118 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	54	84	84
Year Built	1931	1924	1931	1928
Gross SqFt	64,716	54,300	70,059	83,727
Estimated Gross Income	\$953,267	\$814,069	\$1,031,969	\$1,220,740
Gross Income per SqFt	\$14.73	\$14.99	\$14.73	\$14.58
Estimated Expense	\$345,583	\$357,727	\$547,161	\$647,210
Expense SqFt	\$5.34	\$6.59	\$7.81	\$7.73
Net Operating Income	\$607,684	\$456,342	\$484,808	\$573,530
Full Market Value	\$3,487,000	\$3,141,000	\$3,212,000	\$3,962,000
Market Value per SqFt	\$53.88	\$57.85	\$45.85	\$47.32
Distance from Cooperative in miles		0.12	0.00	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-0100	4-03322-0014	4-03321-0037	4-03329-0054
Address	83 118 STREET	118 METROPOLITAN AVENUE	83 118 STREET	118 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	84	84	54
Year Built	1939	1928	1931	1924
Gross SqFt	105,000	83,727	70,059	54,300
Estimated Gross Income	\$1,546,650	\$1,220,740	\$1,031,969	\$814,069
Gross Income per SqFt	\$14.73	\$14.58	\$14.73	\$14.99
Estimated Expense	\$560,700	\$647,210	\$547,161	\$357,727
Expense SqFt	\$5.34	\$7.73	\$7.81	\$6.59
Net Operating Income	\$985,950	\$573,530	\$484,808	\$456,342
Full Market Value	\$5,698,000	\$3,962,000	\$3,212,000	\$3,141,000
Market Value per SqFt	\$54.27	\$47.32	\$45.85	\$57.85
Distance from Cooperative in miles		0.09	0.12	0.18

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03322-0024	4-03322-0014	4-03322-0040	4-03321-0037
Address	118 METROPOLITAN AVENUE	118 METROPOLITAN AVENUE	83 118 STREET	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	84	186	84
Year Built	1954	1928	1940	1931
Gross SqFt	141,000	83,727	212,202	70,059
Estimated Gross Income	\$2,055,780	\$1,220,740	\$2,920,280	\$1,031,969
Gross Income per SqFt	\$14.58	\$14.58	\$13.76	\$14.73
Estimated Expense	\$862,920	\$647,210	\$1,308,238	\$547,161
Expense SqFt	\$6.12	\$7.73	\$6.17	\$7.81
Net Operating Income	\$1,192,860	\$573,530	\$1,612,042	\$484,808
Full Market Value	\$7,557,000	\$3,962,000	\$9,438,000	\$3,212,000
Market Value per SqFt	\$53.60	\$47.32	\$44.48	\$45.85
Distance from Cooperative in miles		0.00	0.00	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03322-0123	4-03329-0054	4-03322-0014	4-03322-0040
Address	83 LEFFERTS BOULEVARD	118 METROPOLITAN AVENUE	118 METROPOLITAN AVENUE	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	54	84	186
Year Built	1932	1924	1928	1940
Gross SqFt	105,882	54,300	83,727	212,202
Estimated Gross Income	\$1,543,760	\$814,069	\$1,220,740	\$2,920,280
Gross Income per SqFt	\$14.58	\$14.99	\$14.58	\$13.76
Estimated Expense	\$647,998	\$357,727	\$647,210	\$1,308,238
Expense SqFt	\$6.12	\$6.59	\$7.73	\$6.17
Net Operating Income	\$895,762	\$456,342	\$573,530	\$1,612,042
Full Market Value	\$6,188,000	\$3,141,000	\$3,962,000	\$9,438,000
Market Value per SqFt	\$58.44	\$57.85	\$47.32	\$44.48
Distance from Cooperative in miles		0.10	0.00	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03322-0135	4-03322-0040	4-03322-0014	4-03321-0037
Address	118 84 AVENUE	83 118 STREET	118 METROPOLITAN AVENUE	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	186	84	84
Year Built	1942	1940	1928	1931
Gross SqFt	150,000	212,202	83,727	70,059
Estimated Gross Income	\$2,187,000	\$2,920,280	\$1,220,740	\$1,031,969
Gross Income per SqFt	\$14.58	\$13.76	\$14.58	\$14.73
Estimated Expense	\$918,000	\$1,308,238	\$647,210	\$547,161
Expense SqFt	\$6.12	\$6.17	\$7.73	\$7.81
Net Operating Income	\$1,269,000	\$1,612,042	\$573,530	\$484,808
Full Market Value	\$8,030,000	\$9,438,000	\$3,962,000	\$3,212,000
Market Value per SqFt	\$53.53	\$44.48	\$47.32	\$45.85
Distance from Cooperative in miles		0.00	0.00	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03322-0156	4-03321-0061	4-03321-0018	4-03322-0014
Address	83 118 STREET	83 116 STREET	83 118 STREET	118 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	180	79	84
Year Built	1954	1950	1954	1928
Gross SqFt	141,645	140,196	74,118	83,727
Estimated Gross Income	\$2,103,428	\$2,209,851	\$1,101,020	\$1,220,740
Gross Income per SqFt	\$14.85	\$15.76	\$14.85	\$14.58
Estimated Expense	\$814,459	\$902,017	\$426,000	\$647,210
Expense SqFt	\$5.75	\$6.43	\$5.75	\$7.73
Net Operating Income	\$1,288,969	\$1,307,834	\$675,020	\$573,530
Full Market Value	\$7,722,000	\$8,944,000	\$3,652,000	\$3,962,000
Market Value per SqFt	\$54.52	\$63.80	\$49.27	\$47.32
Distance from Cooperative in miles		0.12	0.12	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03323-0001	4-03321-0037	4-03322-0014	4-03322-0001
Address	115 METROPOLITAN AVENUE	83 118 STREET	118 METROPOLITAN AVENUE	118 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	84	84	85
Year Built	1925	1931	1928	1928
Gross SqFt	88,272	70,059	83,727	77,670
Estimated Gross Income	\$1,287,006	\$1,031,969	\$1,220,740	\$993,399
Gross Income per SqFt	\$14.58	\$14.73	\$14.58	\$12.79
Estimated Expense	\$540,225	\$547,161	\$647,210	\$536,700
Expense SqFt	\$6.12	\$7.81	\$7.73	\$6.91
Net Operating Income	\$746,781	\$484,808	\$573,530	\$456,699
Full Market Value	\$5,159,000	\$3,212,000	\$3,962,000	\$2,750,000
Market Value per SqFt	\$58.44	\$45.85	\$47.32	\$35.41
Distance from Cooperative in miles		0.16	0.24	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03329-0004	4-03322-0014	4-03321-0037	4-03321-0018
Address	118 83 AVENUE	118 METROPOLITAN AVENUE	83 118 STREET	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	84	84	79
Year Built	1939	1928	1931	1954
Gross SqFt	88,296	83,727	70,059	74,118
Estimated Gross Income	\$1,300,600	\$1,220,740	\$1,031,969	\$1,101,020
Gross Income per SqFt	\$14.73	\$14.58	\$14.73	\$14.85
Estimated Expense	\$471,501	\$647,210	\$547,161	\$426,000
Expense SqFt	\$5.34	\$7.73	\$7.81	\$5.75
Net Operating Income	\$829,099	\$573,530	\$484,808	\$675,020
Full Market Value	\$4,279,000	\$3,962,000	\$3,212,000	\$3,652,000
Market Value per SqFt	\$48.46	\$47.32	\$45.85	\$49.27
Distance from Cooperative in miles		0.10	0.12	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03330-0033	4-03321-0111	4-03322-0119	4-09238-0001
Address	83 BEVERLY ROAD	83 118 STREET	83 LEFFERTS BOULEVARD	122 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	44	37	44
Year Built	1966	1960	1964	1961
Gross SqFt	41,155	30,900	25,935	36,126
Estimated Gross Income	\$719,801	\$495,327	\$485,476	\$664,407
Gross Income per SqFt	\$17.49	\$16.03	\$18.72	\$18.39
Estimated Expense	\$238,699	\$237,930	\$176,794	\$265,920
Expense SqFt	\$5.80	\$7.70	\$6.82	\$7.36
Net Operating Income	\$481,102	\$257,397	\$308,682	\$398,487
Full Market Value	\$2,244,000	\$1,755,000	\$1,914,000	\$2,867,000
Market Value per SqFt	\$54.53	\$56.80	\$73.80	\$79.36
Distance from Cooperative in miles		0.24	0.15	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03331-0007	4-03329-0070	4-09231-0081	
Address	84 BEVERLY ROAD	118 METROPOLITAN AVENUE	83 LEFFERTS BOULEVARD	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	16	
Year Built	1926	1926	1975	
Gross SqFt	14,545	16,168	10,051	
Estimated Gross Income	\$193,885	\$204,438	\$155,269	
Gross Income per SqFt	\$13.33	\$12.64	\$15.45	
Estimated Expense	\$72,725	\$68,918	\$68,021	
Expense SqFt	\$5.00	\$4.26	\$6.77	
Net Operating Income	\$121,160	\$135,520	\$87,248	
Full Market Value	\$804,000	\$592,000	\$573,000	
Market Value per SqFt	\$55.28	\$36.62	\$57.01	
Distance from Cooperative in miles		0.16	0.13	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03333-0016	4-03353-0001	4-03321-0018	4-09231-0091
Address	84 BEVERLY ROAD	82 AUSTIN STREET	83 118 STREET	83 LEFFERTS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	144	79	90
Year Built	1941	1927	1954	1937
Gross SqFt	156,510	124,343	74,118	107,700
Estimated Gross Income	\$2,324,174	\$1,926,619	\$1,101,020	\$1,378,838
Gross Income per SqFt	\$14.85	\$15.49	\$14.85	\$12.80
Estimated Expense	\$899,933	\$1,002,827	\$426,000	\$540,619
Expense SqFt	\$5.75	\$8.07	\$5.75	\$5.02
Net Operating Income	\$1,424,241	\$923,792	\$675,020	\$838,219
Full Market Value	\$8,536,000	\$6,330,000	\$3,652,000	\$5,598,000
Market Value per SqFt	\$54.54	\$50.91	\$49.27	\$51.98
Distance from Cooperative in miles		0.18	0.30	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03334-0058	4-03340-0052	4-03334-0292	4-03358-0052
Address	75 AUSTIN STREET	111 76 ROAD	77 AUSTIN STREET	41 KEW GARDENS ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	60	56	48
Year Built	1940	1939	1929	1936
Gross SqFt	99,600	53,455	51,545	49,636
Estimated Gross Income	\$1,683,240	\$928,106	\$871,260	\$736,847
Gross Income per SqFt	\$16.90	\$17.36	\$16.90	\$14.85
Estimated Expense	\$648,396	\$316,087	\$335,400	\$242,843
Expense SqFt	\$6.51	\$5.91	\$6.51	\$4.89
Net Operating Income	\$1,034,844	\$612,019	\$535,860	\$494,004
Full Market Value	\$5,434,000	\$4,350,000	\$3,875,000	\$3,406,000
Market Value per SqFt	\$54.56	\$81.38	\$75.18	\$68.62
Distance from Cooperative in miles		0.14	0.00	0.39

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03334-0163	4-03334-0299	4-03334-0292	4-03341-0016
Address	76 AUSTIN STREET	77 AUSTIN STREET	77 AUSTIN STREET	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	60	56	66
Year Built	1931	1929	1929	1937
Gross SqFt	134,090	68,090	51,545	59,500
Estimated Gross Income	\$2,266,121	\$930,790	\$871,260	\$1,187,511
Gross Income per SqFt	\$16.90	\$13.67	\$16.90	\$19.96
Estimated Expense	\$872,926	\$483,439	\$335,400	\$361,742
Expense SqFt	\$6.51	\$7.10	\$6.51	\$6.08
Net Operating Income	\$1,393,195	\$447,351	\$535,860	\$825,769
Full Market Value	\$10,075,000	\$2,957,000	\$3,875,000	\$5,906,000
Market Value per SqFt	\$75.14	\$43.43	\$75.18	\$99.26
Distance from Cooperative in miles		0.00	0.00	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03334-0186	4-03334-0299	4-03341-0008	4-03334-0292
Address	77 AUSTIN STREET	77 AUSTIN STREET	111 76 ROAD	77 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	60	66	56
Year Built	1929	1929	1937	1929
Gross SqFt	76,681	68,090	57,909	51,545
Estimated Gross Income	\$1,295,909	\$930,790	\$1,067,820	\$871,260
Gross Income per SqFt	\$16.90	\$13.67	\$18.44	\$16.90
Estimated Expense	\$499,193	\$483,439	\$316,931	\$335,400
Expense SqFt	\$6.51	\$7.10	\$5.47	\$6.51
Net Operating Income	\$796,716	\$447,351	\$750,889	\$535,860
Full Market Value	\$4,114,000	\$2,957,000	\$5,401,000	\$3,875,000
Market Value per SqFt	\$53.65	\$43.43	\$93.27	\$75.18
Distance from Cooperative in miles		0.00	0.11	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03334-0250	4-03334-0292	4-03341-0001	4-03340-0052
Address	78 AUSTIN STREET	77 AUSTIN STREET	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	56	60	60
Year Built	1932	1929	1937	1939
Gross SqFt	58,864	51,545	56,636	53,455
Estimated Gross Income	\$994,802	\$871,260	\$933,898	\$928,106
Gross Income per SqFt	\$16.90	\$16.90	\$16.49	\$17.36
Estimated Expense	\$383,205	\$335,400	\$270,501	\$316,087
Expense SqFt	\$6.51	\$6.51	\$4.78	\$5.91
Net Operating Income	\$611,597	\$535,860	\$663,397	\$612,019
Full Market Value	\$2,255,000	\$3,875,000	\$3,267,000	\$4,350,000
Market Value per SqFt	\$38.31	\$75.18	\$57.68	\$81.38
Distance from Cooperative in miles		0.00	0.11	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03334-0260	4-03334-0299	4-03334-0292	4-03340-0052
Address	118 UNION TURNPIKE	77 AUSTIN STREET	77 AUSTIN STREET	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	206	60	56	60
Year Built	1973	1929	1929	1939
Gross SqFt	213,654	68,090	51,545	53,455
Estimated Gross Income	\$3,610,753	\$930,790	\$871,260	\$928,106
Gross Income per SqFt	\$16.90	\$13.67	\$16.90	\$17.36
Estimated Expense	\$1,390,888	\$483,439	\$335,400	\$316,087
Expense SqFt	\$6.51	\$7.10	\$6.51	\$5.91
Net Operating Income	\$2,219,865	\$447,351	\$535,860	\$612,019
Full Market Value	\$16,053,000	\$2,957,000	\$3,875,000	\$4,350,000
Market Value per SqFt	\$75.14	\$43.43	\$75.18	\$81.38
Distance from Cooperative in miles		0.00	0.00	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03335-0023	4-03335-0008	4-03322-0043	
Address	118 UNION TURNPIKE	80 GRENFELL STREET	83 118 STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	213	128	79	
Year Built	1974	1930	1979	
Gross SqFt	196,420	82,091	72,147	
Estimated Gross Income	\$3,612,164	\$1,590,739	\$1,254,583	
Gross Income per SqFt	\$18.39	\$19.38	\$17.39	
Estimated Expense	\$1,649,928	\$774,537	\$530,307	
Expense SqFt	\$8.40	\$9.44	\$7.35	
Net Operating Income	\$1,962,236	\$816,202	\$724,276	
Full Market Value	\$14,116,000	\$5,852,000	\$5,170,000	
Market Value per SqFt	\$71.87	\$71.29	\$71.66	
Distance from Cooperative in miles		0.00	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03337-0060	4-03358-0052	4-09245-0300	4-09230-0066
Address	82 AUSTIN STREET	41 KEW GARDENS ROAD	84 AUSTIN STREET	119 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	48	68	95
Year Built	1953	1936	1955	1925
Gross SqFt	55,146	49,636	53,252	71,436
Estimated Gross Income	\$850,351	\$736,847	\$899,725	\$1,101,846
Gross Income per SqFt	\$15.42	\$14.85	\$16.90	\$15.42
Estimated Expense	\$401,463	\$242,843	\$466,718	\$519,943
Expense SqFt	\$7.28	\$4.89	\$8.76	\$7.28
Net Operating Income	\$448,888	\$494,004	\$433,007	\$581,903
Full Market Value	\$2,937,000	\$3,406,000	\$3,131,000	\$3,992,000
Market Value per SqFt	\$53.26	\$68.62	\$58.80	\$55.88
Distance from Cooperative in miles		0.24	0.35	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03338-0030	4-03353-0001	4-03321-0061	4-09231-0091
Address	83 AUSTIN STREET	82 AUSTIN STREET	83 116 STREET	83 LEFFERTS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	144	180	90
Year Built	1956	1927	1950	1937
Gross SqFt	146,748	124,343	140,196	107,700
Estimated Gross Income	\$2,245,244	\$1,926,619	\$2,209,851	\$1,378,838
Gross Income per SqFt	\$15.30	\$15.49	\$15.76	\$12.80
Estimated Expense	\$804,179	\$1,002,827	\$902,017	\$540,619
Expense SqFt	\$5.48	\$8.07	\$6.43	\$5.02
Net Operating Income	\$1,441,065	\$923,792	\$1,307,834	\$838,219
Full Market Value	\$7,854,000	\$6,330,000	\$8,944,000	\$5,598,000
Market Value per SqFt	\$53.52	\$50.91	\$63.80	\$51.98
Distance from Cooperative in miles		0.12	0.35	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03340-0036	4-03340-0044	4-03340-0052	4-03341-0008
Address	111 76 ROAD	111 76 ROAD	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	61	60	66
Year Built	1938	1939	1939	1937
Gross SqFt	52,182	52,182	53,455	57,909
Estimated Gross Income	\$905,880	\$873,936	\$928,106	\$1,067,820
Gross Income per SqFt	\$17.36	\$16.75	\$17.36	\$18.44
Estimated Expense	\$308,396	\$252,460	\$316,087	\$316,931
Expense SqFt	\$5.91	\$4.84	\$5.91	\$5.47
Net Operating Income	\$597,484	\$621,476	\$612,019	\$750,889
Full Market Value	\$2,893,000	\$3,179,000	\$4,350,000	\$5,401,000
Market Value per SqFt	\$55.44	\$60.92	\$81.38	\$93.27
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03341-0024	4-03341-0008	4-03340-0052	4-03340-0044
Address	114 QUEENS BOULEVARD	111 76 ROAD	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	66	60	61
Year Built	1939	1937	1939	1939
Gross SqFt	63,636	57,909	53,455	52,182
Estimated Gross Income	\$1,104,721	\$1,067,820	\$928,106	\$873,936
Gross Income per SqFt	\$17.36	\$18.44	\$17.36	\$16.75
Estimated Expense	\$376,089	\$316,931	\$316,087	\$252,460
Expense SqFt	\$5.91	\$5.47	\$5.91	\$4.84
Net Operating Income	\$728,632	\$750,889	\$612,019	\$621,476
Full Market Value	\$3,553,000	\$5,401,000	\$4,350,000	\$3,179,000
Market Value per SqFt	\$55.83	\$93.27	\$81.38	\$60.92
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03341-0030	4-03341-0008	4-03340-0052	4-03340-0044
Address	114 QUEENS BOULEVARD	111 76 ROAD	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	66	60	61
Year Built	1940	1937	1939	1939
Gross SqFt	63,636	57,909	53,455	52,182
Estimated Gross Income	\$1,104,721	\$1,067,820	\$928,106	\$873,936
Gross Income per SqFt	\$17.36	\$18.44	\$17.36	\$16.75
Estimated Expense	\$376,089	\$316,931	\$316,087	\$252,460
Expense SqFt	\$5.91	\$5.47	\$5.91	\$4.84
Net Operating Income	\$728,632	\$750,889	\$612,019	\$621,476
Full Market Value	\$3,553,000	\$5,401,000	\$4,350,000	\$3,179,000
Market Value per SqFt	\$55.83	\$93.27	\$81.38	\$60.92
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03341-0037	4-03341-0008	4-03340-0044	4-03340-0052
Address	111 76 DRIVE	111 76 ROAD	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	66	61	60
Year Built	1936	1937	1939	1939
Gross SqFt	49,000	57,909	52,182	53,455
Estimated Gross Income	\$850,640	\$1,067,820	\$873,936	\$928,106
Gross Income per SqFt	\$17.36	\$18.44	\$16.75	\$17.36
Estimated Expense	\$289,590	\$316,931	\$252,460	\$316,087
Expense SqFt	\$5.91	\$5.47	\$4.84	\$5.91
Net Operating Income	\$561,050	\$750,889	\$621,476	\$612,019
Full Market Value	\$2,684,000	\$5,401,000	\$3,179,000	\$4,350,000
Market Value per SqFt	\$54.78	\$93.27	\$60.92	\$81.38
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03355-0106	4-03353-0001	4-03322-0014	4-03321-0037
Address	83 LEFFERTS BOULEVARD	82 AUSTIN STREET	118 METROPOLITAN AVENUE	83 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	144	84	84
Year Built	1930	1927	1928	1931
Gross SqFt	90,273	124,343	83,727	70,059
Estimated Gross Income	\$1,329,721	\$1,926,619	\$1,220,740	\$1,031,969
Gross Income per SqFt	\$14.73	\$15.49	\$14.58	\$14.73
Estimated Expense	\$482,058	\$1,002,827	\$647,210	\$547,161
Expense SqFt	\$5.34	\$8.07	\$7.73	\$7.81
Net Operating Income	\$847,663	\$923,792	\$573,530	\$484,808
Full Market Value	\$5,850,000	\$6,330,000	\$3,962,000	\$3,212,000
Market Value per SqFt	\$64.80	\$50.91	\$47.32	\$45.85
Distance from Cooperative in miles		0.10	0.34	0.41

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03355-0129	4-09245-0300	4-09230-0066	4-09245-0240
Address	83 TALBOT STREET	84 AUSTIN STREET	119 METROPOLITAN AVENUE	84 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	68	95	75
Year Built	1933	1955	1925	1955
Gross SqFt	54,404	53,252	71,436	74,928
Estimated Gross Income	\$832,381	\$899,725	\$1,101,846	\$1,146,558
Gross Income per SqFt	\$15.30	\$16.90	\$15.42	\$15.30
Estimated Expense	\$298,134	\$466,718	\$519,943	\$410,839
Expense SqFt	\$5.48	\$8.76	\$7.28	\$5.48
Net Operating Income	\$534,247	\$433,007	\$581,903	\$735,719
Full Market Value	\$3,669,000	\$3,131,000	\$3,992,000	\$5,052,000
Market Value per SqFt	\$67.44	\$58.80	\$55.88	\$67.42
Distance from Cooperative in miles		0.21	0.21	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03355-0136	4-03353-0059	4-09230-0066	4-03353-0001
Address	83 TALBOT STREET	80 LEFFERTS BOULEVARD	119 METROPOLITAN AVENUE	82 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	70	48	95	144
Year Built	1933	1930	1925	1927
Gross SqFt	67,136	67,810	71,436	124,343
Estimated Gross Income	\$1,027,181	\$811,342	\$1,101,846	\$1,926,619
Gross Income per SqFt	\$15.30	\$11.96	\$15.42	\$15.49
Estimated Expense	\$367,905	\$306,990	\$519,943	\$1,002,827
Expense SqFt	\$5.48	\$4.53	\$7.28	\$8.07
Net Operating Income	\$659,276	\$504,352	\$581,903	\$923,792
Full Market Value	\$4,527,000	\$3,214,000	\$3,992,000	\$6,330,000
Market Value per SqFt	\$67.43	\$47.40	\$55.88	\$50.91
Distance from Cooperative in miles		0.10	0.21	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03355-0144	4-03321-0061	4-09245-0300	
Address	83 AUSTIN STREET	83 116 STREET	84 AUSTIN STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	106	180	68	
Year Built	1950	1950	1955	
Gross SqFt	133,140	140,196	53,252	
Estimated Gross Income	\$2,067,664	\$2,209,851	\$899,725	
Gross Income per SqFt	\$15.53	\$15.76	\$16.90	
Estimated Expense	\$793,514	\$902,017	\$466,718	
Expense SqFt	\$5.96	\$6.43	\$8.76	
Net Operating Income	\$1,274,150	\$1,307,834	\$433,007	
Full Market Value	\$7,128,000	\$8,944,000	\$3,131,000	
Market Value per SqFt	\$53.54	\$63.80	\$58.80	
Distance from Cooperative in miles		0.41	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03356-0023	4-09245-0300	4-03321-0018	4-09666-0052
Address	125 83 DRIVE	84 AUSTIN STREET	83 118 STREET	135 82 DRIVE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	68	79	96
Year Built	1960	1955	1954	1952
Gross SqFt	78,632	53,252	74,118	73,524
Estimated Gross Income	\$1,203,070	\$899,725	\$1,101,020	\$1,151,386
Gross Income per SqFt	\$15.30	\$16.90	\$14.85	\$15.66
Estimated Expense	\$430,903	\$466,718	\$426,000	\$575,693
Expense SqFt	\$5.48	\$8.76	\$5.75	\$7.83
Net Operating Income	\$772,167	\$433,007	\$675,020	\$575,693
Full Market Value	\$5,302,000	\$3,131,000	\$3,652,000	\$3,940,000
Market Value per SqFt	\$67.43	\$58.80	\$49.27	\$53.59
Distance from Cooperative in miles		0.23	0.46	0.46

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03358-0040	4-03358-0052	4-03353-0059	4-03353-0001
Address	45 KEW GARDENS ROAD	41 KEW GARDENS ROAD	80 LEFFERTS BOULEVARD	82 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	48	48	144
Year Built	1940	1936	1930	1927
Gross SqFt	89,727	49,636	67,810	124,343
Estimated Gross Income	\$1,332,446	\$736,847	\$811,342	\$1,926,619
Gross Income per SqFt	\$14.85	\$14.85	\$11.96	\$15.49
Estimated Expense	\$438,765	\$242,843	\$306,990	\$1,002,827
Expense SqFt	\$4.89	\$4.89	\$4.53	\$8.07
Net Operating Income	\$893,681	\$494,004	\$504,352	\$923,792
Full Market Value	\$4,081,000	\$3,406,000	\$3,214,000	\$6,330,000
Market Value per SqFt	\$45.48	\$68.62	\$47.40	\$50.91
Distance from Cooperative in miles		0.00	0.19	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03359-0023	4-09668-0027	4-09666-0080	4-06636-0001
Address	124 QUEENS BOULEVARD	135 HOOVER AVENUE	137 83 AVENUE	135 GRAND CENTRAL PARKWAY
Neighborhood	KEW GARDENS	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	78	144	181
Year Built	1948	1952	1952	1952
Gross SqFt	150,507	61,218	126,552	125,164
Estimated Gross Income	\$2,283,191	\$994,180	\$1,919,794	\$1,891,424
Gross Income per SqFt	\$15.17	\$16.24	\$15.17	\$15.11
Estimated Expense	\$760,060	\$476,888	\$978,247	\$984,785
Expense SqFt	\$5.05	\$7.79	\$7.73	\$7.87
Net Operating Income	\$1,523,131	\$517,292	\$941,547	\$906,639
Full Market Value	\$6,688,000	\$3,521,000	\$6,472,000	\$6,235,000
Market Value per SqFt	\$44.44	\$57.52	\$51.14	\$49.81
Distance from Cooperative in miles		0.35	0.40	0.38

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03880-0097	4-03322-0040	4-03321-0061	
Address	90 UNION TURNPIKE	83 118 STREET	83 116 STREET	
Neighborhood	GLENDALE	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	278	186	180	
Year Built	1965	1940	1950	
Gross SqFt	295,340	212,202	140,196	
Estimated Gross Income	\$4,046,158	\$2,920,280	\$2,209,851	
Gross Income per SqFt	\$13.70	\$13.76	\$15.76	
Estimated Expense	\$1,845,875	\$1,308,238	\$902,017	
Expense SqFt	\$6.25	\$6.17	\$6.43	
Net Operating Income	\$2,200,283	\$1,612,042	\$1,307,834	
Full Market Value	\$6,655,000	\$9,438,000	\$8,944,000	
Market Value per SqFt	\$22.53	\$44.48	\$63.80	
Distance from Cooperative in miles		1.17	1.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03907-0960	4-03322-0040	4-03321-0061	4-03360-9001
Address	83 WOODHAVEN BOULEVARD	83 118 STREET	83 116 STREET	123 83 AVENUE
Neighborhood	GLENDALE	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	390	186	180	249
Year Built	1954	1940	1950	1974
Gross SqFt	385,000	212,202	140,196	280,588
Estimated Gross Income	\$5,297,600	\$2,920,280	\$2,209,851	\$3,434,397
Gross Income per SqFt	\$13.76	\$13.76	\$15.76	\$12.24
Estimated Expense	\$2,375,450	\$1,308,238	\$902,017	\$1,821,016
Expense SqFt	\$6.17	\$6.17	\$6.43	\$6.49
Net Operating Income	\$2,922,150	\$1,612,042	\$1,307,834	\$1,613,381
Full Market Value	\$14,190,000	\$9,438,000	\$8,944,000	\$10,238,000
Market Value per SqFt	\$36.86	\$44.48	\$63.80	\$36.49
Distance from Cooperative in miles		0.67	0.57	1.09

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03907-0970	4-03321-0061	4-03322-0040	4-03321-0018
Address	83 WOODHAVEN BOULEVARD	83 116 STREET	83 118 STREET	83 118 STREET
Neighborhood	GLENDALE	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	190	180	186	79
Year Built	1955	1950	1940	1954
Gross SqFt	170,772	140,196	212,202	74,118
Estimated Gross Income	\$2,535,964	\$2,209,851	\$2,920,280	\$1,101,020
Gross Income per SqFt	\$14.85	\$15.76	\$13.76	\$14.85
Estimated Expense	\$981,939	\$902,017	\$1,308,238	\$426,000
Expense SqFt	\$5.75	\$6.43	\$6.17	\$5.75
Net Operating Income	\$1,554,025	\$1,307,834	\$1,612,042	\$675,020
Full Market Value	\$6,303,000	\$8,944,000	\$9,438,000	\$3,652,000
Market Value per SqFt	\$36.91	\$63.80	\$44.48	\$49.27
Distance from Cooperative in miles		0.99	1.06	0.99

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03907-0975	4-03321-0061	4-03322-0040	4-03360-9001
Address	83 WOODHAVEN BOULEVARD	83 116 STREET	83 118 STREET	123 83 AVENUE
Neighborhood	GLENDALE	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	288	180	186	249
Year Built	1954	1950	1940	1974
Gross SqFt	310,050	140,196	212,202	280,588
Estimated Gross Income	\$4,266,288	\$2,209,851	\$2,920,280	\$3,434,397
Gross Income per SqFt	\$13.76	\$15.76	\$13.76	\$12.24
Estimated Expense	\$1,913,009	\$902,017	\$1,308,238	\$1,821,016
Expense SqFt	\$6.17	\$6.43	\$6.17	\$6.49
Net Operating Income	\$2,353,279	\$1,307,834	\$1,612,042	\$1,613,381
Full Market Value	\$11,440,000	\$8,944,000	\$9,438,000	\$10,238,000
Market Value per SqFt	\$36.90	\$63.80	\$44.48	\$36.49
Distance from Cooperative in miles		0.99	1.06	1.55

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04285-0010	4-04995-0001	4-05040-0019	
Address	26 UNION STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	504	172	204	
Year Built	1957	1956	1958	
Gross SqFt	500,710	191,330	190,882	
Estimated Gross Income	\$6,589,344	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$3,154,473	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$3,434,871	\$1,140,327	\$1,200,647	
Full Market Value	\$18,480,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$36.91	\$36.97	\$39.01	
Distance from Cooperative in miles		0.61	1.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04312-0010	4-04981-0050	4-04994-0017	4-04994-0078
Address	26 WHITESTONE EXPWY SR W	33 PARSONS BOULEVARD	140 34 AVENUE	139 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	252	114	151	90
Year Built	1952	1963	1985	1967
Gross SqFt	260,961	99,162	158,456	79,050
Estimated Gross Income	\$4,287,589	\$1,629,249	\$2,588,769	\$1,306,385
Gross Income per SqFt	\$16.43	\$16.43	\$16.34	\$16.53
Estimated Expense	\$1,698,856	\$645,507	\$844,025	\$533,792
Expense SqFt	\$6.51	\$6.51	\$5.33	\$6.75
Net Operating Income	\$2,588,733	\$983,742	\$1,744,744	\$772,593
Full Market Value	\$9,922,000	\$7,123,000	\$9,394,000	\$5,593,000
Market Value per SqFt	\$38.02	\$71.83	\$59.28	\$70.75
Distance from Cooperative in miles		0.44	0.52	0.52

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04340-0010	4-04995-0001	4-05040-0019	
Address	29 137 STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	183	172	204	
Year Built	1961	1956	1958	
Gross SqFt	234,456	191,330	190,882	
Estimated Gross Income	\$3,085,441	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,477,073	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,608,368	\$1,140,327	\$1,200,647	
Full Market Value	\$8,668,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$36.97	\$36.97	\$39.01	
Distance from Cooperative in miles		0.53	1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04342-0010	4-04995-0001	4-05040-0019	
Address	29 139 STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	168	172	204	
Year Built	1952	1956	1958	
Gross SqFt	184,694	191,330	190,882	
Estimated Gross Income	\$2,430,573	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,163,572	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,267,001	\$1,140,327	\$1,200,647	
Full Market Value	\$6,820,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$36.93	\$36.97	\$39.01	
Distance from Cooperative in miles		0.52	1.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04343-0010	4-04995-0001	4-05040-0019	
Address	139 28 ROAD	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	252	172	204	
Year Built	1952	1956	1958	
Gross SqFt	261,776	191,330	190,882	
Estimated Gross Income	\$3,444,972	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,649,189	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,795,783	\$1,140,327	\$1,200,647	
Full Market Value	\$9,669,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$36.94	\$36.97	\$39.01	
Distance from Cooperative in miles		0.47	1.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04343-0125	4-04995-0064	4-04994-0078	4-04995-0073
Address	139 31 ROAD	144 35 AVENUE	139 35 AVENUE	144 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	120	90	84
Year Built	1957	1957	1967	1969
Gross SqFt	180,262	129,650	79,050	76,140
Estimated Gross Income	\$2,961,705	\$1,677,253	\$1,306,385	\$1,290,387
Gross Income per SqFt	\$16.43	\$12.94	\$16.53	\$16.95
Estimated Expense	\$1,173,506	\$764,144	\$533,792	\$463,275
Expense SqFt	\$6.51	\$5.89	\$6.75	\$6.08
Net Operating Income	\$1,788,199	\$913,109	\$772,593	\$827,112
Full Market Value	\$6,655,000	\$5,005,000	\$5,593,000	\$4,587,000
Market Value per SqFt	\$36.92	\$38.60	\$70.75	\$60.24
Distance from Cooperative in miles		0.47	0.41	0.47

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04371-0008	4-04995-0001	4-05040-0019	
Address	29 137 STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	208	172	204	
Year Built	1960	1956	1958	
Gross SqFt	265,404	191,330	190,882	
Estimated Gross Income	\$3,492,717	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,672,045	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,820,672	\$1,140,327	\$1,200,647	
Full Market Value	\$9,812,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$36.97	\$36.97	\$39.01	
Distance from Cooperative in miles		0.58	1.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04374-0035	4-04995-0001	4-05040-0019	
Address	31 140 STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	136	172	204	
Year Built	1957	1956	1958	
Gross SqFt	176,611	191,330	190,882	
Estimated Gross Income	\$2,324,201	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,112,649	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,211,552	\$1,140,327	\$1,200,647	
Full Market Value	\$6,677,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$37.81	\$36.97	\$39.01	
Distance from Cooperative in miles		0.44	1.01	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04374-0049	4-04995-0001	4-05040-0019	
Address	31 138 STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	136	172	204	
Year Built	1953	1956	1958	
Gross SqFt	176,061	191,330	190,882	
Estimated Gross Income	\$2,316,963	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,109,184	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,207,779	\$1,140,327	\$1,200,647	
Full Market Value	\$6,666,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$37.86	\$36.97	\$39.01	
Distance from Cooperative in miles		0.44	1.01	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04410-0056	4-04995-0001	4-05040-0019	
Address	31 138 STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	144	172	204	
Year Built	1959	1956	1958	
Gross SqFt	187,936	191,330	190,882	
Estimated Gross Income	\$2,473,238	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,183,997	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,289,241	\$1,140,327	\$1,200,647	
Full Market Value	\$7,117,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$37.87	\$36.97	\$39.01	
Distance from Cooperative in miles		0.46	0.93	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04411-0001	4-04995-0001	4-05040-0019	
Address	31 138 STREET	34 PARSONS BOULEVARD	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	136	172	204	
Year Built	1960	1956	1958	
Gross SqFt	176,086	191,330	190,882	
Estimated Gross Income	\$2,317,292	\$2,477,724	\$2,552,092	
Gross Income per SqFt	\$13.16	\$12.95	\$13.37	
Estimated Expense	\$1,109,342	\$1,337,397	\$1,351,445	
Expense SqFt	\$6.30	\$6.99	\$7.08	
Net Operating Income	\$1,207,950	\$1,140,327	\$1,200,647	
Full Market Value	\$6,666,000	\$7,073,000	\$7,447,000	
Market Value per SqFt	\$37.86	\$36.97	\$39.01	
Distance from Cooperative in miles		0.40	0.93	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04459-0062	4-04807-0041	4-05357-0001	
Address	107 11 AVENUE	29 148 STREET	192 42 AVENUE	
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	16	32	26	
Year Built	1959	1942	1950	
Gross SqFt	13,237	27,824	19,489	
Estimated Gross Income	\$222,514	\$479,702	\$342,871	
Gross Income per SqFt	\$16.81	\$17.24	\$17.59	
Estimated Expense	\$102,057	\$159,292	\$132,680	
Expense SqFt	\$7.71	\$5.72	\$6.81	
Net Operating Income	\$120,457	\$320,410	\$210,191	
Full Market Value	\$599,000	\$2,313,000	\$1,166,000	
Market Value per SqFt	\$45.25	\$83.13	\$59.83	
Distance from Cooperative in miles		1.30	2.67	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04573-0001	4-06680-0001	4-06808-0025	
Address	160 POWELLS COVE BOULEVAR	147 72 ROAD	153 75 AVENUE	
Neighborhood	BEECHHURST	FLUSHING-SOUTH	FLUSHING-SOUTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	92	96	96	
Year Built	1928	1950	1950	
Gross SqFt	77,832	77,856	77,856	
Estimated Gross Income	\$1,136,347	\$1,136,573	\$1,165,304	
Gross Income per SqFt	\$14.60	\$14.60	\$14.97	
Estimated Expense	\$602,420	\$504,385	\$504,385	
Expense SqFt	\$7.74	\$6.48	\$6.48	
Net Operating Income	\$533,927	\$632,188	\$660,919	
Full Market Value	\$2,882,000	\$3,531,000	\$3,586,000	
Market Value per SqFt	\$37.03	\$45.35	\$46.06	
Distance from Cooperative in miles		4.81	4.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04574-0041	4-05958-0030	4-05865-0112	
Address	162 POWELLS COVE BOULEVAR	23 WATERS EDGE DRIVE	16 BELL BOULEVARD	
Neighborhood	BEECHHURST	BAYSIDE	BAYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	108	121	152	
Year Built	1956	1969	1973	
Gross SqFt	150,000	146,525	147,700	
Estimated Gross Income	\$2,485,500	\$2,427,510	\$2,655,707	
Gross Income per SqFt	\$16.57	\$16.57	\$17.98	
Estimated Expense	\$1,053,000	\$1,028,325	\$938,256	
Expense SqFt	\$7.02	\$7.02	\$6.35	
Net Operating Income	\$1,432,500	\$1,399,185	\$1,717,451	
Full Market Value	\$5,566,000	\$8,800,000	\$11,550,000	
Market Value per SqFt	\$37.11	\$60.06	\$78.20	
Distance from Cooperative in miles		1.50	1.22	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04574-0061	4-05865-0112	4-05958-0030	4-04981-0050
Address	162 POWELLS COVE BOULEVAR	16 BELL BOULEVARD	23 WATERS EDGE DRIVE	33 PARSONS BOULEVARD
Neighborhood	BEECHHURST	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	152	121	114
Year Built	1956	1973	1969	1963
Gross SqFt	150,000	147,700	146,525	99,162
Estimated Gross Income	\$2,485,500	\$2,655,707	\$2,427,510	\$1,629,249
Gross Income per SqFt	\$16.57	\$17.98	\$16.57	\$16.43
Estimated Expense	\$1,053,000	\$938,256	\$1,028,325	\$645,507
Expense SqFt	\$7.02	\$6.35	\$7.02	\$6.51
Net Operating Income	\$1,432,500	\$1,717,451	\$1,399,185	\$983,742
Full Market Value	\$5,566,000	\$11,550,000	\$8,800,000	\$7,123,000
Market Value per SqFt	\$37.11	\$78.20	\$60.06	\$71.83
Distance from Cooperative in miles		1.22	1.50	2.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04574-0071	4-05958-0030	4-05865-0112	
Address	162 POWELLS COVE BOULEVAR	23 WATERS EDGE DRIVE	16 BELL BOULEVARD	
Neighborhood	BEECHHURST	BAYSIDE	BAYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	108	121	152	
Year Built	1956	1969	1973	
Gross SqFt	150,000	146,525	147,700	
Estimated Gross Income	\$2,485,500	\$2,427,510	\$2,655,707	
Gross Income per SqFt	\$16.57	\$16.57	\$17.98	
Estimated Expense	\$1,053,000	\$1,028,325	\$938,256	
Expense SqFt	\$7.02	\$7.02	\$6.35	
Net Operating Income	\$1,432,500	\$1,399,185	\$1,717,451	
Full Market Value	\$5,566,000	\$8,800,000	\$11,550,000	
Market Value per SqFt	\$37.11	\$60.06	\$78.20	
Distance from Cooperative in miles		1.50	1.22	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04574-0080	4-05865-0112	4-05958-0030	4-05137-0005
Address	166 POWELLS COVE BOULEVAR	16 BELL BOULEVARD	23 WATERS EDGE DRIVE	43 COLDEN STREET
Neighborhood	BEECHHURST	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	237	152	121	322
Year Built	1956	1973	1969	1965
Gross SqFt	428,000	147,700	146,525	317,305
Estimated Gross Income	\$7,408,680	\$2,655,707	\$2,427,510	\$5,492,287
Gross Income per SqFt	\$17.31	\$17.98	\$16.57	\$17.31
Estimated Expense	\$3,021,680	\$938,256	\$1,028,325	\$2,239,228
Expense SqFt	\$7.06	\$6.35	\$7.02	\$7.06
Net Operating Income	\$4,387,000	\$1,717,451	\$1,399,185	\$3,253,059
Full Market Value	\$23,100,000	\$11,550,000	\$8,800,000	\$19,800,000
Market Value per SqFt	\$53.97	\$78.20	\$60.06	\$62.40
Distance from Cooperative in miles		1.22	1.50	3.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04574-0104	4-05865-0112	4-04157-0002	4-05958-0030
Address	166 POWELLS COVE BOULEVAR	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,507,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.03	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.22	1.55	1.50

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04588-0001	4-04157-0002	4-05865-0112	4-05958-0030
Address	7 162 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,507,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.03	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.39	1.25	1.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04588-0023	4-04986-0018	4-05122-0022	
Address	162 POWELLS COVE BOULEVAR	147 34 AVENUE	134 MAPLE AVENUE	
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	54	64	
Year Built	1958	1959	1963	
Gross SqFt	40,692	49,000	51,450	
Estimated Gross Income	\$581,489	\$686,259	\$749,547	
Gross Income per SqFt	\$14.29	\$14.01	\$14.57	
Estimated Expense	\$241,710	\$313,078	\$286,083	
Expense SqFt	\$5.94	\$6.39	\$5.56	
Net Operating Income	\$339,779	\$373,181	\$463,464	
Full Market Value	\$1,540,000	\$2,455,000	\$3,202,000	
Market Value per SqFt	\$37.85	\$50.10	\$62.24	
Distance from Cooperative in miles		2.08	3.13	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04588-0024	4-04157-0002	4-05865-0112	4-05958-0030
Address	162 POWELLS COVE BOULEVAR	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,518,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.30	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.39	1.25	1.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04588-0036	4-04157-0002	4-05865-0112	4-05958-0030
Address	7 166 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.39	1.25	1.53

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04588-0038	4-04157-0002	4-05865-0112	4-05958-0030
Address	7 166 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.39	1.25	1.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04588-0051	4-04157-0002	4-05865-0112	4-05958-0030
Address	162 9 AVENUE	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,540,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.85	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.39	1.25	1.53

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04588-0052	4-04157-0002	4-05865-0112	4-05958-0030
Address	162 9 AVENUE	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,540,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.85	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.39	1.25	1.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0066	4-04157-0002	4-05865-0112	4-05958-0030
Address	11 162 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,540,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.85	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0075	4-04157-0002	4-05865-0112	4-05958-0030
Address	10 162 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0082	4-04157-0002	4-05865-0112	4-05958-0030
Address	10 162 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0083	4-04157-0002	4-05865-0112	4-05958-0030
Address	9 162 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0096	4-04157-0002	4-05865-0112	4-05958-0030
Address	10 162 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0103	4-04157-0002	4-05865-0112	4-05958-0030
Address	162 9 AVENUE	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0109	4-04157-0002	4-05865-0112	4-05958-0030
Address	162 9 AVENUE	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0118	4-04157-0002	4-05865-0112	4-05958-0030
Address	9 166 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0129	4-04157-0002	4-05865-0112	4-05958-0030
Address	10 166 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0135	4-04157-0002	4-05865-0112	4-05958-0030
Address	10 166 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04591-0145	4-04157-0002	4-05865-0112	4-05958-0030
Address	10 166 STREET	19 PARSONS BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	WHITESTONE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	60	152	121
Year Built	1958	1971	1973	1969
Gross SqFt	40,692	58,380	147,700	146,525
Estimated Gross Income	\$674,266	\$929,352	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$16.57	\$15.92	\$17.98	\$16.57
Estimated Expense	\$285,658	\$317,783	\$938,256	\$1,028,325
Expense SqFt	\$7.02	\$5.44	\$6.35	\$7.02
Net Operating Income	\$388,608	\$611,569	\$1,717,451	\$1,399,185
Full Market Value	\$1,529,000	\$3,289,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$37.57	\$56.34	\$78.20	\$60.06
Distance from Cooperative in miles		1.33	1.21	1.48

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04602-0030	4-05865-0112	4-04157-0002	4-05958-0030
Address	9 166 STREET	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,529,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.57	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.10	1.45	1.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04602-0034	4-05865-0112	4-04157-0002	4-05958-0030
Address	9 166 STREET	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,529,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.57	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.10	1.45	1.38

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04602-0110	4-05865-0112	4-04157-0002	4-05958-0030
Address	168 12 AVENUE	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	50,462	147,700	58,380	146,525
Estimated Gross Income	\$836,155	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$354,243	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$481,912	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,859,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$36.84	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.10	1.45	1.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04602-0119	4-05865-0112	4-04157-0002	4-05958-0030
Address	168 12 AVENUE	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,529,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.57	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.10	1.45	1.38

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04602-0120	4-05865-0112	4-04157-0002	4-05958-0030
Address	167 12 AVENUE	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,529,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.57	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.10	1.45	1.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04602-0125	4-05865-0112	4-04157-0002	4-05958-0030
Address	167 12 AVENUE	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,529,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.57	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.10	1.45	1.38

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04602-0131	4-05865-0112	4-04157-0002	4-05958-0030
Address	166 12 AVENUE	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,496,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$36.76	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.10	1.45	1.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04603-0002	4-05865-0112	4-04157-0002	4-05958-0030
Address	7 166 STREET	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,518,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.30	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.16	1.48	1.44

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04603-0018	4-05865-0112	4-04157-0002	4-05958-0030
Address	166 POWELLS COVE BOULEVAR	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,518,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.30	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.16	1.48	1.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04603-0019	4-05865-0112	4-04157-0002	4-05958-0030
Address	166 POWELLS COVE BOULEVAR	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,518,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.30	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.16	1.48	1.44

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04603-0032	4-05865-0112	4-04157-0002	4-05958-0030
Address	166 POWELLS COVE BOULEVAR	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,518,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.30	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.16	1.48	1.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04603-0034	4-05865-0112	4-04157-0002	4-05958-0030
Address	166 9 AVENUE	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,518,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.30	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.16	1.48	1.44

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04603-0048	4-05865-0112	4-04157-0002	4-05958-0030
Address	166 9 AVENUE	16 BELL BOULEVARD	19 PARSONS BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BEECHHURST	BAYSIDE	WHITESTONE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	152	60	121
Year Built	1958	1973	1971	1969
Gross SqFt	40,692	147,700	58,380	146,525
Estimated Gross Income	\$674,266	\$2,655,707	\$929,352	\$2,427,510
Gross Income per SqFt	\$16.57	\$17.98	\$15.92	\$16.57
Estimated Expense	\$285,658	\$938,256	\$317,783	\$1,028,325
Expense SqFt	\$7.02	\$6.35	\$5.44	\$7.02
Net Operating Income	\$388,608	\$1,717,451	\$611,569	\$1,399,185
Full Market Value	\$1,518,000	\$11,550,000	\$3,289,000	\$8,800,000
Market Value per SqFt	\$37.30	\$78.20	\$56.34	\$60.06
Distance from Cooperative in miles		1.16	1.48	1.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04717-0001	4-04157-0002		
Address	151 CROSS ISLE PARKWAY SR	19 PARSONS BOULEVARD		
Neighborhood	WHITESTONE	WHITESTONE		
Building Classification	D4-ELEVATOR	D3-ELEVATOR		
Total Units	66	60		
Year Built	1965	1971		
Gross SqFt	73,690	58,380		
Estimated Gross Income	\$1,173,145	\$929,352		
Gross Income per SqFt	\$15.92	\$15.92		
Estimated Expense	\$562,992	\$317,783		
Expense SqFt	\$7.64	\$5.44		
Net Operating Income	\$610,153	\$611,569		
Full Market Value	\$3,322,000	\$3,289,000		
Market Value per SqFt	\$45.08	\$56.34		
Distance from Cooperative in miles		0.72		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04742-0022	4-04465-0175	4-04505-0038	4-05236-0029
Address	158 CROSS ISLAND PKWY SR	13 147 STREET	12 150 STREET	151 34 AVENUE
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	36	14	72
Year Built	1951	1950	1919	1931
Gross SqFt	10,700	24,927	13,090	45,700
Estimated Gross Income	\$185,110	\$474,128	\$182,606	\$771,946
Gross Income per SqFt	\$17.30	\$19.02	\$13.95	\$16.89
Estimated Expense	\$83,300	\$241,346	\$91,368	\$396,610
Expense SqFt	\$7.79	\$9.68	\$6.98	\$8.68
Net Operating Income	\$101,810	\$232,782	\$91,238	\$375,336
Full Market Value	\$500,000	\$1,474,000	\$491,000	\$2,715,000
Market Value per SqFt	\$46.73	\$59.13	\$37.51	\$59.41
Distance from Cooperative in miles		0.81	0.61	1.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04743-0001	4-04465-0175	4-04157-0002	
Address	159 16 AVENUE	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	48	36	60	
Year Built	1951	1950	1971	
Gross SqFt	42,382	24,927	58,380	
Estimated Gross Income	\$733,209	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$329,944	\$241,346	\$317,783	
Expense SqFt	\$7.79	\$9.68	\$5.44	
Net Operating Income	\$403,265	\$232,782	\$611,569	
Full Market Value	\$1,980,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$46.72	\$59.13	\$56.34	
Distance from Cooperative in miles		0.89	0.99	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04744-0028	4-04465-0175	4-04157-0002	
Address	16 160 STREET	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	80	36	60	
Year Built	1951	1950	1971	
Gross SqFt	67,636	24,927	58,380	
Estimated Gross Income	\$1,170,100	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$526,556	\$241,346	\$317,783	
Expense SqFt	\$7.79	\$9.68	\$5.44	
Net Operating Income	\$643,544	\$232,782	\$611,569	
Full Market Value	\$4,305,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$63.65	\$59.13	\$56.34	
Distance from Cooperative in miles		0.86	0.94	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04746-0035	4-04465-0175	4-04157-0002	
Address	157 17 AVENUE	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	36	36	60	
Year Built	1951	1950	1971	
Gross SqFt	32,216	24,927	58,380	
Estimated Gross Income	\$557,340	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$250,813	\$241,346	\$317,783	
Expense SqFt	\$7.79	\$9.68	\$5.44	
Net Operating Income	\$306,527	\$232,782	\$611,569	
Full Market Value	\$1,507,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$46.78	\$59.13	\$56.34	
Distance from Cooperative in miles		0.90	0.96	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04747-0038	4-05964-0001	4-06268-0001	
Address	157 17 ROAD	28 FRANCIS LEWIS BOULEVAR	204 43 AVENUE	
Neighborhood	WHITESTONE	FLUSHING-NORTH	BAYSIDE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
Total Units	11	24	27	
Year Built	1961	1950	1948	
Gross SqFt	4,200	14,379	20,400	
Estimated Gross Income	\$75,600	\$268,605	\$386,953	
Gross Income per SqFt	\$18.00	\$18.68	\$18.97	
Estimated Expense	\$33,612	\$118,353	\$194,365	
Expense SqFt	\$8.00	\$8.23	\$9.53	
Net Operating Income	\$41,988	\$150,252	\$192,588	
Full Market Value	\$303,000	\$1,080,000	\$1,382,000	
Market Value per SqFt	\$72.14	\$75.11	\$67.75	
Distance from Cooperative in miles		0.92	2.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04754-0001	4-04465-0175	4-04157-0002	
Address	160 16 AVENUE	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	132	36	60	
Year Built	1951	1950	1971	
Gross SqFt	118,024	24,927	58,380	
Estimated Gross Income	\$2,041,815	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$918,828	\$241,346	\$317,783	
Expense SqFt	\$7.79	\$9.68	\$5.44	
Net Operating Income	\$1,122,987	\$232,782	\$611,569	
Full Market Value	\$4,301,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$36.44	\$59.13	\$56.34	
Distance from Cooperative in miles		0.98	1.09	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04756-0001	4-04465-0175	4-04157-0002	
Address	16 160 STREET	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	176	36	60	
Year Built	1951	1950	1971	
Gross SqFt	158,640	24,927	58,380	
Estimated Gross Income	\$2,744,472	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$1,235,012	\$241,346	\$317,783	
Expense SqFt	\$7.78	\$9.68	\$5.44	
Net Operating Income	\$1,509,460	\$232,782	\$611,569	
Full Market Value	\$7,425,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$46.80	\$59.13	\$56.34	
Distance from Cooperative in miles		1.00	1.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04758-0010	4-04465-0175	4-04157-0002	
Address	18 160 STREET	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	140	36	60	
Year Built	1951	1950	1971	
Gross SqFt	123,221	24,927	58,380	
Estimated Gross Income	\$2,131,720	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$959,286	\$241,346	\$317,783	
Expense SqFt	\$7.79	\$9.68	\$5.44	
Net Operating Income	\$1,172,434	\$232,782	\$611,569	
Full Market Value	\$7,860,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$63.79	\$59.13	\$56.34	
Distance from Cooperative in miles		1.05	1.09	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04767-0001	4-04465-0175	4-04157-0002	
Address	16 163 STREET	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	32	36	60	
Year Built	1951	1950	1971	
Gross SqFt	26,272	24,927	58,380	
Estimated Gross Income	\$454,506	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$204,528	\$241,346	\$317,783	
Expense SqFt	\$7.79	\$9.68	\$5.44	
Net Operating Income	\$249,978	\$232,782	\$611,569	
Full Market Value	\$1,646,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$62.65	\$59.13	\$56.34	
Distance from Cooperative in miles		1.10	1.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04769-0001	4-04995-0064	4-04994-0017	4-05025-0050
Address	25 UNION STREET	144 35 AVENUE	140 34 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	192	120	151	208
Year Built	1954	1957	1985	1962
Gross SqFt	201,824	129,650	158,456	189,748
Estimated Gross Income	\$2,926,448	\$1,677,253	\$2,588,769	\$2,751,764
Gross Income per SqFt	\$14.50	\$12.94	\$16.34	\$14.50
Estimated Expense	\$1,402,677	\$764,144	\$844,025	\$1,318,159
Expense SqFt	\$6.95	\$5.89	\$5.33	\$6.95
Net Operating Income	\$1,523,771	\$913,109	\$1,744,744	\$1,433,605
Full Market Value	\$7,458,000	\$5,005,000	\$9,394,000	\$8,800,000
Market Value per SqFt	\$36.95	\$38.60	\$59.28	\$46.38
Distance from Cooperative in miles		0.64	0.65	1.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04772-0001	4-04995-0064	4-04994-0017	4-05025-0050
Address	26 UNION STREET	144 35 AVENUE	140 34 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	384	120	151	208
Year Built	1954	1957	1985	1962
Gross SqFt	382,016	129,650	158,456	189,748
Estimated Gross Income	\$5,539,232	\$1,677,253	\$2,588,769	\$2,751,764
Gross Income per SqFt	\$14.50	\$12.94	\$16.34	\$14.50
Estimated Expense	\$2,655,011	\$764,144	\$844,025	\$1,318,159
Expense SqFt	\$6.95	\$5.89	\$5.33	\$6.95
Net Operating Income	\$2,884,221	\$913,109	\$1,744,744	\$1,433,605
Full Market Value	\$14,080,000	\$5,005,000	\$9,394,000	\$8,800,000
Market Value per SqFt	\$36.86	\$38.60	\$59.28	\$46.38
Distance from Cooperative in miles		0.50	0.50	0.87

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04781-0001	4-04986-0018	4-04995-0034	4-05003-0028
Address	26 PARSONS BOULEVARD	147 34 AVENUE	145 34 AVENUE	144 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	48	54	42	84
Year Built	1954	1959	1989	1951
Gross SqFt	51,745	49,000	47,516	68,250
Estimated Gross Income	\$771,001	\$686,259	\$787,815	\$1,016,660
Gross Income per SqFt	\$14.90	\$14.01	\$16.58	\$14.90
Estimated Expense	\$384,983	\$313,078	\$401,985	\$507,616
Expense SqFt	\$7.44	\$6.39	\$8.46	\$7.44
Net Operating Income	\$386,018	\$373,181	\$385,830	\$509,044
Full Market Value	\$1,914,000	\$2,455,000	\$2,793,000	\$3,508,000
Market Value per SqFt	\$36.99	\$50.10	\$58.78	\$51.40
Distance from Cooperative in miles		0.45	0.52	0.60

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04782-0001	4-04986-0018	4-04995-0034	4-05003-0028
Address	27 PARSONS BOULEVARD	147 34 AVENUE	145 34 AVENUE	144 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	48	54	42	84
Year Built	1954	1959	1989	1951
Gross SqFt	51,538	49,000	47,516	68,250
Estimated Gross Income	\$767,916	\$686,259	\$787,815	\$1,016,660
Gross Income per SqFt	\$14.90	\$14.01	\$16.58	\$14.90
Estimated Expense	\$383,443	\$313,078	\$401,985	\$507,616
Expense SqFt	\$7.44	\$6.39	\$8.46	\$7.44
Net Operating Income	\$384,473	\$373,181	\$385,830	\$509,044
Full Market Value	\$1,914,000	\$2,455,000	\$2,793,000	\$3,508,000
Market Value per SqFt	\$37.14	\$50.10	\$58.78	\$51.40
Distance from Cooperative in miles		0.41	0.48	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04788-0008	4-04995-0064	4-04995-0073	4-04986-0018
Address	30 PARSONS BOULEVARD	144 35 AVENUE	144 35 AVENUE	147 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	120	84	54
Year Built	1952	1957	1969	1959
Gross SqFt	122,514	129,650	76,140	49,000
Estimated Gross Income	\$1,716,421	\$1,677,253	\$1,290,387	\$686,259
Gross Income per SqFt	\$14.01	\$12.94	\$16.95	\$14.01
Estimated Expense	\$782,864	\$764,144	\$463,275	\$313,078
Expense SqFt	\$6.39	\$5.89	\$6.08	\$6.39
Net Operating Income	\$933,557	\$913,109	\$827,112	\$373,181
Full Market Value	\$4,532,000	\$5,005,000	\$4,587,000	\$2,455,000
Market Value per SqFt	\$36.99	\$38.60	\$60.24	\$50.10
Distance from Cooperative in miles		0.24	0.24	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04981-0060	4-04957-0044	4-05003-0019	4-05003-0023
Address	33 PARSONS BOULEVARD	139 34 ROAD	144 35 AVENUE	144 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	65	58	58
Year Built	1937	1939	1929	1929
Gross SqFt	52,200	54,600	59,100	59,100
Estimated Gross Income	\$695,304	\$638,669	\$787,434	\$787,434
Gross Income per SqFt	\$13.32	\$11.70	\$13.32	\$13.32
Estimated Expense	\$368,010	\$296,143	\$416,886	\$416,886
Expense SqFt	\$7.05	\$5.42	\$7.05	\$7.05
Net Operating Income	\$327,294	\$342,526	\$370,548	\$370,548
Full Market Value	\$2,172,000	\$2,191,000	\$2,255,000	\$2,189,000
Market Value per SqFt	\$41.61	\$40.13	\$38.16	\$37.04
Distance from Cooperative in miles		0.14	0.23	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04981-0078	4-04994-0017	4-05025-0064	4-04994-0078
Address	140 34 AVENUE	140 34 AVENUE	144 41 AVENUE	139 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	151	137	90
Year Built	1960	1985	1962	1967
Gross SqFt	118,746	158,456	107,761	79,050
Estimated Gross Income	\$1,950,997	\$2,588,769	\$1,820,528	\$1,306,385
Gross Income per SqFt	\$16.43	\$16.34	\$16.89	\$16.53
Estimated Expense	\$773,036	\$844,025	\$598,242	\$533,792
Expense SqFt	\$6.51	\$5.33	\$5.55	\$6.75
Net Operating Income	\$1,177,961	\$1,744,744	\$1,222,286	\$772,593
Full Market Value	\$4,400,000	\$9,394,000	\$6,479,000	\$5,593,000
Market Value per SqFt	\$37.05	\$59.28	\$60.12	\$70.75
Distance from Cooperative in miles		0.08	0.50	0.08

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04994-0051	4-04981-0050	4-04994-0078	4-05010-0063
Address	34 PARSONS BOULEVARD	33 PARSONS BOULEVARD	139 35 AVENUE	36 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	114	90	121
Year Built	1962	1963	1967	1925
Gross SqFt	130,500	99,162	79,050	111,444
Estimated Gross Income	\$2,144,115	\$1,629,249	\$1,306,385	\$1,696,102
Gross Income per SqFt	\$16.43	\$16.43	\$16.53	\$15.22
Estimated Expense	\$849,555	\$645,507	\$533,792	\$770,594
Expense SqFt	\$6.51	\$6.51	\$6.75	\$6.91
Net Operating Income	\$1,294,560	\$983,742	\$772,593	\$925,508
Full Market Value	\$6,028,000	\$7,123,000	\$5,593,000	\$6,359,000
Market Value per SqFt	\$46.19	\$71.83	\$70.75	\$57.06
Distance from Cooperative in miles		0.08	0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04995-0058	4-04995-0073	4-05003-0028	
Address	144 35 AVENUE	144 35 AVENUE	144 35 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	74	84	84	
Year Built	1967	1969	1951	
Gross SqFt	72,000	76,140	68,250	
Estimated Gross Income	\$1,131,840	\$1,290,387	\$1,016,660	
Gross Income per SqFt	\$15.72	\$16.95	\$14.90	
Estimated Expense	\$511,200	\$463,275	\$507,616	
Expense SqFt	\$7.10	\$6.08	\$7.44	
Net Operating Income	\$620,640	\$827,112	\$509,044	
Full Market Value	\$4,015,000	\$4,587,000	\$3,508,000	
Market Value per SqFt	\$55.76	\$60.24	\$51.40	
Distance from Cooperative in miles		0.00	0.08	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04999-0033	4-04986-0018	4-05016-0011	4-05014-0001
Address	149 35 AVENUE	147 34 AVENUE	37 147 STREET	36 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	70	54	95	68
Year Built	1962	1959	1962	1963
Gross SqFt	59,300	49,000	80,173	57,620
Estimated Gross Income	\$841,467	\$686,259	\$1,215,485	\$817,632
Gross Income per SqFt	\$14.19	\$14.01	\$15.16	\$14.19
Estimated Expense	\$360,544	\$313,078	\$547,312	\$350,565
Expense SqFt	\$6.08	\$6.39	\$6.83	\$6.08
Net Operating Income	\$480,923	\$373,181	\$668,173	\$467,067
Full Market Value	\$3,335,000	\$2,455,000	\$3,762,000	\$2,222,000
Market Value per SqFt	\$56.24	\$50.10	\$46.92	\$38.56
Distance from Cooperative in miles		0.22	0.21	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05001-0001	4-05052-0036	4-05016-0011	4-04986-0018
Address	34 150 PLACE	147 147 STREET	37 147 STREET	147 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	115	95	54
Year Built	1962	1960	1962	1959
Gross SqFt	65,850	105,913	80,173	49,000
Estimated Gross Income	\$998,286	\$1,607,266	\$1,215,485	\$686,259
Gross Income per SqFt	\$15.16	\$15.18	\$15.16	\$14.01
Estimated Expense	\$449,756	\$729,072	\$547,312	\$313,078
Expense SqFt	\$6.83	\$6.88	\$6.83	\$6.39
Net Operating Income	\$548,530	\$878,194	\$668,173	\$373,181
Full Market Value	\$3,770,000	\$6,036,000	\$3,762,000	\$2,455,000
Market Value per SqFt	\$57.25	\$56.99	\$46.92	\$50.10
Distance from Cooperative in miles		0.41	0.28	0.33

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05002-0042	4-04995-0073	4-05003-0028	4-05023-0045
Address	139 35 AVENUE	144 35 AVENUE	144 35 AVENUE	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	126	84	84	113
Year Built	1959	1969	1951	1963
Gross SqFt	117,420	76,140	68,250	98,564
Estimated Gross Income	\$1,749,558	\$1,290,387	\$1,016,660	\$1,441,939
Gross Income per SqFt	\$14.90	\$16.95	\$14.90	\$14.63
Estimated Expense	\$873,605	\$463,275	\$507,616	\$710,530
Expense SqFt	\$7.44	\$6.08	\$7.44	\$7.21
Net Operating Income	\$875,953	\$827,112	\$509,044	\$731,409
Full Market Value	\$6,037,000	\$4,587,000	\$3,508,000	\$4,675,000
Market Value per SqFt	\$51.41	\$60.24	\$51.40	\$47.43
Distance from Cooperative in miles		0.21	0.19	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05002-0087	4-05010-0055	4-04957-0044	4-05003-0019
Address	141 NORTHERN BOULEVARD	36 BOWNE STREET	139 34 ROAD	144 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	175	82	65	58
Year Built	1937	1940	1939	1929
Gross SqFt	151,000	78,000	54,600	59,100
Estimated Gross Income	\$2,011,320	\$1,211,340	\$638,669	\$787,434
Gross Income per SqFt	\$13.32	\$15.53	\$11.70	\$13.32
Estimated Expense	\$1,064,550	\$606,060	\$296,143	\$416,886
Expense SqFt	\$7.05	\$7.77	\$5.42	\$7.05
Net Operating Income	\$946,770	\$605,280	\$342,526	\$370,548
Full Market Value	\$6,284,000	\$4,146,000	\$2,191,000	\$2,255,000
Market Value per SqFt	\$41.62	\$53.15	\$40.13	\$38.16
Distance from Cooperative in miles		0.12	0.17	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05003-0011	4-05050-0001	4-05003-0019	4-04957-0044
Address	35 PARSONS BOULEVARD	144 BARCLAY AVENUE	144 35 AVENUE	139 34 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	54	49	58	65
Year Built	1938	1931	1929	1939
Gross SqFt	39,700	46,837	59,100	54,600
Estimated Gross Income	\$528,804	\$663,112	\$787,434	\$638,669
Gross Income per SqFt	\$13.32	\$14.16	\$13.32	\$11.70
Estimated Expense	\$279,885	\$188,058	\$416,886	\$296,143
Expense SqFt	\$7.05	\$4.02	\$7.05	\$5.42
Net Operating Income	\$248,919	\$475,054	\$370,548	\$342,526
Full Market Value	\$1,652,000	\$1,826,000	\$2,255,000	\$2,191,000
Market Value per SqFt	\$41.61	\$38.99	\$38.16	\$40.13
Distance from Cooperative in miles		0.36	0.00	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05003-0015	4-05003-0019	4-04957-0044	4-05050-0001
Address	144 35 AVENUE	144 35 AVENUE	139 34 ROAD	144 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	42	58	65	49
Year Built	1938	1929	1939	1931
Gross SqFt	35,880	59,100	54,600	46,837
Estimated Gross Income	\$477,922	\$787,434	\$638,669	\$663,112
Gross Income per SqFt	\$13.32	\$13.32	\$11.70	\$14.16
Estimated Expense	\$252,954	\$416,886	\$296,143	\$188,058
Expense SqFt	\$7.05	\$7.05	\$5.42	\$4.02
Net Operating Income	\$224,968	\$370,548	\$342,526	\$475,054
Full Market Value	\$1,493,000	\$2,255,000	\$2,191,000	\$1,826,000
Market Value per SqFt	\$41.61	\$38.16	\$40.13	\$38.99
Distance from Cooperative in miles		0.00	0.33	0.36

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05007-0001	4-05025-0064	4-05016-0011	4-05025-0001
Address	149 NORTHERN BOULEVARD	144 41 AVENUE	37 147 STREET	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	146	137	95	111
Year Built	1959	1962	1962	1962
Gross SqFt	135,480	107,761	80,173	129,838
Estimated Gross Income	\$2,053,877	\$1,820,528	\$1,215,485	\$1,667,458
Gross Income per SqFt	\$15.16	\$16.89	\$15.16	\$12.84
Estimated Expense	\$925,328	\$598,242	\$547,312	\$660,265
Expense SqFt	\$6.83	\$5.55	\$6.83	\$5.09
Net Operating Income	\$1,128,549	\$1,222,286	\$668,173	\$1,007,193
Full Market Value	\$3,982,000	\$6,479,000	\$3,762,000	\$5,038,000
Market Value per SqFt	\$29.39	\$60.12	\$46.92	\$38.80
Distance from Cooperative in miles		0.37	0.15	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05007-0022	4-05052-0036	4-05003-0028	4-05023-0045
Address	35 150 STREET	147 147 STREET	144 35 AVENUE	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	119	115	84	113
Year Built	1963	1960	1951	1963
Gross SqFt	102,140	105,913	68,250	98,564
Estimated Gross Income	\$1,548,442	\$1,607,266	\$1,016,660	\$1,441,939
Gross Income per SqFt	\$15.16	\$15.18	\$14.90	\$14.63
Estimated Expense	\$697,616	\$729,072	\$507,616	\$710,530
Expense SqFt	\$6.83	\$6.88	\$7.44	\$7.21
Net Operating Income	\$850,826	\$878,194	\$509,044	\$731,409
Full Market Value	\$3,949,000	\$6,036,000	\$3,508,000	\$4,675,000
Market Value per SqFt	\$38.66	\$56.99	\$51.40	\$47.43
Distance from Cooperative in miles		0.32	0.33	0.51

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05012-0051	4-05012-0021	4-05013-0031	4-05003-0023
Address	36 PARSONS BOULEVARD	36 BOWNE STREET	37 PARSONS BOULEVARD	144 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	71	42	58
Year Built	1931	1925	1957	1929
Gross SqFt	37,650	64,612	43,000	59,100
Estimated Gross Income	\$475,896	\$704,863	\$543,523	\$787,434
Gross Income per SqFt	\$12.64	\$10.91	\$12.64	\$13.32
Estimated Expense	\$191,262	\$295,168	\$218,423	\$416,886
Expense SqFt	\$5.08	\$4.57	\$5.08	\$7.05
Net Operating Income	\$284,634	\$409,695	\$325,100	\$370,548
Full Market Value	\$1,001,000	\$1,925,000	\$1,254,000	\$2,189,000
Market Value per SqFt	\$26.59	\$29.79	\$29.16	\$37.04
Distance from Cooperative in miles		0.00	0.06	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05015-0012	4-05015-0006	4-05016-0011	4-05022-0018
Address	144 37 AVENUE	37 PARSONS BOULEVARD	37 147 STREET	143 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	37	95	109
Year Built	1967	1963	1962	1971
Gross SqFt	75,558	26,522	80,173	80,241
Estimated Gross Income	\$1,316,220	\$461,900	\$1,215,485	\$1,426,642
Gross Income per SqFt	\$17.42	\$17.42	\$15.16	\$17.78
Estimated Expense	\$605,220	\$212,385	\$547,312	\$729,629
Expense SqFt	\$8.01	\$8.01	\$6.83	\$9.09
Net Operating Income	\$711,000	\$249,515	\$668,173	\$697,013
Full Market Value	\$3,465,000	\$1,801,000	\$3,762,000	\$4,763,000
Market Value per SqFt	\$45.86	\$67.91	\$46.92	\$59.36
Distance from Cooperative in miles		0.00	0.16	0.18

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05016-0007	4-05016-0011	4-05025-0050	4-05050-0004
Address	147 38 AVENUE	37 147 STREET	144 41 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	216	95	208	161
Year Built	1951	1962	1962	1961
Gross SqFt	200,466	80,173	189,748	150,880
Estimated Gross Income	\$2,906,757	\$1,215,485	\$2,751,764	\$2,171,479
Gross Income per SqFt	\$14.50	\$15.16	\$14.50	\$14.39
Estimated Expense	\$1,393,239	\$547,312	\$1,318,159	\$850,544
Expense SqFt	\$6.95	\$6.83	\$6.95	\$5.64
Net Operating Income	\$1,513,518	\$668,173	\$1,433,605	\$1,320,935
Full Market Value	\$8,833,000	\$3,762,000	\$8,800,000	\$7,018,000
Market Value per SqFt	\$44.06	\$46.92	\$46.38	\$46.51
Distance from Cooperative in miles		0.00	0.23	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05019-0101	4-05048-0029	4-05182-0039	4-05048-0025
Address	136 41 AVENUE	41 PARSONS BOULEVARD	140 ASH AVENUE	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	59	83	48	52
Year Built	1928	1932	1920	1930
Gross SqFt	44,962	58,282	38,894	58,810
Estimated Gross Income	\$587,653	\$846,255	\$508,410	\$679,416
Gross Income per SqFt	\$13.07	\$14.52	\$13.07	\$11.55
Estimated Expense	\$226,608	\$456,931	\$196,012	\$241,254
Expense SqFt	\$5.04	\$7.84	\$5.04	\$4.10
Net Operating Income	\$361,045	\$389,324	\$312,398	\$438,162
Full Market Value	\$1,672,000	\$2,693,000	\$1,441,000	\$2,717,000
Market Value per SqFt	\$37.19	\$46.21	\$37.05	\$46.20
Distance from Cooperative in miles		0.29	0.36	0.29

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05020-0001	4-05046-0020	4-05137-0012	4-05137-0093
Address	142 ROOSEVELT AVENUE	41 BOWNE STREET	42 COLDEN STREET	43 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	235	157	284	287
Year Built	1965	1961	1962	1962
Gross SqFt	276,203	166,508	270,499	267,554
Estimated Gross Income	\$4,270,098	\$2,604,494	\$4,181,556	\$4,140,926
Gross Income per SqFt	\$15.46	\$15.64	\$15.46	\$15.48
Estimated Expense	\$1,955,517	\$1,063,020	\$1,915,291	\$1,818,457
Expense SqFt	\$7.08	\$6.38	\$7.08	\$6.80
Net Operating Income	\$2,314,581	\$1,541,474	\$2,266,265	\$2,322,469
Full Market Value	\$10,582,000	\$9,240,000	\$15,533,000	\$14,960,000
Market Value per SqFt	\$38.31	\$55.49	\$57.42	\$55.91
Distance from Cooperative in miles		0.16	0.54	0.54

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05023-0018	4-05023-0001	4-05023-0045	4-05021-0031
Address	143 ROOSEVELT AVENUE	143 41 AVENUE	143 41 AVENUE	142 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	91	88	113	92
Year Built	1961	1962	1963	1969
Gross SqFt	87,147	76,032	98,564	86,534
Estimated Gross Income	\$1,289,776	\$1,129,112	\$1,441,939	\$1,280,351
Gross Income per SqFt	\$14.80	\$14.85	\$14.63	\$14.80
Estimated Expense	\$650,988	\$546,687	\$710,530	\$646,571
Expense SqFt	\$7.47	\$7.19	\$7.21	\$7.47
Net Operating Income	\$638,788	\$582,425	\$731,409	\$633,780
Full Market Value	\$3,377,000	\$3,465,000	\$4,675,000	\$4,059,000
Market Value per SqFt	\$38.75	\$45.57	\$47.43	\$46.91
Distance from Cooperative in miles		0.00	0.00	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05023-0024	4-05023-0045	4-05023-0001	4-05021-0031
Address	143 ROOSEVELT AVENUE	143 41 AVENUE	143 41 AVENUE	142 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	91	113	88	92
Year Built	1962	1963	1962	1969
Gross SqFt	89,776	98,564	76,032	86,534
Estimated Gross Income	\$1,328,685	\$1,441,939	\$1,129,112	\$1,280,351
Gross Income per SqFt	\$14.80	\$14.63	\$14.85	\$14.80
Estimated Expense	\$670,627	\$710,530	\$546,687	\$646,571
Expense SqFt	\$7.47	\$7.21	\$7.19	\$7.47
Net Operating Income	\$658,058	\$731,409	\$582,425	\$633,780
Full Market Value	\$3,498,000	\$4,675,000	\$3,465,000	\$4,059,000
Market Value per SqFt	\$38.96	\$47.43	\$45.57	\$46.91
Distance from Cooperative in miles		0.00	0.00	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05023-0035	4-05023-0001	4-05022-0008	4-05023-0045
Address	143 41 AVENUE	143 41 AVENUE	38 BOWNE STREET	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	88	62	113
Year Built	1963	1962	1962	1963
Gross SqFt	55,603	76,032	48,786	98,564
Estimated Gross Income	\$813,472	\$1,129,112	\$709,348	\$1,441,939
Gross Income per SqFt	\$14.63	\$14.85	\$14.54	\$14.63
Estimated Expense	\$400,898	\$546,687	\$376,140	\$710,530
Expense SqFt	\$7.21	\$7.19	\$7.71	\$7.21
Net Operating Income	\$412,574	\$582,425	\$333,208	\$731,409
Full Market Value	\$2,420,000	\$3,465,000	\$2,233,000	\$4,675,000
Market Value per SqFt	\$43.52	\$45.57	\$45.77	\$47.43
Distance from Cooperative in miles		0.00	0.08	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05023-0039	4-05022-0018	4-05021-0031	4-05021-0001
Address	143 41 AVENUE	143 38 AVENUE	142 41 AVENUE	142 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	76	109	92	106
Year Built	1960	1971	1969	1963
Gross SqFt	72,901	80,241	86,534	102,023
Estimated Gross Income	\$1,169,332	\$1,426,642	\$1,280,351	\$1,636,401
Gross Income per SqFt	\$16.04	\$17.78	\$14.80	\$16.04
Estimated Expense	\$476,044	\$729,629	\$646,571	\$666,445
Expense SqFt	\$6.53	\$9.09	\$7.47	\$6.53
Net Operating Income	\$693,288	\$697,013	\$633,780	\$969,956
Full Market Value	\$2,816,000	\$4,763,000	\$4,059,000	\$5,764,000
Market Value per SqFt	\$38.63	\$59.36	\$46.91	\$56.50
Distance from Cooperative in miles		0.08	0.13	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05024-0001	4-05025-0064	4-05052-0036	4-05021-0001
Address	38 PARSONS BOULEVARD	144 41 AVENUE	147 147 STREET	142 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	113	137	115	106
Year Built	1962	1962	1960	1963
Gross SqFt	103,710	107,761	105,913	102,023
Estimated Gross Income	\$1,663,508	\$1,820,528	\$1,607,266	\$1,636,401
Gross Income per SqFt	\$16.04	\$16.89	\$15.18	\$16.04
Estimated Expense	\$677,226	\$598,242	\$729,072	\$666,445
Expense SqFt	\$6.53	\$5.55	\$6.88	\$6.53
Net Operating Income	\$986,282	\$1,222,286	\$878,194	\$969,956
Full Market Value	\$4,917,000	\$6,479,000	\$6,036,000	\$5,764,000
Market Value per SqFt	\$47.41	\$60.12	\$56.99	\$56.50
Distance from Cooperative in miles		0.08	0.22	0.30

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05024-0024	4-05025-0050	4-05048-0001	4-05023-0045
Address	144 38 AVENUE	144 41 AVENUE	143 BARCLAY AVENUE	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	168	208	168	113
Year Built	1950	1962	1950	1963
Gross SqFt	151,084	189,748	161,048	98,564
Estimated Gross Income	\$2,190,718	\$2,751,764	\$2,317,309	\$1,441,939
Gross Income per SqFt	\$14.50	\$14.50	\$14.39	\$14.63
Estimated Expense	\$1,050,034	\$1,318,159	\$1,075,149	\$710,530
Expense SqFt	\$6.95	\$6.95	\$6.68	\$7.21
Net Operating Income	\$1,140,684	\$1,433,605	\$1,242,160	\$731,409
Full Market Value	\$6,721,000	\$8,800,000	\$7,645,000	\$4,675,000
Market Value per SqFt	\$44.49	\$46.38	\$47.47	\$47.43
Distance from Cooperative in miles		0.08	0.22	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05025-0020	4-05025-0064	4-05050-0039	4-05016-0011
Address	144 ROOSEVELT AVENUE	144 41 AVENUE	144 41 AVENUE	37 147 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	137	101	95
Year Built	1962	1962	1972	1962
Gross SqFt	86,576	107,761	85,602	80,173
Estimated Gross Income	\$1,380,021	\$1,820,528	\$1,364,599	\$1,215,485
Gross Income per SqFt	\$15.94	\$16.89	\$15.94	\$15.16
Estimated Expense	\$693,474	\$598,242	\$685,323	\$547,312
Expense SqFt	\$8.01	\$5.55	\$8.01	\$6.83
Net Operating Income	\$686,547	\$1,222,286	\$679,276	\$668,173
Full Market Value	\$4,015,000	\$6,479,000	\$4,636,000	\$3,762,000
Market Value per SqFt	\$46.38	\$60.12	\$54.16	\$46.92
Distance from Cooperative in miles		0.00	0.07	0.23

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05026-0007	4-05005-0001	4-05024-0077	4-05024-0071
Address	138 ROOSEVELT AVENUE	35 147 STREET	144 ROOSEVELT AVENUE	144 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	38	20	20
Year Built	1940	1924	1931	1931
Gross SqFt	50,021	33,000	13,566	11,970
Estimated Gross Income	\$841,353	\$470,927	\$263,587	\$217,854
Gross Income per SqFt	\$16.82	\$14.27	\$19.43	\$18.20
Estimated Expense	\$341,643	\$157,713	\$123,858	\$104,498
Expense SqFt	\$6.83	\$4.78	\$9.13	\$8.73
Net Operating Income	\$499,710	\$313,214	\$139,729	\$113,356
Full Market Value	\$2,904,000	\$2,170,000	\$824,000	\$744,000
Market Value per SqFt	\$58.06	\$65.76	\$60.74	\$62.16
Distance from Cooperative in miles		0.18	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05028-0007	4-05025-0064	4-05052-0036	4-05023-0045
Address	38 149 STREET	144 41 AVENUE	147 147 STREET	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	108	137	115	113
Year Built	1955	1962	1960	1963
Gross SqFt	114,151	107,761	105,913	98,564
Estimated Gross Income	\$1,732,812	\$1,820,528	\$1,607,266	\$1,441,939
Gross Income per SqFt	\$15.18	\$16.89	\$15.18	\$14.63
Estimated Expense	\$785,359	\$598,242	\$729,072	\$710,530
Expense SqFt	\$6.88	\$5.55	\$6.88	\$7.21
Net Operating Income	\$947,453	\$1,222,286	\$878,194	\$731,409
Full Market Value	\$4,026,000	\$6,479,000	\$6,036,000	\$4,675,000
Market Value per SqFt	\$35.27	\$60.12	\$56.99	\$47.43
Distance from Cooperative in miles		0.26	0.18	0.42

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05040-0032	4-05101-0042	4-05042-0066	4-05040-0027
Address	41 FRAME PLACE	41 FRAME PLACE	133 SANFORD AVENUE	132 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	48	88	128
Year Built	1963	1948	1963	1963
Gross SqFt	51,480	42,817	68,257	111,848
Estimated Gross Income	\$762,934	\$733,589	\$1,011,740	\$1,586,005
Gross Income per SqFt	\$14.82	\$17.13	\$14.82	\$14.18
Estimated Expense	\$380,952	\$263,041	\$504,988	\$716,946
Expense SqFt	\$7.40	\$6.14	\$7.40	\$6.41
Net Operating Income	\$381,982	\$470,548	\$506,752	\$869,059
Full Market Value	\$2,398,000	\$2,508,000	\$3,179,000	\$5,236,000
Market Value per SqFt	\$46.58	\$58.57	\$46.57	\$46.81
Distance from Cooperative in miles		0.06	0.13	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05042-0023	4-05121-0050	4-05046-0040	4-05040-0027
Address	133 SANFORD AVENUE	134 MAPLE AVENUE	142 BARCLAY AVENUE	132 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	49	63	128
Year Built	1952	1968	1959	1963
Gross SqFt	36,362	33,490	58,399	111,848
Estimated Gross Income	\$559,975	\$538,591	\$899,224	\$1,586,005
Gross Income per SqFt	\$15.40	\$16.08	\$15.40	\$14.18
Estimated Expense	\$219,626	\$302,949	\$352,611	\$716,946
Expense SqFt	\$6.04	\$9.05	\$6.04	\$6.41
Net Operating Income	\$340,349	\$235,642	\$546,613	\$869,059
Full Market Value	\$1,694,000	\$1,606,000	\$2,893,000	\$5,236,000
Market Value per SqFt	\$46.59	\$47.95	\$49.54	\$46.81
Distance from Cooperative in miles		0.07	0.33	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05042-0057	4-05182-0015	4-05102-0029	4-05185-0037
Address	133 SANFORD AVENUE	142 FRANKLIN AVENUE	42 SAULL STREET	140 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	55	35	47
Year Built	1935	1929	1931	1932
Gross SqFt	49,532	50,909	34,807	38,911
Estimated Gross Income	\$685,028	\$723,421	\$481,469	\$509,847
Gross Income per SqFt	\$13.83	\$14.21	\$13.83	\$13.10
Estimated Expense	\$308,263	\$319,559	\$162,772	\$245,480
Expense SqFt	\$6.22	\$6.28	\$4.68	\$6.31
Net Operating Income	\$376,765	\$403,862	\$318,697	\$264,367
Full Market Value	\$1,925,000	\$2,398,000	\$1,482,000	\$1,759,000
Market Value per SqFt	\$38.86	\$47.10	\$42.58	\$45.21
Distance from Cooperative in miles		0.37	0.20	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05046-0010	4-05046-0040	4-05046-0037	4-05022-0008
Address	142 41 AVENUE	142 BARCLAY AVENUE	142 BARCLAY AVENUE	38 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	63	63	50	62
Year Built	1958	1959	1962	1962
Gross SqFt	65,922	58,399	38,191	48,786
Estimated Gross Income	\$1,002,014	\$899,224	\$580,389	\$709,348
Gross Income per SqFt	\$15.20	\$15.40	\$15.20	\$14.54
Estimated Expense	\$507,599	\$352,611	\$293,968	\$376,140
Expense SqFt	\$7.70	\$6.04	\$7.70	\$7.71
Net Operating Income	\$494,415	\$546,613	\$286,421	\$333,208
Full Market Value	\$3,014,000	\$2,893,000	\$1,826,000	\$2,233,000
Market Value per SqFt	\$45.72	\$49.54	\$47.81	\$45.77
Distance from Cooperative in miles		0.00	0.00	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05048-0019	4-05046-0040	4-05046-0037	4-05023-0001
Address	143 41 AVENUE	142 BARCLAY AVENUE	142 BARCLAY AVENUE	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	74	63	50	88
Year Built	1962	1959	1962	1962
Gross SqFt	65,781	58,399	38,191	76,032
Estimated Gross Income	\$999,871	\$899,224	\$580,389	\$1,129,112
Gross Income per SqFt	\$15.20	\$15.40	\$15.20	\$14.85
Estimated Expense	\$506,514	\$352,611	\$293,968	\$546,687
Expense SqFt	\$7.70	\$6.04	\$7.70	\$7.19
Net Operating Income	\$493,357	\$546,613	\$286,421	\$582,425
Full Market Value	\$3,058,000	\$2,893,000	\$1,826,000	\$3,465,000
Market Value per SqFt	\$46.49	\$49.54	\$47.81	\$45.57
Distance from Cooperative in miles		0.13	0.13	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05049-0001	4-05182-0044	4-05049-0027	4-05048-0025
Address	143 SANFORD AVENUE	140 ASH AVENUE	41 PARSONS BOULEVARD	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	80	126	50	52
Year Built	1940	1950	1954	1930
Gross SqFt	77,205	104,000	40,000	58,810
Estimated Gross Income	\$1,041,495	\$1,422,720	\$519,824	\$679,416
Gross Income per SqFt	\$13.49	\$13.68	\$13.00	\$11.55
Estimated Expense	\$557,420	\$739,440	\$241,375	\$241,254
Expense SqFt	\$7.22	\$7.11	\$6.03	\$4.10
Net Operating Income	\$484,075	\$683,280	\$278,449	\$438,162
Full Market Value	\$3,003,000	\$4,515,000	\$1,749,000	\$2,717,000
Market Value per SqFt	\$38.90	\$43.41	\$43.73	\$46.20
Distance from Cooperative in miles		0.21	0.00	0.06

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05049-0019	4-05046-0040	4-05046-0006	4-05048-0029
Address	143 BARCLAY AVENUE	142 BARCLAY AVENUE	142 41 AVENUE	41 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	63	45	83
Year Built	1957	1959	1968	1932
Gross SqFt	52,520	58,399	41,398	58,282
Estimated Gross Income	\$768,368	\$899,224	\$605,749	\$846,255
Gross Income per SqFt	\$14.63	\$15.40	\$14.63	\$14.52
Estimated Expense	\$337,704	\$352,611	\$266,036	\$456,931
Expense SqFt	\$6.43	\$6.04	\$6.43	\$7.84
Net Operating Income	\$430,664	\$546,613	\$339,713	\$389,324
Full Market Value	\$2,035,000	\$2,893,000	\$1,826,000	\$2,693,000
Market Value per SqFt	\$38.75	\$49.54	\$44.11	\$46.21
Distance from Cooperative in miles		0.14	0.14	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05049-0023	4-05046-0045	4-05046-0037	4-05046-0006
Address	143 BARCLAY AVENUE	142 BARCLAY AVENUE	142 BARCLAY AVENUE	142 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	48	42	50	45
Year Built	1986	1970	1962	1968
Gross SqFt	33,600	38,657	38,191	41,398
Estimated Gross Income	\$510,720	\$610,012	\$580,389	\$605,749
Gross Income per SqFt	\$15.20	\$15.78	\$15.20	\$14.63
Estimated Expense	\$258,720	\$264,458	\$293,968	\$266,036
Expense SqFt	\$7.70	\$6.84	\$7.70	\$6.43
Net Operating Income	\$252,000	\$345,554	\$286,421	\$339,713
Full Market Value	\$1,606,000	\$2,046,000	\$1,826,000	\$1,826,000
Market Value per SqFt	\$47.80	\$52.93	\$47.81	\$44.11
Distance from Cooperative in miles		0.14	0.14	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05050-0020	4-05023-0001	4-05050-0004	4-05025-0070
Address	144 41 AVENUE	143 41 AVENUE	144 41 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	97	88	161	100
Year Built	1951	1962	1961	1961
Gross SqFt	78,622	76,032	150,880	103,546
Estimated Gross Income	\$1,131,371	\$1,129,112	\$2,171,479	\$1,482,814
Gross Income per SqFt	\$14.39	\$14.85	\$14.39	\$14.32
Estimated Expense	\$443,428	\$546,687	\$850,544	\$523,097
Expense SqFt	\$5.64	\$7.19	\$5.64	\$5.05
Net Operating Income	\$687,943	\$582,425	\$1,320,935	\$959,717
Full Market Value	\$3,586,000	\$3,465,000	\$7,018,000	\$4,697,000
Market Value per SqFt	\$45.61	\$45.57	\$46.51	\$45.36
Distance from Cooperative in miles		0.18	0.00	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05050-0031	4-05052-0036	4-05023-0045	4-05025-0070
Address	144 41 AVENUE	147 147 STREET	143 41 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	103	115	113	100
Year Built	1962	1960	1963	1961
Gross SqFt	95,720	105,913	98,564	103,546
Estimated Gross Income	\$1,400,384	\$1,607,266	\$1,441,939	\$1,482,814
Gross Income per SqFt	\$14.63	\$15.18	\$14.63	\$14.32
Estimated Expense	\$690,141	\$729,072	\$710,530	\$523,097
Expense SqFt	\$7.21	\$6.88	\$7.21	\$5.05
Net Operating Income	\$710,243	\$878,194	\$731,409	\$959,717
Full Market Value	\$4,411,000	\$6,036,000	\$4,675,000	\$4,697,000
Market Value per SqFt	\$46.08	\$56.99	\$47.43	\$45.36
Distance from Cooperative in miles		0.16	0.18	0.07

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05051-0001	4-05052-0036	4-05023-0045	4-05053-0011
Address	144 SANFORD AVENUE	147 147 STREET	143 41 AVENUE	147 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	115	113	90
Year Built	1951	1960	1963	1963
Gross SqFt	71,036	105,913	98,564	76,649
Estimated Gross Income	\$1,039,257	\$1,607,266	\$1,441,939	\$976,676
Gross Income per SqFt	\$14.63	\$15.18	\$14.63	\$12.74
Estimated Expense	\$512,170	\$729,072	\$710,530	\$515,515
Expense SqFt	\$7.21	\$6.88	\$7.21	\$6.73
Net Operating Income	\$527,087	\$878,194	\$731,409	\$461,161
Full Market Value	\$3,640,000	\$6,036,000	\$4,675,000	\$3,083,000
Market Value per SqFt	\$51.24	\$56.99	\$47.43	\$40.22
Distance from Cooperative in miles		0.17	0.21	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05051-0020	4-05052-0036	4-05050-0039	4-05050-0004
Address	144 SANFORD AVENUE	147 147 STREET	144 41 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	156	115	101	161
Year Built	1951	1960	1972	1961
Gross SqFt	108,239	105,913	85,602	150,880
Estimated Gross Income	\$1,643,068	\$1,607,266	\$1,364,599	\$2,171,479
Gross Income per SqFt	\$15.18	\$15.18	\$15.94	\$14.39
Estimated Expense	\$744,684	\$729,072	\$685,323	\$850,544
Expense SqFt	\$6.88	\$6.88	\$8.01	\$5.64
Net Operating Income	\$898,384	\$878,194	\$679,276	\$1,320,935
Full Market Value	\$5,841,000	\$6,036,000	\$4,636,000	\$7,018,000
Market Value per SqFt	\$53.96	\$56.99	\$54.16	\$46.51
Distance from Cooperative in miles		0.17	0.06	0.06

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05122-0029	4-05123-0061	4-05121-0017	4-05136-0008
Address	134 MAPLE AVENUE	42 MAIN STREET	133 SANFORD AVENUE	42 MAIN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	119	155	148	171
Year Built	1962	1962	1963	1962
Gross SqFt	147,897	140,633	130,548	130,118
Estimated Gross Income	\$2,321,983	\$2,207,580	\$2,028,789	\$2,655,718
Gross Income per SqFt	\$15.70	\$15.70	\$15.54	\$20.41
Estimated Expense	\$1,115,143	\$1,124,547	\$943,647	\$1,259,001
Expense SqFt	\$7.54	\$8.00	\$7.23	\$9.68
Net Operating Income	\$1,206,840	\$1,083,033	\$1,085,142	\$1,396,717
Full Market Value	\$6,765,000	\$7,409,000	\$7,433,000	\$9,975,000
Market Value per SqFt	\$45.74	\$52.68	\$56.94	\$76.66
Distance from Cooperative in miles		0.08	0.09	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05122-0046	4-05123-0061	4-05040-0027	4-05101-0061
Address	134 FRANKLIN AVENUE	42 MAIN STREET	132 SANFORD AVENUE	132 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	154	155	128	180
Year Built	1962	1962	1963	1957
Gross SqFt	171,319	140,633	111,848	161,520
Estimated Gross Income	\$2,604,049	\$2,207,580	\$1,586,005	\$2,154,677
Gross Income per SqFt	\$15.20	\$15.70	\$14.18	\$13.34
Estimated Expense	\$1,242,063	\$1,124,547	\$716,946	\$1,141,946
Expense SqFt	\$7.25	\$8.00	\$6.41	\$7.07
Net Operating Income	\$1,361,986	\$1,083,033	\$869,059	\$1,012,731
Full Market Value	\$7,821,000	\$7,409,000	\$5,236,000	\$6,721,000
Market Value per SqFt	\$45.65	\$52.68	\$46.81	\$41.61
Distance from Cooperative in miles		0.08	0.17	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05123-0051	4-05123-0061	4-05121-0017	4-05101-0061
Address	134 FRANKLIN AVENUE	42 MAIN STREET	133 SANFORD AVENUE	132 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	186	155	148	180
Year Built	1952	1962	1963	1957
Gross SqFt	175,941	140,633	130,548	161,520
Estimated Gross Income	\$2,563,460	\$2,207,580	\$2,028,789	\$2,154,677
Gross Income per SqFt	\$14.57	\$15.70	\$15.54	\$13.34
Estimated Expense	\$1,153,557	\$1,124,547	\$943,647	\$1,141,946
Expense SqFt	\$6.56	\$8.00	\$7.23	\$7.07
Net Operating Income	\$1,409,903	\$1,083,033	\$1,085,142	\$1,012,731
Full Market Value	\$8,140,000	\$7,409,000	\$7,433,000	\$6,721,000
Market Value per SqFt	\$46.27	\$52.68	\$56.94	\$41.61
Distance from Cooperative in miles		0.00	0.17	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05134-0024	4-05134-0030	4-05021-0001	4-05042-0066
Address	136 SANFORD AVENUE	42 KISSENA BOULEVARD	142 41 AVENUE	133 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	107	106	88
Year Built	1956	1964	1963	1963
Gross SqFt	85,336	87,408	102,023	68,257
Estimated Gross Income	\$1,357,696	\$1,451,432	\$1,636,401	\$1,011,740
Gross Income per SqFt	\$15.91	\$16.61	\$16.04	\$14.82
Estimated Expense	\$638,117	\$537,519	\$666,445	\$504,988
Expense SqFt	\$7.48	\$6.15	\$6.53	\$7.40
Net Operating Income	\$719,579	\$913,913	\$969,956	\$506,752
Full Market Value	\$3,949,000	\$5,225,000	\$5,764,000	\$3,179,000
Market Value per SqFt	\$46.28	\$59.78	\$56.50	\$46.57
Distance from Cooperative in miles		0.00	0.29	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05134-0059	4-05121-0050	4-05046-0045	4-05042-0066
Address	136 MAPLE AVENUE	134 MAPLE AVENUE	142 BARCLAY AVENUE	133 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	49	42	88
Year Built	1973	1968	1970	1963
Gross SqFt	35,469	33,490	38,657	68,257
Estimated Gross Income	\$525,651	\$538,591	\$610,012	\$1,011,740
Gross Income per SqFt	\$14.82	\$16.08	\$15.78	\$14.82
Estimated Expense	\$262,471	\$302,949	\$264,458	\$504,988
Expense SqFt	\$7.40	\$9.05	\$6.84	\$7.40
Net Operating Income	\$263,180	\$235,642	\$345,554	\$506,752
Full Market Value	\$1,815,000	\$1,606,000	\$2,046,000	\$3,179,000
Market Value per SqFt	\$51.17	\$47.95	\$52.93	\$46.57
Distance from Cooperative in miles		0.12	0.24	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05135-0044	4-05137-0093	4-05137-0084	4-05137-0012
Address	138 FRANKLIN AVENUE	43 KISSENA BOULEVARD	43 KISSENA BOULEVARD	42 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	194	287	287	284
Year Built	1964	1962	1962	1962
Gross SqFt	210,268	267,554	267,554	270,499
Estimated Gross Income	\$3,250,743	\$4,140,926	\$4,130,856	\$4,181,556
Gross Income per SqFt	\$15.46	\$15.48	\$15.44	\$15.46
Estimated Expense	\$1,488,697	\$1,818,457	\$1,880,813	\$1,915,291
Expense SqFt	\$7.08	\$6.80	\$7.03	\$7.08
Net Operating Income	\$1,762,046	\$2,322,469	\$2,250,043	\$2,266,265
Full Market Value	\$8,195,000	\$14,960,000	\$15,433,000	\$15,533,000
Market Value per SqFt	\$38.97	\$55.91	\$57.68	\$57.42
Distance from Cooperative in miles		0.16	0.16	0.16

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05135-0057	4-05180-0059	4-05121-0050	4-05021-0001
Address	137 FRANKLIN AVENUE	140 FRANKLIN AVENUE	134 MAPLE AVENUE	142 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	113	49	106
Year Built	1962	1973	1968	1963
Gross SqFt	89,975	94,559	33,490	102,023
Estimated Gross Income	\$1,443,199	\$1,705,532	\$538,591	\$1,636,401
Gross Income per SqFt	\$16.04	\$18.04	\$16.08	\$16.04
Estimated Expense	\$587,537	\$738,210	\$302,949	\$666,445
Expense SqFt	\$6.53	\$7.81	\$9.05	\$6.53
Net Operating Income	\$855,662	\$967,322	\$235,642	\$969,956
Full Market Value	\$3,432,000	\$6,970,000	\$1,606,000	\$5,764,000
Market Value per SqFt	\$38.14	\$73.71	\$47.95	\$56.50
Distance from Cooperative in miles		0.11	0.17	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05136-0037	4-05182-0019	4-05123-0061	4-05121-0017
Address	42 COLDEN STREET	142 FRANKLIN AVENUE	42 MAIN STREET	133 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	162	145	155	148
Year Built	1962	1970	1962	1963
Gross SqFt	144,768	129,304	140,633	130,548
Estimated Gross Income	\$2,272,858	\$2,475,252	\$2,207,580	\$2,028,789
Gross Income per SqFt	\$15.70	\$19.14	\$15.70	\$15.54
Estimated Expense	\$1,158,144	\$1,139,275	\$1,124,547	\$943,647
Expense SqFt	\$8.00	\$8.81	\$8.00	\$7.23
Net Operating Income	\$1,114,714	\$1,335,977	\$1,083,033	\$1,085,142
Full Market Value	\$7,626,000	\$9,584,000	\$7,409,000	\$7,433,000
Market Value per SqFt	\$52.68	\$74.12	\$52.68	\$56.94
Distance from Cooperative in miles		0.26	0.10	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05136-0050	4-05046-0040	4-05145-0001	4-05122-0022
Address	42 MAIN STREET	142 BARCLAY AVENUE	44 COLDEN STREET	134 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	63	71	64
Year Built	1959	1959	1962	1963
Gross SqFt	54,805	58,399	60,338	51,450
Estimated Gross Income	\$843,997	\$899,224	\$902,707	\$749,547
Gross Income per SqFt	\$15.40	\$15.40	\$14.96	\$14.57
Estimated Expense	\$331,022	\$352,611	\$470,020	\$286,083
Expense SqFt	\$6.04	\$6.04	\$7.79	\$5.56
Net Operating Income	\$512,975	\$546,613	\$432,687	\$463,464
Full Market Value	\$2,519,000	\$2,893,000	\$2,981,000	\$3,202,000
Market Value per SqFt	\$45.96	\$49.54	\$49.41	\$62.24
Distance from Cooperative in miles		0.40	0.24	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05137-0011	4-05137-0012	4-05137-0084	4-05137-0005
Address	42 COLDEN STREET	42 COLDEN STREET	43 KISSENA BOULEVARD	43 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	284	284	287	322
Year Built	1962	1962	1962	1965
Gross SqFt	270,499	270,499	267,554	317,305
Estimated Gross Income	\$4,187,325	\$4,181,556	\$4,130,856	\$5,492,287
Gross Income per SqFt	\$15.48	\$15.46	\$15.44	\$17.31
Estimated Expense	\$1,839,393	\$1,915,291	\$1,880,813	\$2,239,228
Expense SqFt	\$6.80	\$7.08	\$7.03	\$7.06
Net Operating Income	\$2,347,932	\$2,266,265	\$2,250,043	\$3,253,059
Full Market Value	\$14,630,000	\$15,533,000	\$15,433,000	\$19,800,000
Market Value per SqFt	\$54.09	\$57.42	\$57.68	\$62.40
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05137-0055	4-05137-0084	4-05137-0012	4-05137-0005
Address	138 FRANKLIN AVENUE	43 KISSENA BOULEVARD	42 COLDEN STREET	43 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	194	287	284	322
Year Built	1961	1962	1962	1965
Gross SqFt	226,160	267,554	270,499	317,305
Estimated Gross Income	\$3,500,957	\$4,130,856	\$4,181,556	\$5,492,287
Gross Income per SqFt	\$15.48	\$15.44	\$15.46	\$17.31
Estimated Expense	\$1,537,888	\$1,880,813	\$1,915,291	\$2,239,228
Expense SqFt	\$6.80	\$7.03	\$7.08	\$7.06
Net Operating Income	\$1,963,069	\$2,250,043	\$2,266,265	\$3,253,059
Full Market Value	\$12,320,000	\$15,433,000	\$15,533,000	\$19,800,000
Market Value per SqFt	\$54.47	\$57.68	\$57.42	\$62.40
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05137-0067	4-05137-0084	4-05137-0012	4-05137-0005
Address	43 KISSENA BOULEVARD	43 KISSENA BOULEVARD	42 COLDEN STREET	43 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	198	287	284	322
Year Built	1962	1962	1962	1965
Gross SqFt	226,136	267,554	270,499	317,305
Estimated Gross Income	\$3,500,585	\$4,130,856	\$4,181,556	\$5,492,287
Gross Income per SqFt	\$15.48	\$15.44	\$15.46	\$17.31
Estimated Expense	\$1,537,725	\$1,880,813	\$1,915,291	\$2,239,228
Expense SqFt	\$6.80	\$7.03	\$7.08	\$7.06
Net Operating Income	\$1,962,860	\$2,250,043	\$2,266,265	\$3,253,059
Full Market Value	\$12,320,000	\$15,433,000	\$15,533,000	\$19,800,000
Market Value per SqFt	\$54.48	\$57.68	\$57.42	\$62.40
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05145-0055	4-05049-0043	4-05146-0001	
Address	138 ELDER AVENUE	143 SANFORD AVENUE	45 COLDEN STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	126	181	148	
Year Built	1963	1960	1963	
Gross SqFt	130,326	137,927	131,187	
Estimated Gross Income	\$2,076,093	\$2,337,713	\$1,935,008	
Gross Income per SqFt	\$15.93	\$16.95	\$14.75	
Estimated Expense	\$869,274	\$763,853	\$1,025,882	
Expense SqFt	\$6.67	\$5.54	\$7.82	
Net Operating Income	\$1,206,819	\$1,573,860	\$909,126	
Full Market Value	\$5,951,000	\$8,118,000	\$6,273,000	
Market Value per SqFt	\$45.66	\$58.86	\$47.82	
Distance from Cooperative in miles		0.50	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05145-0068	4-05145-0001	4-05146-0001	4-05122-0022
Address	137 KISSENA BOULEVARD	44 COLDEN STREET	45 COLDEN STREET	134 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	71	148	64
Year Built	1973	1962	1963	1963
Gross SqFt	67,059	60,338	131,187	51,450
Estimated Gross Income	\$999,179	\$902,707	\$1,935,008	\$749,547
Gross Income per SqFt	\$14.90	\$14.96	\$14.75	\$14.57
Estimated Expense	\$522,390	\$470,020	\$1,025,882	\$286,083
Expense SqFt	\$7.79	\$7.79	\$7.82	\$5.56
Net Operating Income	\$476,789	\$432,687	\$909,126	\$463,464
Full Market Value	\$3,179,000	\$2,981,000	\$6,273,000	\$3,202,000
Market Value per SqFt	\$47.41	\$49.41	\$47.82	\$62.24
Distance from Cooperative in miles		0.00	0.08	0.39

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05146-0027	4-05145-0001	4-05146-0001	
Address	137 45 AVENUE	44 COLDEN STREET	45 COLDEN STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	79	71	148	
Year Built	1966	1962	1963	
Gross SqFt	77,822	60,338	131,187	
Estimated Gross Income	\$1,161,882	\$902,707	\$1,935,008	
Gross Income per SqFt	\$14.93	\$14.96	\$14.75	
Estimated Expense	\$606,233	\$470,020	\$1,025,882	
Expense SqFt	\$7.79	\$7.79	\$7.82	
Net Operating Income	\$555,649	\$432,687	\$909,126	
Full Market Value	\$3,564,000	\$2,981,000	\$6,273,000	
Market Value per SqFt	\$45.80	\$49.41	\$47.82	
Distance from Cooperative in miles		0.08	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05180-0001	4-05046-0020	4-05137-0093	4-05137-0012
Address	42 KISSENA BOULEVARD	41 BOWNE STREET	43 KISSENA BOULEVARD	42 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	211	157	287	284
Year Built	1963	1961	1962	1962
Gross SqFt	219,845	166,508	267,554	270,499
Estimated Gross Income	\$3,403,201	\$2,604,494	\$4,140,926	\$4,181,556
Gross Income per SqFt	\$15.48	\$15.64	\$15.48	\$15.46
Estimated Expense	\$1,494,946	\$1,063,020	\$1,818,457	\$1,915,291
Expense SqFt	\$6.80	\$6.38	\$6.80	\$7.08
Net Operating Income	\$1,908,255	\$1,541,474	\$2,322,469	\$2,266,265
Full Market Value	\$10,021,000	\$9,240,000	\$14,960,000	\$15,533,000
Market Value per SqFt	\$45.58	\$55.49	\$55.91	\$57.42
Distance from Cooperative in miles		0.18	0.21	0.21

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05180-0015	4-05180-0059	4-05182-0044	4-05182-0001
Address	42 KISSENA BOULEVARD	140 FRANKLIN AVENUE	140 ASH AVENUE	140 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	113	126	120
Year Built	1956	1973	1950	1929
Gross SqFt	115,396	94,559	104,000	119,185
Estimated Gross Income	\$1,739,018	\$1,705,532	\$1,422,720	\$1,795,854
Gross Income per SqFt	\$15.07	\$18.04	\$13.68	\$15.07
Estimated Expense	\$519,282	\$738,210	\$739,440	\$536,838
Expense SqFt	\$4.50	\$7.81	\$7.11	\$4.50
Net Operating Income	\$1,219,736	\$967,322	\$683,280	\$1,259,016
Full Market Value	\$6,182,000	\$6,970,000	\$4,515,000	\$5,819,000
Market Value per SqFt	\$53.57	\$73.71	\$43.41	\$48.82
Distance from Cooperative in miles		0.00	0.12	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05180-0022	4-05182-0039	4-05186-0046	4-05123-0004
Address	42 KISSENA BOULEVARD	140 ASH AVENUE	42 BOWNE STREET	134 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	48	55	93
Year Built	1924	1920	1916	1920
Gross SqFt	94,139	38,894	44,800	89,367
Estimated Gross Income	\$1,185,210	\$508,410	\$563,959	\$1,100,108
Gross Income per SqFt	\$12.59	\$13.07	\$12.59	\$12.31
Estimated Expense	\$576,131	\$196,012	\$274,323	\$583,567
Expense SqFt	\$6.12	\$5.04	\$6.12	\$6.53
Net Operating Income	\$609,079	\$312,398	\$289,636	\$516,541
Full Market Value	\$4,079,000	\$1,441,000	\$1,661,000	\$2,728,000
Market Value per SqFt	\$43.33	\$37.05	\$37.08	\$30.53
Distance from Cooperative in miles		0.12	0.21	0.28

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05180-0043	4-05182-0062	4-05186-0019	4-05195-0036
Address	42 UNION STREET	140 ASH AVENUE	140 BEECH AVENUE	43 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	36	33	20
Year Built	1931	1928	1931	1930
Gross SqFt	29,621	28,000	25,139	12,915
Estimated Gross Income	\$405,808	\$383,556	\$421,330	\$162,364
Gross Income per SqFt	\$13.70	\$13.70	\$16.76	\$12.57
Estimated Expense	\$175,653	\$165,989	\$214,938	\$78,920
Expense SqFt	\$5.93	\$5.93	\$8.55	\$6.11
Net Operating Income	\$230,155	\$217,567	\$206,392	\$83,444
Full Market Value	\$1,521,000	\$1,298,000	\$1,493,000	\$559,000
Market Value per SqFt	\$51.35	\$46.36	\$59.39	\$43.28
Distance from Cooperative in miles		0.12	0.21	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05181-0001	4-05181-0028	4-05046-0040	4-05049-0006
Address	142 FRANKLIN AVENUE	142 SANFORD AVENUE	142 BARCLAY AVENUE	143 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	106	63	96
Year Built	1969	1955	1959	1950
Gross SqFt	71,058	106,415	58,399	79,448
Estimated Gross Income	\$1,094,293	\$1,120,372	\$899,224	\$1,379,388
Gross Income per SqFt	\$15.40	\$10.53	\$15.40	\$17.36
Estimated Expense	\$514,318	\$564,352	\$352,611	\$624,490
Expense SqFt	\$7.24	\$5.30	\$6.04	\$7.86
Net Operating Income	\$579,975	\$556,020	\$546,613	\$754,898
Full Market Value	\$3,234,000	\$3,135,000	\$2,893,000	\$5,449,000
Market Value per SqFt	\$45.51	\$29.46	\$49.54	\$68.59
Distance from Cooperative in miles		0.00	0.15	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05185-0043	4-05134-0030	4-05145-0001	4-05182-0044
Address	42 BOWNE STREET	42 KISSENA BOULEVARD	44 COLDEN STREET	140 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	107	71	126
Year Built	1956	1964	1962	1950
Gross SqFt	73,239	87,408	60,338	104,000
Estimated Gross Income	\$1,095,655	\$1,451,432	\$902,707	\$1,422,720
Gross Income per SqFt	\$14.96	\$16.61	\$14.96	\$13.68
Estimated Expense	\$570,532	\$537,519	\$470,020	\$739,440
Expense SqFt	\$7.79	\$6.15	\$7.79	\$7.11
Net Operating Income	\$525,123	\$913,913	\$432,687	\$683,280
Full Market Value	\$3,289,000	\$5,225,000	\$2,981,000	\$4,515,000
Market Value per SqFt	\$44.91	\$59.78	\$49.41	\$43.41
Distance from Cooperative in miles		0.26	0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05185-0054	4-05182-0044	4-05134-0030	4-05145-0001
Address	140 BEECH AVENUE	140 ASH AVENUE	42 KISSENA BOULEVARD	44 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	101	126	107	71
Year Built	1959	1950	1964	1962
Gross SqFt	81,923	104,000	87,408	60,338
Estimated Gross Income	\$1,225,568	\$1,422,720	\$1,451,432	\$902,707
Gross Income per SqFt	\$14.96	\$13.68	\$16.61	\$14.96
Estimated Expense	\$638,180	\$739,440	\$537,519	\$470,020
Expense SqFt	\$7.79	\$7.11	\$6.15	\$7.79
Net Operating Income	\$587,388	\$683,280	\$913,913	\$432,687
Full Market Value	\$3,883,000	\$4,515,000	\$5,225,000	\$2,981,000
Market Value per SqFt	\$47.40	\$43.41	\$59.78	\$49.41
Distance from Cooperative in miles		0.05	0.26	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05185-0077	4-05134-0030	4-05145-0001	4-05182-0044
Address	140 BEECH AVENUE	42 KISSENA BOULEVARD	44 COLDEN STREET	140 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	107	71	126
Year Built	1959	1964	1962	1950
Gross SqFt	81,120	87,408	60,338	104,000
Estimated Gross Income	\$1,213,555	\$1,451,432	\$902,707	\$1,422,720
Gross Income per SqFt	\$14.96	\$16.61	\$14.96	\$13.68
Estimated Expense	\$631,925	\$537,519	\$470,020	\$739,440
Expense SqFt	\$7.79	\$6.15	\$7.79	\$7.11
Net Operating Income	\$581,630	\$913,913	\$432,687	\$683,280
Full Market Value	\$4,007,000	\$5,225,000	\$2,981,000	\$4,515,000
Market Value per SqFt	\$49.40	\$59.78	\$49.41	\$43.41
Distance from Cooperative in miles		0.26	0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05192-0001	4-05145-0024	4-05048-0001	4-05182-0044
Address	44 KISSENA BOULEVARD	44 COLDEN STREET	143 BARCLAY AVENUE	140 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	138	168	126
Year Built	1955	1963	1950	1950
Gross SqFt	197,569	119,818	161,048	104,000
Estimated Gross Income	\$2,843,018	\$1,785,351	\$2,317,309	\$1,422,720
Gross Income per SqFt	\$14.39	\$14.90	\$14.39	\$13.68
Estimated Expense	\$1,319,761	\$933,438	\$1,075,149	\$739,440
Expense SqFt	\$6.68	\$7.79	\$6.68	\$7.11
Net Operating Income	\$1,523,257	\$851,913	\$1,242,160	\$683,280
Full Market Value	\$8,866,000	\$5,676,000	\$7,645,000	\$4,515,000
Market Value per SqFt	\$44.88	\$47.37	\$47.47	\$43.41
Distance from Cooperative in miles		0.13	0.44	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05192-0055	4-05005-0059	4-05024-0080	
Address	43 UNION STREET	147 NORTHERN BOULEVARD	144 ROOSEVELT AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	141	147	158	
Year Built	1954	1960	1962	
Gross SqFt	135,353	140,000	128,901	
Estimated Gross Income	\$2,007,285	\$2,311,400	\$2,067,572	
Gross Income per SqFt	\$14.83	\$16.51	\$16.04	
Estimated Expense	\$989,430	\$946,400	\$841,724	
Expense SqFt	\$7.31	\$6.76	\$6.53	
Net Operating Income	\$1,017,855	\$1,365,000	\$1,225,848	
Full Market Value	\$6,028,000	\$4,323,000	\$5,038,000	
Market Value per SqFt	\$44.54	\$30.88	\$39.08	
Distance from Cooperative in miles		0.87	0.64	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05193-0001	4-05145-0001	4-05145-0024	4-05146-0001
Address	43 UNION STREET	44 COLDEN STREET	44 COLDEN STREET	45 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	71	138	148
Year Built	1954	1962	1963	1963
Gross SqFt	75,030	60,338	119,818	131,187
Estimated Gross Income	\$1,117,947	\$902,707	\$1,785,351	\$1,935,008
Gross Income per SqFt	\$14.90	\$14.96	\$14.90	\$14.75
Estimated Expense	\$584,484	\$470,020	\$933,438	\$1,025,882
Expense SqFt	\$7.79	\$7.79	\$7.79	\$7.82
Net Operating Income	\$533,463	\$432,687	\$851,913	\$909,126
Full Market Value	\$2,926,000	\$2,981,000	\$5,676,000	\$6,273,000
Market Value per SqFt	\$39.00	\$49.41	\$47.37	\$47.82
Distance from Cooperative in miles		0.19	0.19	0.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05193-0009	4-05146-0001	4-05182-0019	4-05145-0001
Address	43 UNION STREET	45 COLDEN STREET	142 FRANKLIN AVENUE	44 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	148	145	71
Year Built	1954	1963	1970	1962
Gross SqFt	146,735	131,187	129,304	60,338
Estimated Gross Income	\$2,195,156	\$1,935,008	\$2,475,252	\$902,707
Gross Income per SqFt	\$14.96	\$14.75	\$19.14	\$14.96
Estimated Expense	\$1,143,066	\$1,025,882	\$1,139,275	\$470,020
Expense SqFt	\$7.79	\$7.82	\$8.81	\$7.79
Net Operating Income	\$1,052,090	\$909,126	\$1,335,977	\$432,687
Full Market Value	\$6,534,000	\$6,273,000	\$9,584,000	\$2,981,000
Market Value per SqFt	\$44.53	\$47.82	\$74.12	\$49.41
Distance from Cooperative in miles		0.22	0.20	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05200-0039	4-05146-0001	4-05145-0001	4-05145-0049
Address	140 HOLLY AVENUE	45 COLDEN STREET	44 COLDEN STREET	138 ELDER AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	92	148	71	175
Year Built	1960	1963	1962	1988
Gross SqFt	99,338	131,187	60,338	121,091
Estimated Gross Income	\$1,486,096	\$1,935,008	\$902,707	\$2,209,648
Gross Income per SqFt	\$14.96	\$14.75	\$14.96	\$18.25
Estimated Expense	\$773,843	\$1,025,882	\$470,020	\$994,115
Expense SqFt	\$7.79	\$7.82	\$7.79	\$8.21
Net Operating Income	\$712,253	\$909,126	\$432,687	\$1,215,533
Full Market Value	\$3,872,000	\$6,273,000	\$2,981,000	\$6,810,000
Market Value per SqFt	\$38.98	\$47.82	\$49.41	\$56.24
Distance from Cooperative in miles		0.13	0.17	0.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05260-0044	4-05310-0026	4-05310-0021	4-05307-0006
Address	191 35 AVENUE	189 37 AVENUE	189 37 AVENUE	189 37 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	18
Year Built	1932	1932	1932	1932
Gross SqFt	16,200	17,850	17,850	19,160
Estimated Gross Income	\$196,020	\$215,924	\$215,924	\$228,579
Gross Income per SqFt	\$12.10	\$12.10	\$12.10	\$11.93
Estimated Expense	\$116,802	\$128,753	\$128,753	\$125,690
Expense SqFt	\$7.21	\$7.21	\$7.21	\$6.56
Net Operating Income	\$79,218	\$87,171	\$87,171	\$102,889
Full Market Value	\$504,000	\$554,000	\$554,000	\$656,000
Market Value per SqFt	\$31.11	\$31.04	\$31.04	\$34.24
Distance from Cooperative in miles		0.28	0.28	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05291-0040	4-05295-0050	4-05310-0026	4-05310-0021
Address	35 167 STREET	168 CROCHERON AVENUE	189 37 AVENUE	189 37 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	16	16
Year Built	1932	1928	1932	1932
Gross SqFt	18,654	12,580	17,850	17,850
Estimated Gross Income	\$225,713	\$144,157	\$215,924	\$215,924
Gross Income per SqFt	\$12.10	\$11.46	\$12.10	\$12.10
Estimated Expense	\$134,495	\$78,390	\$128,753	\$128,753
Expense SqFt	\$7.21	\$6.23	\$7.21	\$7.21
Net Operating Income	\$91,218	\$65,767	\$87,171	\$87,171
Full Market Value	\$580,000	\$422,000	\$554,000	\$554,000
Market Value per SqFt	\$31.09	\$33.55	\$31.04	\$31.04
Distance from Cooperative in miles		0.13	0.33	0.33

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05294-0022	4-05294-0006	4-05307-0024	4-05330-0001
Address	167 CROCHERON AVENUE	36 167 STREET	189 CROCHERON AVENUE	157 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	73	109	86
Year Built	1938	1942	1956	1926
Gross SqFt	86,896	66,795	96,881	71,150
Estimated Gross Income	\$1,127,041	\$1,017,573	\$1,231,450	\$888,428
Gross Income per SqFt	\$12.97	\$15.23	\$12.71	\$12.49
Estimated Expense	\$417,101	\$337,769	\$591,736	\$385,246
Expense SqFt	\$4.80	\$5.06	\$6.11	\$5.41
Net Operating Income	\$709,940	\$679,804	\$639,714	\$503,182
Full Market Value	\$2,563,000	\$3,333,000	\$3,773,000	\$3,190,000
Market Value per SqFt	\$29.50	\$49.90	\$38.94	\$44.83
Distance from Cooperative in miles		0.00	0.31	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05299-0055	4-05385-0008	4-05005-0045	4-05011-0025
Address	171 CROCHERON AVENUE	42 155 STREET	35 149 STREET	37 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16	16
Year Built	1949	1926	1975	1925
Gross SqFt	13,650	12,920	12,120	12,600
Estimated Gross Income	\$191,100	\$191,583	\$173,225	\$187,236
Gross Income per SqFt	\$14.00	\$14.83	\$14.29	\$14.86
Estimated Expense	\$102,375	\$100,578	\$91,889	\$89,334
Expense SqFt	\$7.50	\$7.78	\$7.58	\$7.09
Net Operating Income	\$88,725	\$91,005	\$81,336	\$97,902
Full Market Value	\$538,000	\$628,000	\$564,000	\$548,000
Market Value per SqFt	\$39.41	\$48.61	\$46.53	\$43.49
Distance from Cooperative in miles		0.85	1.27	1.67

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05300-0001	4-05390-0010	4-05101-0020	
Address	35 172 STREET	42 159 STREET	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	21	23	
Year Built	1949	1928	1931	
Gross SqFt	16,139	19,695	18,457	
Estimated Gross Income	\$225,946	\$288,550	\$276,862	
Gross Income per SqFt	\$14.00	\$14.65	\$15.00	
Estimated Expense	\$121,043	\$83,926	\$97,737	
Expense SqFt	\$7.50	\$4.26	\$5.30	
Net Operating Income	\$104,903	\$204,624	\$179,125	
Full Market Value	\$669,000	\$904,000	\$1,233,000	
Market Value per SqFt	\$41.45	\$45.90	\$66.80	
Distance from Cooperative in miles		0.73	2.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05300-0022	4-05390-0010	4-05101-0020	4-05423-0028
Address	172 35 AVENUE	42 159 STREET	132 SANFORD AVENUE	43 165 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	21	23	16
Year Built	1949	1928	1931	1927
Gross SqFt	15,419	19,695	18,457	13,281
Estimated Gross Income	\$215,866	\$288,550	\$276,862	\$208,754
Gross Income per SqFt	\$14.00	\$14.65	\$15.00	\$15.72
Estimated Expense	\$115,643	\$83,926	\$97,737	\$99,440
Expense SqFt	\$7.50	\$4.26	\$5.30	\$7.49
Net Operating Income	\$100,223	\$204,624	\$179,125	\$109,314
Full Market Value	\$639,000	\$904,000	\$1,233,000	\$642,000
Market Value per SqFt	\$41.44	\$45.90	\$66.80	\$48.34
Distance from Cooperative in miles		0.73	2.08	0.60

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05301-0017	4-05355-0008	4-05355-0005	4-05292-0044
Address	36 170 STREET	40 190 STREET	40 190 STREET	35 169 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16	24
Year Built	1951	1926	1926	1925
Gross SqFt	16,229	10,838	10,838	22,500
Estimated Gross Income	\$227,206	\$191,975	\$191,975	\$286,903
Gross Income per SqFt	\$14.00	\$17.71	\$17.71	\$12.75
Estimated Expense	\$121,718	\$71,923	\$71,923	\$136,915
Expense SqFt	\$7.50	\$6.64	\$6.64	\$6.09
Net Operating Income	\$105,488	\$120,052	\$120,052	\$149,988
Full Market Value	\$694,000	\$866,000	\$866,000	\$848,000
Market Value per SqFt	\$42.76	\$79.90	\$79.90	\$37.69
Distance from Cooperative in miles		0.28	0.28	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05301-0033	4-05294-0006	4-05307-0024	4-05330-0001
Address	170 CROCHERON AVENUE	36 167 STREET	189 CROCHERON AVENUE	157 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	49	73	109	86
Year Built	1951	1942	1956	1926
Gross SqFt	40,408	66,795	96,881	71,150
Estimated Gross Income	\$524,092	\$1,017,573	\$1,231,450	\$888,428
Gross Income per SqFt	\$12.97	\$15.23	\$12.71	\$12.49
Estimated Expense	\$193,958	\$337,769	\$591,736	\$385,246
Expense SqFt	\$4.80	\$5.06	\$6.11	\$5.41
Net Operating Income	\$330,134	\$679,804	\$639,714	\$503,182
Full Market Value	\$1,199,000	\$3,333,000	\$3,773,000	\$3,190,000
Market Value per SqFt	\$29.67	\$49.90	\$38.94	\$44.83
Distance from Cooperative in miles		0.15	0.17	0.65

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05302-0083	4-05195-0025	4-04995-0024	4-05011-0031
Address	36 171 STREET	143 CHERRY AVENUE	144 34 AVENUE	37 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	14	18
Year Built	1950	1925	1976	1925
Gross SqFt	11,193	8,883	10,032	12,600
Estimated Gross Income	\$156,702	\$132,014	\$145,867	\$170,352
Gross Income per SqFt	\$14.00	\$14.86	\$14.54	\$13.52
Estimated Expense	\$83,948	\$60,251	\$54,643	\$88,578
Expense SqFt	\$7.50	\$6.78	\$5.45	\$7.03
Net Operating Income	\$72,754	\$71,763	\$91,224	\$81,774
Full Market Value	\$423,000	\$495,000	\$549,000	\$541,000
Market Value per SqFt	\$37.79	\$55.72	\$54.72	\$42.94
Distance from Cooperative in miles		1.37	1.48	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05302-0097	4-05422-0056	4-05011-0031	
Address	36 171 STREET	43 165 STREET	37 BOWNE STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	18	
Year Built	1952	1927	1925	
Gross SqFt	14,580	12,500	12,600	
Estimated Gross Income	\$204,120	\$185,742	\$170,352	
Gross Income per SqFt	\$14.00	\$14.86	\$13.52	
Estimated Expense	\$109,350	\$85,232	\$88,578	
Expense SqFt	\$7.50	\$6.82	\$7.03	
Net Operating Income	\$94,770	\$100,510	\$81,774	
Full Market Value	\$551,000	\$469,000	\$541,000	
Market Value per SqFt	\$37.79	\$37.52	\$42.94	
Distance from Cooperative in miles		0.51	1.65	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05302-0117	4-05422-0056	4-05011-0031	
Address	36 172 STREET	43 165 STREET	37 BOWNE STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	22	16	18	
Year Built	1951	1927	1925	
Gross SqFt	12,995	12,500	12,600	
Estimated Gross Income	\$181,930	\$185,742	\$170,352	
Gross Income per SqFt	\$14.00	\$14.86	\$13.52	
Estimated Expense	\$97,463	\$85,232	\$88,578	
Expense SqFt	\$7.50	\$6.82	\$7.03	
Net Operating Income	\$84,467	\$100,510	\$81,774	
Full Market Value	\$537,000	\$469,000	\$541,000	
Market Value per SqFt	\$41.32	\$37.52	\$42.94	
Distance from Cooperative in miles		0.51	1.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05303-0144	4-05355-0008	4-05011-0031	
Address	36 172 STREET	40 190 STREET	37 BOWNE STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	16	18	
Year Built	1951	1926	1925	
Gross SqFt	10,805	10,838	12,600	
Estimated Gross Income	\$151,270	\$191,975	\$170,352	
Gross Income per SqFt	\$14.00	\$17.71	\$13.52	
Estimated Expense	\$81,038	\$71,923	\$88,578	
Expense SqFt	\$7.50	\$6.64	\$7.03	
Net Operating Income	\$70,232	\$120,052	\$81,774	
Full Market Value	\$447,000	\$866,000	\$541,000	
Market Value per SqFt	\$41.37	\$79.90	\$42.94	
Distance from Cooperative in miles		0.21	1.70	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05303-0165	4-05210-0007	4-05207-0011	
Address	17202 CROCHERON AVENUE	46 BOWNE STREET	146 HAWTHORNE AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	20	29	
Year Built	1949	1931	1928	
Gross SqFt	18,225	15,750	20,690	
Estimated Gross Income	\$255,150	\$260,190	\$267,523	
Gross Income per SqFt	\$14.00	\$16.52	\$12.93	
Estimated Expense	\$136,688	\$132,773	\$104,665	
Expense SqFt	\$7.50	\$8.43	\$5.06	
Net Operating Income	\$118,462	\$127,417	\$162,858	
Full Market Value	\$754,000	\$876,000	\$1,086,000	
Market Value per SqFt	\$41.37	\$55.62	\$52.49	
Distance from Cooperative in miles		1.39	1.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05306-0001	4-05210-0007	4-05207-0011	
Address	191 CROCHERON AVENUE	46 BOWNE STREET	146 HAWTHORNE AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	20	29	
Year Built	1949	1931	1928	
Gross SqFt	19,792	15,750	20,690	
Estimated Gross Income	\$277,088	\$260,190	\$267,523	
Gross Income per SqFt	\$14.00	\$16.52	\$12.93	
Estimated Expense	\$148,440	\$132,773	\$104,665	
Expense SqFt	\$7.50	\$8.43	\$5.06	
Net Operating Income	\$128,648	\$127,417	\$162,858	
Full Market Value	\$818,000	\$876,000	\$1,086,000	
Market Value per SqFt	\$41.33	\$55.62	\$52.49	
Distance from Cooperative in miles		1.59	1.44	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05310-0001	4-05357-0001	4-05357-0033	
Address	189 39 AVENUE	192 42 AVENUE	40 192 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	36	26	28	
Year Built	1952	1950	1950	
Gross SqFt	26,655	19,489	19,489	
Estimated Gross Income	\$373,170	\$342,871	\$342,871	
Gross Income per SqFt	\$14.00	\$17.59	\$17.59	
Estimated Expense	\$199,913	\$132,680	\$132,680	
Expense SqFt	\$7.50	\$6.81	\$6.81	
Net Operating Income	\$173,257	\$210,191	\$210,191	
Full Market Value	\$1,102,000	\$1,166,000	\$1,166,000	
Market Value per SqFt	\$41.34	\$59.83	\$59.83	
Distance from Cooperative in miles		0.21	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05311-0001	4-05357-0001	4-05357-0033	
Address	190 39 AVENUE	192 42 AVENUE	40 192 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	20	26	28	
Year Built	1952	1950	1950	
Gross SqFt	26,933	19,489	19,489	
Estimated Gross Income	\$377,062	\$342,871	\$342,871	
Gross Income per SqFt	\$14.00	\$17.59	\$17.59	
Estimated Expense	\$201,998	\$132,680	\$132,680	
Expense SqFt	\$7.50	\$6.81	\$6.81	
Net Operating Income	\$175,064	\$210,191	\$210,191	
Full Market Value	\$1,114,000	\$1,166,000	\$1,166,000	
Market Value per SqFt	\$41.36	\$59.83	\$59.83	
Distance from Cooperative in miles		0.17	0.17	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05312-0001	4-05357-0001	4-05357-0033	
Address	37 191 STREET	192 42 AVENUE	40 192 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	20	26	28	
Year Built	1950	1950	1950	
Gross SqFt	25,650	19,489	19,489	
Estimated Gross Income	\$359,100	\$342,871	\$342,871	
Gross Income per SqFt	\$14.00	\$17.59	\$17.59	
Estimated Expense	\$192,375	\$132,680	\$132,680	
Expense SqFt	\$7.50	\$6.81	\$6.81	
Net Operating Income	\$166,725	\$210,191	\$210,191	
Full Market Value	\$1,061,000	\$1,166,000	\$1,166,000	
Market Value per SqFt	\$41.36	\$59.83	\$59.83	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05314-0003	4-05357-0001	4-05357-0033	
Address	192 37 AVENUE	192 42 AVENUE	40 192 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	22	26	28	
Year Built	1950	1950	1950	
Gross SqFt	19,270	19,489	19,489	
Estimated Gross Income	\$269,780	\$342,871	\$342,871	
Gross Income per SqFt	\$14.00	\$17.59	\$17.59	
Estimated Expense	\$144,525	\$132,680	\$132,680	
Expense SqFt	\$7.50	\$6.81	\$6.81	
Net Operating Income	\$125,255	\$210,191	\$210,191	
Full Market Value	\$797,000	\$1,166,000	\$1,166,000	
Market Value per SqFt	\$41.36	\$59.83	\$59.83	
Distance from Cooperative in miles		0.20	0.20	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05315-0001	4-05357-0033	4-05357-0001	4-06206-0001
Address	193 37 AVENUE	40 192 STREET	192 42 AVENUE	203 42 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	11	28	26	27
Year Built	1951	1950	1950	1948
Gross SqFt	10,612	19,489	19,489	20,400
Estimated Gross Income	\$186,665	\$342,871	\$342,871	\$374,019
Gross Income per SqFt	\$17.59	\$17.59	\$17.59	\$18.33
Estimated Expense	\$72,268	\$132,680	\$132,680	\$184,525
Expense SqFt	\$6.81	\$6.81	\$6.81	\$9.05
Net Operating Income	\$114,397	\$210,191	\$210,191	\$189,494
Full Market Value	\$496,000	\$1,166,000	\$1,166,000	\$1,363,000
Market Value per SqFt	\$46.74	\$59.83	\$59.83	\$66.81
Distance from Cooperative in miles		0.21	0.21	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05321-0001	4-05357-0033	4-05357-0001	4-06206-0001
Address	195 39 AVENUE	40 192 STREET	192 42 AVENUE	203 42 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	11	28	26	27
Year Built	1950	1950	1950	1948
Gross SqFt	10,178	19,489	19,489	20,400
Estimated Gross Income	\$179,031	\$342,871	\$342,871	\$374,019
Gross Income per SqFt	\$17.59	\$17.59	\$17.59	\$18.33
Estimated Expense	\$69,312	\$132,680	\$132,680	\$184,525
Expense SqFt	\$6.81	\$6.81	\$6.81	\$9.05
Net Operating Income	\$109,719	\$210,191	\$210,191	\$189,494
Full Market Value	\$475,000	\$1,166,000	\$1,166,000	\$1,363,000
Market Value per SqFt	\$46.67	\$59.83	\$59.83	\$66.81
Distance from Cooperative in miles		0.22	0.22	0.28

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05325-0065	4-04807-0049	4-05309-0003	
Address	192 39 AVENUE	29 148 STREET	36 191 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	96	36	36	
Year Built	1950	1942	1952	
Gross SqFt	71,570	32,660	28,432	
Estimated Gross Income	\$1,098,600	\$539,640	\$402,881	
Gross Income per SqFt	\$15.35	\$16.52	\$14.17	
Estimated Expense	\$470,215	\$179,234	\$217,505	
Expense SqFt	\$6.57	\$5.49	\$7.65	
Net Operating Income	\$628,385	\$360,406	\$185,376	
Full Market Value	\$4,004,000	\$1,782,000	\$1,072,000	
Market Value per SqFt	\$55.95	\$54.56	\$37.70	
Distance from Cooperative in miles		1.74	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05328-0015	4-05330-0001	4-05263-0026	4-05050-0001
Address	155 SANFORD AVENUE	157 SANFORD AVENUE	35 153 STREET	144 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	86	47	49
Year Built	1928	1926	1929	1931
Gross SqFt	30,340	71,150	57,457	46,837
Estimated Gross Income	\$378,947	\$888,428	\$638,807	\$663,112
Gross Income per SqFt	\$12.49	\$12.49	\$11.12	\$14.16
Estimated Expense	\$164,139	\$385,246	\$356,533	\$188,058
Expense SqFt	\$5.41	\$5.41	\$6.21	\$4.02
Net Operating Income	\$214,808	\$503,182	\$282,274	\$475,054
Full Market Value	\$1,440,000	\$3,190,000	\$1,742,000	\$1,826,000
Market Value per SqFt	\$47.46	\$44.83	\$30.32	\$38.99
Distance from Cooperative in miles		0.15	0.28	0.46

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05374-0016	4-05052-0036	4-05050-0004	4-05049-0043
Address	144 SANFORD AVENUE	147 147 STREET	144 41 AVENUE	143 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	119	115	161	181
Year Built	1960	1960	1961	1960
Gross SqFt	118,992	105,913	150,880	137,927
Estimated Gross Income	\$1,806,299	\$1,607,266	\$2,171,479	\$2,337,713
Gross Income per SqFt	\$15.18	\$15.18	\$14.39	\$16.95
Estimated Expense	\$818,665	\$729,072	\$850,544	\$763,853
Expense SqFt	\$6.88	\$6.88	\$5.64	\$5.54
Net Operating Income	\$987,634	\$878,194	\$1,320,935	\$1,573,860
Full Market Value	\$3,850,000	\$6,036,000	\$7,018,000	\$8,118,000
Market Value per SqFt	\$32.36	\$56.99	\$46.51	\$58.86
Distance from Cooperative in miles		0.19	0.13	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05374-0023	4-05048-0029	4-05185-0037	4-05048-0025
Address	144 SANFORD AVENUE	41 PARSONS BOULEVARD	140 ASH AVENUE	143 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	54	83	47	52
Year Built	1928	1932	1932	1930
Gross SqFt	54,491	58,282	38,911	58,810
Estimated Gross Income	\$767,233	\$846,255	\$509,847	\$679,416
Gross Income per SqFt	\$14.08	\$14.52	\$13.10	\$11.55
Estimated Expense	\$393,970	\$456,931	\$245,480	\$241,254
Expense SqFt	\$7.23	\$7.84	\$6.31	\$4.10
Net Operating Income	\$373,263	\$389,324	\$264,367	\$438,162
Full Market Value	\$2,013,000	\$2,693,000	\$1,759,000	\$2,717,000
Market Value per SqFt	\$36.94	\$46.21	\$45.21	\$46.20
Distance from Cooperative in miles		0.21	0.31	0.21

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05374-0027	4-05050-0004	4-05048-0001	4-05046-0020
Address	144 SANFORD AVENUE	144 41 AVENUE	143 BARCLAY AVENUE	41 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	180	161	168	157
Year Built	1952	1961	1950	1961
Gross SqFt	173,358	150,880	161,048	166,508
Estimated Gross Income	\$2,513,691	\$2,171,479	\$2,317,309	\$2,604,494
Gross Income per SqFt	\$14.50	\$14.39	\$14.39	\$15.64
Estimated Expense	\$1,204,838	\$850,544	\$1,075,149	\$1,063,020
Expense SqFt	\$6.95	\$5.64	\$6.68	\$6.38
Net Operating Income	\$1,308,853	\$1,320,935	\$1,242,160	\$1,541,474
Full Market Value	\$7,557,000	\$7,018,000	\$7,645,000	\$9,240,000
Market Value per SqFt	\$43.59	\$46.51	\$47.47	\$55.49
Distance from Cooperative in miles		0.13	0.21	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05374-0038	4-05052-0036	4-05025-0064	4-05050-0039
Address	144 SANFORD AVENUE	147 147 STREET	144 41 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	115	137	101
Year Built	1937	1960	1962	1972
Gross SqFt	106,117	105,913	107,761	85,602
Estimated Gross Income	\$1,691,505	\$1,607,266	\$1,820,528	\$1,364,599
Gross Income per SqFt	\$15.94	\$15.18	\$16.89	\$15.94
Estimated Expense	\$849,997	\$729,072	\$598,242	\$685,323
Expense SqFt	\$8.01	\$6.88	\$5.55	\$8.01
Net Operating Income	\$841,508	\$878,194	\$1,222,286	\$679,276
Full Market Value	\$4,719,000	\$6,036,000	\$6,479,000	\$4,636,000
Market Value per SqFt	\$44.47	\$56.99	\$60.12	\$54.16
Distance from Cooperative in miles		0.19	0.20	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05378-0041	4-05050-0001	4-05053-0011	4-05190-0014
Address	147 BEECH AVENUE	144 BARCLAY AVENUE	147 SANFORD AVENUE	42 PHLOX PLACE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	49	90	65
Year Built	1928	1931	1963	1930
Gross SqFt	35,875	46,837	76,649	62,954
Estimated Gross Income	\$505,120	\$663,112	\$976,676	\$886,599
Gross Income per SqFt	\$14.08	\$14.16	\$12.74	\$14.08
Estimated Expense	\$259,376	\$188,058	\$515,515	\$455,456
Expense SqFt	\$7.23	\$4.02	\$6.73	\$7.23
Net Operating Income	\$245,744	\$475,054	\$461,161	\$431,143
Full Market Value	\$1,595,000	\$1,826,000	\$3,083,000	\$2,992,000
Market Value per SqFt	\$44.46	\$38.99	\$40.22	\$47.53
Distance from Cooperative in miles		0.24	0.12	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05730-0001	4-04465-0175	4-04157-0002	
Address	164 WILLETS POINT BOULEVA	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	88	36	60	
Year Built	1952	1950	1971	
Gross SqFt	76,088	24,927	58,380	
Estimated Gross Income	\$1,316,320	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$592,379	\$241,346	\$317,783	
Expense SqFt	\$7.79	\$9.68	\$5.44	
Net Operating Income	\$723,941	\$232,782	\$611,569	
Full Market Value	\$5,226,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$68.68	\$59.13	\$56.34	
Distance from Cooperative in miles		1.17	1.25	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05740-0139	4-07117-0008	4-06793-0126	4-04465-0175
Address	163 17 AVENUE	67 192 STREET	154 71 AVENUE	13 147 STREET
Neighborhood	WHITESTONE	FRESH MEADOWS	FLUSHING-SOUTH	WHITESTONE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	240	215	180	36
Year Built	1951	1950	1952	1950
Gross SqFt	229,508	205,744	147,558	24,927
Estimated Gross Income	\$3,970,488	\$3,807,831	\$2,098,202	\$474,128
Gross Income per SqFt	\$17.30	\$18.51	\$14.22	\$19.02
Estimated Expense	\$1,786,720	\$1,597,486	\$1,175,357	\$241,346
Expense SqFt	\$7.79	\$7.76	\$7.97	\$9.68
Net Operating Income	\$2,183,768	\$2,210,345	\$922,845	\$232,782
Full Market Value	\$10,747,000	\$15,895,000	\$6,397,000	\$1,474,000
Market Value per SqFt	\$46.83	\$77.26	\$43.35	\$59.13
Distance from Cooperative in miles		3.23	3.71	1.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05750-0006	4-04465-0175	4-04157-0002	
Address	166 17 ROAD	13 147 STREET	19 PARSONS BOULEVARD	
Neighborhood	WHITESTONE	WHITESTONE	WHITESTONE	
Building Classification	C6-WALK-UP	C1-WALK-UP	D3-ELEVATOR	
Total Units	192	36	60	
Year Built	1951	1950	1971	
Gross SqFt	169,702	24,927	58,380	
Estimated Gross Income	\$2,935,845	\$474,128	\$929,352	
Gross Income per SqFt	\$17.30	\$19.02	\$15.92	
Estimated Expense	\$1,321,130	\$241,346	\$317,783	
Expense SqFt	\$7.78	\$9.68	\$5.44	
Net Operating Income	\$1,614,715	\$232,782	\$611,569	
Full Market Value	\$8,195,000	\$1,474,000	\$3,289,000	
Market Value per SqFt	\$48.29	\$59.13	\$56.34	
Distance from Cooperative in miles		1.33	1.37	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05775-0023	4-05865-0112	4-05958-0030	4-04157-0002
Address	15 202 STREET	16 BELL BOULEVARD	23 WATERS EDGE DRIVE	19 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	WHITESTONE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	67	152	121	60
Year Built	1960	1973	1969	1971
Gross SqFt	78,323	147,700	146,525	58,380
Estimated Gross Income	\$1,297,812	\$2,655,707	\$2,427,510	\$929,352
Gross Income per SqFt	\$16.57	\$17.98	\$16.57	\$15.92
Estimated Expense	\$549,827	\$938,256	\$1,028,325	\$317,783
Expense SqFt	\$7.02	\$6.35	\$7.02	\$5.44
Net Operating Income	\$747,985	\$1,717,451	\$1,399,185	\$611,569
Full Market Value	\$5,414,000	\$11,550,000	\$8,800,000	\$3,289,000
Market Value per SqFt	\$69.12	\$78.20	\$60.06	\$56.34
Distance from Cooperative in miles		0.74	1.00	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05778-0001	4-06277-0050	4-07644-0002	
Address	199 16 AVENUE	42 212 STREET	61 SPRINGFIELD BOULEVARD	
Neighborhood	BAYSIDE	BAYSIDE	OAKLAND GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	80	84	96	
Year Built	1955	1951	1949	
Gross SqFt	72,116	61,968	74,650	
Estimated Gross Income	\$1,442,320	\$1,004,657	\$1,534,118	
Gross Income per SqFt	\$20.00	\$16.21	\$20.55	
Estimated Expense	\$576,928	\$396,184	\$594,811	
Expense SqFt	\$8.00	\$6.39	\$7.97	
Net Operating Income	\$865,392	\$608,473	\$939,307	
Full Market Value	\$3,377,000	\$3,553,000	\$5,852,000	
Market Value per SqFt	\$46.83	\$57.34	\$78.39	
Distance from Cooperative in miles		1.86	3.14	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05781-0001	4-06277-0002	4-06277-0050	
Address	199 17 AVENUE	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	152	219	84	
Year Built	1952	1951	1951	
Gross SqFt	123,031	208,345	61,968	
Estimated Gross Income	\$1,766,725	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.36	\$12.52	\$16.21	
Estimated Expense	\$658,216	\$897,160	\$396,184	
Expense SqFt	\$5.35	\$4.31	\$6.39	
Net Operating Income	\$1,108,509	\$1,711,526	\$608,473	
Full Market Value	\$5,753,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$46.76	\$38.17	\$57.34	
Distance from Cooperative in miles		1.74	1.74	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05784-0001	4-06277-0002	4-06277-0050	
Address	199 19 AVENUE	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	164	219	84	
Year Built	1952	1951	1951	
Gross SqFt	143,536	208,345	61,968	
Estimated Gross Income	\$2,061,176	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.36	\$12.52	\$16.21	
Estimated Expense	\$765,081	\$897,160	\$396,184	
Expense SqFt	\$5.33	\$4.31	\$6.39	
Net Operating Income	\$1,296,095	\$1,711,526	\$608,473	
Full Market Value	\$6,930,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$48.28	\$38.17	\$57.34	
Distance from Cooperative in miles		1.61	1.61	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05787-0001	4-06277-0002	4-06277-0050	
Address	199 21 AVENUE	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	212	219	84	
Year Built	1951	1951	1951	
Gross SqFt	180,608	208,345	61,968	
Estimated Gross Income	\$2,595,337	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.37	\$12.52	\$16.21	
Estimated Expense	\$1,038,496	\$897,160	\$396,184	
Expense SqFt	\$5.75	\$4.31	\$6.39	
Net Operating Income	\$1,556,841	\$1,711,526	\$608,473	
Full Market Value	\$8,723,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$48.30	\$38.17	\$57.34	
Distance from Cooperative in miles		1.51	1.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05857-0002	4-06277-0002	4-06277-0050	
Address	13 BELL BOULEVARD	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	136	219	84	
Year Built	1954	1951	1951	
Gross SqFt	120,175	208,345	61,968	
Estimated Gross Income	\$1,726,915	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.37	\$12.52	\$16.21	
Estimated Expense	\$642,936	\$897,160	\$396,184	
Expense SqFt	\$5.35	\$4.31	\$6.39	
Net Operating Income	\$1,083,979	\$1,711,526	\$608,473	
Full Market Value	\$5,808,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$48.33	\$38.17	\$57.34	
Distance from Cooperative in miles		1.76	1.76	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05857-0050	4-06277-0002	4-06277-0050	
Address	15 BELL BOULEVARD	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	168	219	84	
Year Built	1954	1951	1951	
Gross SqFt	168,690	208,345	61,968	
Estimated Gross Income	\$2,424,075	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.37	\$12.52	\$16.21	
Estimated Expense	\$902,492	\$897,160	\$396,184	
Expense SqFt	\$5.35	\$4.31	\$6.39	
Net Operating Income	\$1,521,583	\$1,711,526	\$608,473	
Full Market Value	\$8,151,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$48.32	\$38.17	\$57.34	
Distance from Cooperative in miles		1.76	1.76	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05857-0110	4-06277-0050	4-06281-0001	
Address	212 16 AVENUE	42 212 STREET	210 43 AVENUE	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	60	84	63	
Year Built	1956	1951	1951	
Gross SqFt	60,812	61,968	46,476	
Estimated Gross Income	\$985,763	\$1,004,657	\$764,995	
Gross Income per SqFt	\$16.21	\$16.21	\$16.46	
Estimated Expense	\$388,589	\$396,184	\$390,398	
Expense SqFt	\$6.39	\$6.39	\$8.40	
Net Operating Income	\$597,174	\$608,473	\$374,597	
Full Market Value	\$2,937,000	\$3,553,000	\$2,712,000	
Market Value per SqFt	\$48.30	\$57.34	\$58.35	
Distance from Cooperative in miles		1.76	1.85	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05863-0002	4-06277-0002	4-06277-0050	
Address	13 212 STREET	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	84	219	84	
Year Built	1954	1951	1951	
Gross SqFt	80,740	208,345	61,968	
Estimated Gross Income	\$1,160,234	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.37	\$12.52	\$16.21	
Estimated Expense	\$431,959	\$897,160	\$396,184	
Expense SqFt	\$5.35	\$4.31	\$6.39	
Net Operating Income	\$728,275	\$1,711,526	\$608,473	
Full Market Value	\$3,905,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$48.37	\$38.17	\$57.34	
Distance from Cooperative in miles		1.56	1.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05863-0035	4-06172-0006	4-06206-0001	4-06215-0002
Address	14 212 STREET	36 BELL BOULEVARD	203 42 AVENUE	208 41 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	32	36	27	26
Year Built	1958	1955	1948	1950
Gross SqFt	32,155	27,420	20,400	24,140
Estimated Gross Income	\$643,100	\$586,622	\$374,019	\$513,458
Gross Income per SqFt	\$20.00	\$21.39	\$18.33	\$21.27
Estimated Expense	\$257,240	\$200,607	\$184,525	\$236,089
Expense SqFt	\$8.00	\$7.32	\$9.05	\$9.78
Net Operating Income	\$385,860	\$386,015	\$189,494	\$277,369
Full Market Value	\$1,551,000	\$2,332,000	\$1,363,000	\$1,738,000
Market Value per SqFt	\$48.24	\$85.05	\$66.81	\$72.00
Distance from Cooperative in miles		1.18	1.49	1.37

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05863-0060	4-06277-0002	4-06277-0050	
Address	15 212 STREET	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	96	219	84	
Year Built	1957	1951	1951	
Gross SqFt	94,674	208,345	61,968	
Estimated Gross Income	\$1,360,465	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.37	\$12.52	\$16.21	
Estimated Expense	\$506,506	\$897,160	\$396,184	
Expense SqFt	\$5.35	\$4.31	\$6.39	
Net Operating Income	\$853,959	\$1,711,526	\$608,473	
Full Market Value	\$4,576,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$48.33	\$38.17	\$57.34	
Distance from Cooperative in miles		1.56	1.56	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05863-0110	4-06172-0006	4-06206-0001	4-06215-0002
Address	211 15 ROAD	36 BELL BOULEVARD	203 42 AVENUE	208 41 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	88	36	27	26
Year Built	1957	1955	1948	1950
Gross SqFt	89,204	27,420	20,400	24,140
Estimated Gross Income	\$1,784,060	\$586,622	\$374,019	\$513,458
Gross Income per SqFt	\$20.00	\$21.39	\$18.33	\$21.27
Estimated Expense	\$713,632	\$200,607	\$184,525	\$236,089
Expense SqFt	\$8.00	\$7.32	\$9.05	\$9.78
Net Operating Income	\$1,070,428	\$386,015	\$189,494	\$277,369
Full Market Value	\$4,312,000	\$2,332,000	\$1,363,000	\$1,738,000
Market Value per SqFt	\$48.34	\$85.05	\$66.81	\$72.00
Distance from Cooperative in miles		1.18	1.49	1.37

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05863-0200	4-05865-0118	4-05865-0112	4-05958-0030
Address	209 18 AVENUE	16 BELL BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	120	152	152	121
Year Built	1960	1973	1973	1969
Gross SqFt	99,500	147,700	147,700	146,525
Estimated Gross Income	\$1,789,010	\$2,856,450	\$2,655,707	\$2,427,510
Gross Income per SqFt	\$17.98	\$19.34	\$17.98	\$16.57
Estimated Expense	\$631,825	\$979,445	\$938,256	\$1,028,325
Expense SqFt	\$6.35	\$6.63	\$6.35	\$7.02
Net Operating Income	\$1,157,185	\$1,877,005	\$1,717,451	\$1,399,185
Full Market Value	\$5,973,000	\$11,660,000	\$11,550,000	\$8,800,000
Market Value per SqFt	\$60.03	\$78.94	\$78.20	\$60.06
Distance from Cooperative in miles		0.22	0.22	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05865-0030	4-06281-0001	4-06277-0050	
Address	212 16 AVENUE	210 43 AVENUE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	34	63	84	
Year Built	1957	1951	1951	
Gross SqFt	45,248	46,476	61,968	
Estimated Gross Income	\$744,782	\$764,995	\$1,004,657	
Gross Income per SqFt	\$16.46	\$16.46	\$16.21	
Estimated Expense	\$293,207	\$390,398	\$396,184	
Expense SqFt	\$6.48	\$8.40	\$6.39	
Net Operating Income	\$451,575	\$374,597	\$608,473	
Full Market Value	\$2,189,000	\$2,712,000	\$3,553,000	
Market Value per SqFt	\$48.38	\$58.35	\$57.34	
Distance from Cooperative in miles		1.64	1.55	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05865-0040	4-06172-0006	4-06206-0001	4-06215-0002
Address	16 212 STREET	36 BELL BOULEVARD	203 42 AVENUE	208 41 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	38	36	27	26
Year Built	1957	1955	1948	1950
Gross SqFt	37,265	27,420	20,400	24,140
Estimated Gross Income	\$745,300	\$586,622	\$374,019	\$513,458
Gross Income per SqFt	\$20.00	\$21.39	\$18.33	\$21.27
Estimated Expense	\$298,120	\$200,607	\$184,525	\$236,089
Expense SqFt	\$8.00	\$7.32	\$9.05	\$9.78
Net Operating Income	\$447,180	\$386,015	\$189,494	\$277,369
Full Market Value	\$1,804,000	\$2,332,000	\$1,363,000	\$1,738,000
Market Value per SqFt	\$48.41	\$85.05	\$66.81	\$72.00
Distance from Cooperative in miles		1.16	1.54	1.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05872-0002	4-05865-0112	4-05865-0118	4-05958-0030
Address	211 23 AVENUE	16 BELL BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	310	152	152	121
Year Built	1961	1973	1973	1969
Gross SqFt	489,440	147,700	147,700	146,525
Estimated Gross Income	\$8,800,131	\$2,655,707	\$2,856,450	\$2,427,510
Gross Income per SqFt	\$17.98	\$17.98	\$19.34	\$16.57
Estimated Expense	\$3,107,944	\$938,256	\$979,445	\$1,028,325
Expense SqFt	\$6.35	\$6.35	\$6.63	\$7.02
Net Operating Income	\$5,692,187	\$1,717,451	\$1,877,005	\$1,399,185
Full Market Value	\$40,050,000	\$11,550,000	\$11,660,000	\$8,800,000
Market Value per SqFt	\$81.83	\$78.20	\$78.94	\$60.06
Distance from Cooperative in miles		0.15	0.15	0.29

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05878-0003	4-05865-0112	4-05865-0118	4-05958-0030
Address	18 211 STREET	16 BELL BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	240	152	152	121
Year Built	1961	1973	1973	1969
Gross SqFt	407,712	147,700	147,700	146,525
Estimated Gross Income	\$7,330,662	\$2,655,707	\$2,856,450	\$2,427,510
Gross Income per SqFt	\$17.98	\$17.98	\$19.34	\$16.57
Estimated Expense	\$2,932,265	\$938,256	\$979,445	\$1,028,325
Expense SqFt	\$7.19	\$6.35	\$6.63	\$7.02
Net Operating Income	\$4,398,397	\$1,717,451	\$1,877,005	\$1,399,185
Full Market Value	\$31,696,000	\$11,550,000	\$11,660,000	\$8,800,000
Market Value per SqFt	\$77.74	\$78.20	\$78.94	\$60.06
Distance from Cooperative in miles		0.27	0.27	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05878-0050	4-05865-0112	4-05865-0118	4-05958-0030
Address	210 CORP KENNEDY STREET	16 BELL BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	248	152	152	121
Year Built	1961	1973	1973	1969
Gross SqFt	363,000	147,700	147,700	146,525
Estimated Gross Income	\$6,526,740	\$2,655,707	\$2,856,450	\$2,427,510
Gross Income per SqFt	\$17.98	\$17.98	\$19.34	\$16.57
Estimated Expense	\$2,305,050	\$938,256	\$979,445	\$1,028,325
Expense SqFt	\$6.35	\$6.35	\$6.63	\$7.02
Net Operating Income	\$4,221,690	\$1,717,451	\$1,877,005	\$1,399,185
Full Market Value	\$29,700,000	\$11,550,000	\$11,660,000	\$8,800,000
Market Value per SqFt	\$81.82	\$78.20	\$78.94	\$60.06
Distance from Cooperative in miles		0.27	0.27	0.41

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05878-0075	4-05865-0112	4-05865-0118	4-05958-0030
Address	209 18 AVENUE	16 BELL BOULEVARD	16 BELL BOULEVARD	23 WATERS EDGE DRIVE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	120	152	152	121
Year Built	1960	1973	1973	1969
Gross SqFt	196,000	147,700	147,700	146,525
Estimated Gross Income	\$3,524,080	\$2,655,707	\$2,856,450	\$2,427,510
Gross Income per SqFt	\$17.98	\$17.98	\$19.34	\$16.57
Estimated Expense	\$1,244,600	\$938,256	\$979,445	\$1,028,325
Expense SqFt	\$6.35	\$6.35	\$6.63	\$7.02
Net Operating Income	\$2,279,480	\$1,717,451	\$1,877,005	\$1,399,185
Full Market Value	\$16,050,000	\$11,550,000	\$11,660,000	\$8,800,000
Market Value per SqFt	\$81.89	\$78.20	\$78.94	\$60.06
Distance from Cooperative in miles		0.27	0.27	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05900-0075	4-05958-0030	4-05865-0118	4-05865-0112
Address	212 23 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD	16 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	124	121	152	152
Year Built	1963	1969	1973	1973
Gross SqFt	168,516	146,525	147,700	147,700
Estimated Gross Income	\$3,029,918	\$2,427,510	\$2,856,450	\$2,655,707
Gross Income per SqFt	\$17.98	\$16.57	\$19.34	\$17.98
Estimated Expense	\$1,070,077	\$1,028,325	\$979,445	\$938,256
Expense SqFt	\$6.35	\$7.02	\$6.63	\$6.35
Net Operating Income	\$1,959,841	\$1,399,185	\$1,877,005	\$1,717,451
Full Market Value	\$10,109,000	\$8,800,000	\$11,660,000	\$11,550,000
Market Value per SqFt	\$59.99	\$60.06	\$78.94	\$78.20
Distance from Cooperative in miles		0.20	0.24	0.24

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05938-0003	4-05865-0112	4-08092-0005	
Address	17 215 STREET	16 BELL BOULEVARD	43 DOUGLASTON PARKWAY	
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	290	152	148	
Year Built	1969	1973	1963	
Gross SqFt	324,260	147,700	114,402	
Estimated Gross Income	\$5,697,248	\$2,655,707	\$1,961,788	
Gross Income per SqFt	\$17.57	\$17.98	\$17.15	
Estimated Expense	\$3,064,720	\$938,256	\$703,879	
Expense SqFt	\$9.45	\$6.35	\$6.15	
Net Operating Income	\$2,632,528	\$1,717,451	\$1,257,909	
Full Market Value	\$18,991,000	\$11,550,000	\$6,952,000	
Market Value per SqFt	\$58.57	\$78.20	\$60.77	
Distance from Cooperative in miles		0.26	2.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05938-0005	4-05865-0112	4-05865-0118	4-08092-0033
Address	18 215 STREET	16 BELL BOULEVARD	16 BELL BOULEVARD	44 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	289	152	152	66
Year Built	1969	1973	1973	1976
Gross SqFt	328,560	147,700	147,700	66,342
Estimated Gross Income	\$6,354,350	\$2,655,707	\$2,856,450	\$1,525,470
Gross Income per SqFt	\$19.34	\$17.98	\$19.34	\$22.99
Estimated Expense	\$2,706,872	\$938,256	\$979,445	\$387,108
Expense SqFt	\$8.24	\$6.35	\$6.63	\$5.84
Net Operating Income	\$3,647,478	\$1,717,451	\$1,877,005	\$1,138,362
Full Market Value	\$19,690,000	\$11,550,000	\$11,660,000	\$5,654,000
Market Value per SqFt	\$59.93	\$78.20	\$78.94	\$85.23
Distance from Cooperative in miles		0.26	0.26	2.06

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05938-0007	4-05865-0112	4-05865-0118	4-08092-0033
Address	18 215 STREET	16 BELL BOULEVARD	16 BELL BOULEVARD	44 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	289	152	152	66
Year Built	1969	1973	1973	1976
Gross SqFt	324,261	147,700	147,700	66,342
Estimated Gross Income	\$6,271,208	\$2,655,707	\$2,856,450	\$1,525,470
Gross Income per SqFt	\$19.34	\$17.98	\$19.34	\$22.99
Estimated Expense	\$2,958,023	\$938,256	\$979,445	\$387,108
Expense SqFt	\$9.12	\$6.35	\$6.63	\$5.84
Net Operating Income	\$3,313,185	\$1,717,451	\$1,877,005	\$1,138,362
Full Market Value	\$19,470,000	\$11,550,000	\$11,660,000	\$5,654,000
Market Value per SqFt	\$60.04	\$78.20	\$78.94	\$85.23
Distance from Cooperative in miles		0.26	0.26	2.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05958-0075	4-05958-0030	4-05865-0118	4-05865-0112
Address	23 BELL BOULEVARD	23 WATERS EDGE DRIVE	16 BELL BOULEVARD	16 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	126	121	152	152
Year Built	1961	1969	1973	1973
Gross SqFt	157,080	146,525	147,700	147,700
Estimated Gross Income	\$2,824,298	\$2,427,510	\$2,856,450	\$2,655,707
Gross Income per SqFt	\$17.98	\$16.57	\$19.34	\$17.98
Estimated Expense	\$997,458	\$1,028,325	\$979,445	\$938,256
Expense SqFt	\$6.35	\$7.02	\$6.63	\$6.35
Net Operating Income	\$1,826,840	\$1,399,185	\$1,877,005	\$1,717,451
Full Market Value	\$9,427,000	\$8,800,000	\$11,660,000	\$11,550,000
Market Value per SqFt	\$60.01	\$60.06	\$78.94	\$78.20
Distance from Cooperative in miles		0.00	0.28	0.28

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05958-0100	4-05958-0030	4-05865-0118	4-05865-0112
Address	23 BELL BOULEVARD	23 WATERS EDGE DRIVE	16 BELL BOULEVARD	16 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	127	121	152	152
Year Built	1961	1969	1973	1973
Gross SqFt	157,080	146,525	147,700	147,700
Estimated Gross Income	\$2,824,298	\$2,427,510	\$2,856,450	\$2,655,707
Gross Income per SqFt	\$17.98	\$16.57	\$19.34	\$17.98
Estimated Expense	\$997,458	\$1,028,325	\$979,445	\$938,256
Expense SqFt	\$6.35	\$7.02	\$6.63	\$6.35
Net Operating Income	\$1,826,840	\$1,399,185	\$1,877,005	\$1,717,451
Full Market Value	\$9,427,000	\$8,800,000	\$11,660,000	\$11,550,000
Market Value per SqFt	\$60.01	\$60.06	\$78.94	\$78.20
Distance from Cooperative in miles		0.00	0.28	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06080-0025	4-06215-0002	4-06233-0029	4-06206-0001
Address	201 35 AVENUE	208 41 AVENUE	38 213 STREET	203 42 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	26	12	27
Year Built	1949	1950	1931	1948
Gross SqFt	13,653	24,140	8,640	20,400
Estimated Gross Income	\$256,403	\$513,458	\$162,258	\$374,019
Gross Income per SqFt	\$18.78	\$21.27	\$18.78	\$18.33
Estimated Expense	\$108,678	\$236,089	\$68,759	\$184,525
Expense SqFt	\$7.96	\$9.78	\$7.96	\$9.05
Net Operating Income	\$147,725	\$277,369	\$93,499	\$189,494
Full Market Value	\$659,000	\$1,738,000	\$672,000	\$1,363,000
Market Value per SqFt	\$48.27	\$72.00	\$77.78	\$66.81
Distance from Cooperative in miles		0.50	0.66	0.43

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06085-0025	4-06206-0001	4-06215-0002	4-06233-0029
Address	203 35 AVENUE	203 42 AVENUE	208 41 AVENUE	38 213 STREET
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	27	26	12
Year Built	1949	1948	1950	1931
Gross SqFt	11,124	20,400	24,140	8,640
Estimated Gross Income	\$208,909	\$374,019	\$513,458	\$162,258
Gross Income per SqFt	\$18.78	\$18.33	\$21.27	\$18.78
Estimated Expense	\$88,547	\$184,525	\$236,089	\$68,759
Expense SqFt	\$7.96	\$9.05	\$9.78	\$7.96
Net Operating Income	\$120,362	\$189,494	\$277,369	\$93,499
Full Market Value	\$865,000	\$1,363,000	\$1,738,000	\$672,000
Market Value per SqFt	\$77.76	\$66.81	\$72.00	\$77.78
Distance from Cooperative in miles		0.43	0.45	0.58

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06089-0025	4-06215-0002	4-06233-0029	4-06206-0001
Address	204 35 AVENUE	208 41 AVENUE	38 213 STREET	203 42 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	26	12	27
Year Built	1949	1950	1931	1948
Gross SqFt	13,608	24,140	8,640	20,400
Estimated Gross Income	\$255,558	\$513,458	\$162,258	\$374,019
Gross Income per SqFt	\$18.78	\$21.27	\$18.78	\$18.33
Estimated Expense	\$108,320	\$236,089	\$68,759	\$184,525
Expense SqFt	\$7.96	\$9.78	\$7.96	\$9.05
Net Operating Income	\$147,238	\$277,369	\$93,499	\$189,494
Full Market Value	\$1,058,000	\$1,738,000	\$672,000	\$1,363,000
Market Value per SqFt	\$77.75	\$72.00	\$77.78	\$66.81
Distance from Cooperative in miles		0.42	0.54	0.43

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06103-0001	4-06215-0002	4-06233-0029	
Address	209 34 ROAD	208 41 AVENUE	38 213 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	20	26	12	
Year Built	1931	1950	1931	
Gross SqFt	18,600	24,140	8,640	
Estimated Gross Income	\$372,000	\$513,458	\$162,258	
Gross Income per SqFt	\$20.00	\$21.27	\$18.78	
Estimated Expense	\$148,800	\$236,089	\$68,759	
Expense SqFt	\$8.00	\$9.78	\$7.96	
Net Operating Income	\$223,200	\$277,369	\$93,499	
Full Market Value	\$1,185,000	\$1,738,000	\$672,000	
Market Value per SqFt	\$63.71	\$72.00	\$77.78	
Distance from Cooperative in miles		0.36	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06143-0001	4-06215-0002	4-06233-0029	
Address	200 35 AVENUE	208 41 AVENUE	38 213 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	32	26	12	
Year Built	1950	1950	1931	
Gross SqFt	23,950	24,140	8,640	
Estimated Gross Income	\$479,000	\$513,458	\$162,258	
Gross Income per SqFt	\$20.00	\$21.27	\$18.78	
Estimated Expense	\$191,600	\$236,089	\$68,759	
Expense SqFt	\$8.00	\$9.78	\$7.96	
Net Operating Income	\$287,400	\$277,369	\$93,499	
Full Market Value	\$857,000	\$1,738,000	\$672,000	
Market Value per SqFt	\$35.78	\$72.00	\$77.78	
Distance from Cooperative in miles		0.47	0.67	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06144-0001	4-06215-0002	4-06233-0029	
Address	201 35 AVENUE	208 41 AVENUE	38 213 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	14	26	12	
Year Built	1949	1950	1931	
Gross SqFt	11,124	24,140	8,640	
Estimated Gross Income	\$222,480	\$513,458	\$162,258	
Gross Income per SqFt	\$20.00	\$21.27	\$18.78	
Estimated Expense	\$88,992	\$236,089	\$68,759	
Expense SqFt	\$8.00	\$9.78	\$7.96	
Net Operating Income	\$133,488	\$277,369	\$93,499	
Full Market Value	\$538,000	\$1,738,000	\$672,000	
Market Value per SqFt	\$48.36	\$72.00	\$77.78	
Distance from Cooperative in miles		0.43	0.62	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06149-0001	4-06215-0002	4-06233-0029	
Address	204 35 AVENUE	208 41 AVENUE	38 213 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	62	26	12	
Year Built	1950	1950	1931	
Gross SqFt	45,850	24,140	8,640	
Estimated Gross Income	\$917,000	\$513,458	\$162,258	
Gross Income per SqFt	\$20.00	\$21.27	\$18.78	
Estimated Expense	\$366,800	\$236,089	\$68,759	
Expense SqFt	\$8.00	\$9.78	\$7.96	
Net Operating Income	\$550,200	\$277,369	\$93,499	
Full Market Value	\$1,749,000	\$1,738,000	\$672,000	
Market Value per SqFt	\$38.15	\$72.00	\$77.78	
Distance from Cooperative in miles		0.34	0.49	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06150-0001	4-06215-0002	4-06233-0029	
Address	205 35 AVENUE	208 41 AVENUE	38 213 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	96	26	12	
Year Built	1950	1950	1931	
Gross SqFt	68,120	24,140	8,640	
Estimated Gross Income	\$1,362,400	\$513,458	\$162,258	
Gross Income per SqFt	\$20.00	\$21.27	\$18.78	
Estimated Expense	\$544,960	\$236,089	\$68,759	
Expense SqFt	\$8.00	\$9.78	\$7.96	
Net Operating Income	\$817,440	\$277,369	\$93,499	
Full Market Value	\$2,134,000	\$1,738,000	\$672,000	
Market Value per SqFt	\$31.33	\$72.00	\$77.78	
Distance from Cooperative in miles		0.31	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06171-0001	4-06215-0002	4-06233-0029	
Address	36 213 STREET	208 41 AVENUE	38 213 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	34	26	12	
Year Built	1952	1950	1931	
Gross SqFt	23,560	24,140	8,640	
Estimated Gross Income	\$471,200	\$513,458	\$162,258	
Gross Income per SqFt	\$20.00	\$21.27	\$18.78	
Estimated Expense	\$188,480	\$236,089	\$68,759	
Expense SqFt	\$8.00	\$9.78	\$7.96	
Net Operating Income	\$282,720	\$277,369	\$93,499	
Full Market Value	\$1,133,000	\$1,738,000	\$672,000	
Market Value per SqFt	\$48.09	\$72.00	\$77.78	
Distance from Cooperative in miles		0.30	0.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06205-0001	4-06258-0016	4-06263-0001	4-06263-0007
Address	202 42 AVENUE	42 201 STREET	202 43 AVENUE	202 43 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	54	19	19
Year Built	1932	1950	1925	1922
Gross SqFt	27,500	44,100	14,080	14,080
Estimated Gross Income	\$421,300	\$681,612	\$196,285	\$256,153
Gross Income per SqFt	\$15.32	\$15.46	\$13.94	\$18.19
Estimated Expense	\$171,325	\$270,582	\$87,808	\$124,942
Expense SqFt	\$6.23	\$6.14	\$6.24	\$8.87
Net Operating Income	\$249,975	\$411,030	\$108,477	\$131,211
Full Market Value	\$1,716,000	\$2,475,000	\$714,000	\$851,000
Market Value per SqFt	\$62.40	\$56.12	\$50.71	\$60.44
Distance from Cooperative in miles		0.17	0.22	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06216-0001	4-05307-0024	4-05294-0006	4-05287-0020
Address	209 41 AVENUE	189 CROCHERON AVENUE	36 167 STREET	36 165 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	120	109	73	90
Year Built	1963	1956	1942	1930
Gross SqFt	109,200	96,881	66,795	87,978
Estimated Gross Income	\$1,663,116	\$1,231,450	\$1,017,573	\$1,364,665
Gross Income per SqFt	\$15.23	\$12.71	\$15.23	\$15.51
Estimated Expense	\$552,552	\$591,736	\$337,769	\$468,554
Expense SqFt	\$5.06	\$6.11	\$5.06	\$5.33
Net Operating Income	\$1,110,564	\$639,714	\$679,804	\$896,111
Full Market Value	\$3,212,000	\$3,773,000	\$3,333,000	\$4,829,000
Market Value per SqFt	\$29.41	\$38.94	\$49.90	\$54.89
Distance from Cooperative in miles		0.82	1.14	1.29

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06227-0088	4-05958-0030	4-05865-0112	
Address	210 41 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	72	121	152	
Year Built	1963	1969	1973	
Gross SqFt	73,000	146,525	147,700	
Estimated Gross Income	\$1,272,390	\$2,427,510	\$2,655,707	
Gross Income per SqFt	\$17.43	\$16.57	\$17.98	
Estimated Expense	\$437,270	\$1,028,325	\$938,256	
Expense SqFt	\$5.99	\$7.02	\$6.35	
Net Operating Income	\$835,120	\$1,399,185	\$1,717,451	
Full Market Value	\$4,345,000	\$8,800,000	\$11,550,000	
Market Value per SqFt	\$59.52	\$60.06	\$78.20	
Distance from Cooperative in miles		1.27	1.46	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06305-0024	4-06263-0007	4-06301-0016	4-06263-0004
Address	215 43 AVENUE	202 43 AVENUE	214 43 AVENUE	202 43 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	19	52	19
Year Built	1928	1922	1939	1922
Gross SqFt	16,000	14,080	51,150	14,080
Estimated Gross Income	\$252,480	\$256,153	\$807,394	\$215,743
Gross Income per SqFt	\$15.78	\$18.19	\$15.78	\$15.32
Estimated Expense	\$82,240	\$124,942	\$263,102	\$87,674
Expense SqFt	\$5.14	\$8.87	\$5.14	\$6.23
Net Operating Income	\$170,240	\$131,211	\$544,292	\$128,069
Full Market Value	\$1,164,000	\$851,000	\$2,981,000	\$879,000
Market Value per SqFt	\$72.75	\$60.44	\$58.28	\$62.43
Distance from Cooperative in miles		0.75	0.09	0.75

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06321-0001	4-06263-0007	4-06301-0016	4-06263-0004
Address	218 43 AVENUE	202 43 AVENUE	214 43 AVENUE	202 43 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	19	52	19
Year Built	1951	1922	1939	1922
Gross SqFt	19,467	14,080	51,150	14,080
Estimated Gross Income	\$307,189	\$256,153	\$807,394	\$215,743
Gross Income per SqFt	\$15.78	\$18.19	\$15.78	\$15.32
Estimated Expense	\$100,060	\$124,942	\$263,102	\$87,674
Expense SqFt	\$5.14	\$8.87	\$5.14	\$6.23
Net Operating Income	\$207,129	\$131,211	\$544,292	\$128,069
Full Market Value	\$860,000	\$851,000	\$2,981,000	\$879,000
Market Value per SqFt	\$44.18	\$60.44	\$58.28	\$62.43
Distance from Cooperative in miles		0.94	0.25	0.94

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06482-0003	4-06595-0032	4-06680-0001	4-06683-0017
Address	136 PARK DRIVE EAST	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	210	24	96	48
Year Built	1950	1949	1950	1950
Gross SqFt	152,470	20,920	77,856	38,908
Estimated Gross Income	\$2,287,050	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$1,021,549	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,265,501	\$181,762	\$632,188	\$309,398
Full Market Value	\$6,720,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$44.07	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.27	0.73	0.84

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06482-0100	4-06595-0032	4-06680-0001	4-06683-0017
Address	137 68 DRIVE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	24	96	48
Year Built	1950	1949	1950	1950
Gross SqFt	68,720	20,920	77,856	38,908
Estimated Gross Income	\$1,030,800	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$460,424	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$570,376	\$181,762	\$632,188	\$309,398
Full Market Value	\$2,156,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.37	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.27	0.73	0.84

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06484-0002	4-06595-0032	4-06680-0001	4-06683-0017
Address	138 JEWEL AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	90	24	96	48
Year Built	1950	1949	1950	1950
Gross SqFt	76,796	20,920	77,856	38,908
Estimated Gross Income	\$1,151,940	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$514,533	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$637,407	\$181,762	\$632,188	\$309,398
Full Market Value	\$2,420,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.51	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.20	0.60	0.73

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06485-0003	4-06595-0032	4-06680-0001	4-06683-0017
Address	68 138 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	312	24	96	48
Year Built	1950	1949	1950	1950
Gross SqFt	264,380	20,920	77,856	38,908
Estimated Gross Income	\$3,965,700	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$1,771,346	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$2,194,354	\$181,762	\$632,188	\$309,398
Full Market Value	\$8,338,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.54	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.10	0.52	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06493-0003	4-06595-0032	4-06680-0001	4-06683-0017
Address	135 JEWEL AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	176	24	96	48
Year Built	1950	1949	1950	1950
Gross SqFt	161,378	20,920	77,856	38,908
Estimated Gross Income	\$2,420,670	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$1,081,233	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,339,437	\$181,762	\$632,188	\$309,398
Full Market Value	\$5,984,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$37.08	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.24	0.70	0.79

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06494-0003	4-06595-0032	4-06680-0001	4-06683-0017
Address	69 JEWEL AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	280	24	96	48
Year Built	1950	1949	1950	1950
Gross SqFt	227,464	20,920	77,856	38,908
Estimated Gross Income	\$3,411,960	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$1,524,009	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,887,951	\$181,762	\$632,188	\$309,398
Full Market Value	\$12,634,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$55.54	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.15	0.61	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06527-0050	4-06636-0001	4-06712-0032	
Address	144 MELBOURNE AVENUE	135 GRAND CENTRAL PARKWAY	150 79 AVENUE	
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	106	181	60	
Year Built	1954	1952	1961	
Gross SqFt	115,212	125,164	52,662	
Estimated Gross Income	\$1,849,153	\$1,891,424	\$894,727	
Gross Income per SqFt	\$16.05	\$15.11	\$16.99	
Estimated Expense	\$876,763	\$984,785	\$456,580	
Expense SqFt	\$7.61	\$7.87	\$8.67	
Net Operating Income	\$972,390	\$906,639	\$438,147	
Full Market Value	\$6,292,000	\$6,235,000	\$2,299,000	
Market Value per SqFt	\$54.61	\$49.81	\$43.66	
Distance from Cooperative in miles		1.32	1.19	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06527-0052	4-06636-0001	4-06712-0032	
Address	144 MELBOURNE AVENUE	135 GRAND CENTRAL PARKWAY	150 79 AVENUE	
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	134	181	60	
Year Built	1954	1952	1961	
Gross SqFt	115,212	125,164	52,662	
Estimated Gross Income	\$1,849,153	\$1,891,424	\$894,727	
Gross Income per SqFt	\$16.05	\$15.11	\$16.99	
Estimated Expense	\$876,763	\$984,785	\$456,580	
Expense SqFt	\$7.61	\$7.87	\$8.67	
Net Operating Income	\$972,390	\$906,639	\$438,147	
Full Market Value	\$5,258,000	\$6,235,000	\$2,299,000	
Market Value per SqFt	\$45.64	\$49.81	\$43.66	
Distance from Cooperative in miles		1.32	1.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06537-0028	4-06595-0032	4-06680-0001	4-06683-0017
Address	149 MELBOURNE AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	172	24	96	48
Year Built	1951	1949	1950	1950
Gross SqFt	140,736	20,920	77,856	38,908
Estimated Gross Income	\$2,111,040	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$942,931	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,168,109	\$181,762	\$632,188	\$309,398
Full Market Value	\$6,060,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$43.06	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.41	0.48	0.62

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06540-0003	4-06702-0001	4-06703-0002	4-06704-0001
Address	150 MELBOURNE AVENUE	150 72 DRIVE	150 73 AVENUE	150 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	266	144	144	144
Year Built	1951	1950	1950	1950
Gross SqFt	218,100	116,784	116,784	116,784
Estimated Gross Income	\$3,101,382	\$1,700,150	\$1,684,258	\$1,686,319
Gross Income per SqFt	\$14.22	\$14.56	\$14.42	\$14.44
Estimated Expense	\$1,550,691	\$756,580	\$756,580	\$756,580
Expense SqFt	\$7.11	\$6.48	\$6.48	\$6.48
Net Operating Income	\$1,550,691	\$943,570	\$927,678	\$929,739
Full Market Value	\$10,743,000	\$5,214,000	\$5,170,000	\$5,181,000
Market Value per SqFt	\$49.26	\$44.65	\$44.27	\$44.36
Distance from Cooperative in miles		0.45	0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06542-0003	4-06702-0001	4-06703-0002	4-06704-0001
Address	69 MELBOURNE AVENUE	150 72 DRIVE	150 73 AVENUE	150 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	244	144	144	144
Year Built	1951	1950	1950	1950
Gross SqFt	199,464	116,784	116,784	116,784
Estimated Gross Income	\$2,836,378	\$1,700,150	\$1,684,258	\$1,686,319
Gross Income per SqFt	\$14.22	\$14.56	\$14.42	\$14.44
Estimated Expense	\$1,418,189	\$756,580	\$756,580	\$756,580
Expense SqFt	\$7.11	\$6.48	\$6.48	\$6.48
Net Operating Income	\$1,418,189	\$943,570	\$927,678	\$929,739
Full Market Value	\$6,292,000	\$5,214,000	\$5,170,000	\$5,181,000
Market Value per SqFt	\$31.54	\$44.65	\$44.27	\$44.36
Distance from Cooperative in miles		0.43	0.49	0.53

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06574-0002	4-06595-0032	4-06680-0001	4-06683-0017
Address	69 136 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	20,920	20,920	77,856	38,908
Estimated Gross Income	\$313,800	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$140,164	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$173,636	\$181,762	\$632,188	\$309,398
Full Market Value	\$660,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.55	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.12	0.54	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06574-0005	4-06595-0032	4-06680-0001	4-06683-0017
Address	69 137 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	16	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	14,140	20,920	77,856	38,908
Estimated Gross Income	\$212,100	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$94,738	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$117,362	\$181,762	\$632,188	\$309,398
Full Market Value	\$447,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.61	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.12	0.54	0.63

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06574-0016	4-06595-0032	4-06680-0001	4-06683-0017
Address	69 137 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	20,920	20,920	77,856	38,908
Estimated Gross Income	\$313,800	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$140,164	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$173,636	\$181,762	\$632,188	\$309,398
Full Market Value	\$660,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.55	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.12	0.54	0.63

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06574-0030	4-06595-0032	4-06680-0001	4-06683-0017
Address	69 136 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	18	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	16,940	20,920	77,856	38,908
Estimated Gross Income	\$254,100	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$113,498	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$140,602	\$181,762	\$632,188	\$309,398
Full Market Value	\$535,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.58	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.12	0.54	0.63

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06587-0006	4-06595-0032	4-06680-0001	4-06683-0017
Address	135 77 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	174	24	96	48
Year Built	1937	1949	1950	1950
Gross SqFt	130,440	20,920	77,856	38,908
Estimated Gross Income	\$1,899,206	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$14.56	\$15.98	\$14.60	\$14.43
Estimated Expense	\$845,251	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.48	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,053,955	\$181,762	\$632,188	\$309,398
Full Market Value	\$7,283,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$55.83	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.62	0.59	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06607-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	138 77 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	132	24	96	48
Year Built	1937	1949	1950	1950
Gross SqFt	107,884	20,920	77,856	38,908
Estimated Gross Income	\$1,557,845	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$14.44	\$15.98	\$14.60	\$14.43
Estimated Expense	\$699,088	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.48	\$7.30	\$6.48	\$6.48
Net Operating Income	\$858,757	\$181,762	\$632,188	\$309,398
Full Market Value	\$3,410,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.61	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.61	0.47	0.39

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06609-0007	4-06679-0006	4-06681-0001	4-06682-0018
Address	138 78 AVENUE	147 72 ROAD	72 150 STREET	147 73 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	64	72	69	72
Year Built	1937	1950	1950	1950
Gross SqFt	54,136	58,392	56,075	58,392
Estimated Gross Income	\$783,889	\$843,159	\$821,393	\$838,009
Gross Income per SqFt	\$14.48	\$14.44	\$14.65	\$14.35
Estimated Expense	\$347,553	\$364,755	\$366,654	\$378,290
Expense SqFt	\$6.42	\$6.25	\$6.54	\$6.48
Net Operating Income	\$436,336	\$478,404	\$454,739	\$459,719
Full Market Value	\$2,068,000	\$2,585,000	\$2,519,000	\$2,574,000
Market Value per SqFt	\$38.20	\$44.27	\$44.92	\$44.08
Distance from Cooperative in miles		0.58	0.51	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06628-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	141 77 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	56	24	96	48
Year Built	1937	1949	1950	1950
Gross SqFt	44,135	20,920	77,856	38,908
Estimated Gross Income	\$662,025	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$295,705	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$366,320	\$181,762	\$632,188	\$309,398
Full Market Value	\$2,340,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$53.02	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.62	0.42	0.32

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06630-0015	4-06595-0032	4-06680-0001	4-06683-0017
Address	141 78 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	45,750	20,920	77,856	38,908
Estimated Gross Income	\$686,250	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$306,525	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$379,725	\$181,762	\$632,188	\$309,398
Full Market Value	\$2,167,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$47.37	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.70	0.46	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06630-0030	4-06595-0032	4-06680-0001	4-06683-0017
Address	77 MAIN STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	45	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	34,329	20,920	77,856	38,908
Estimated Gross Income	\$514,935	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$230,004	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$284,931	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,518,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$44.22	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.70	0.46	0.34

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06631-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	141 78 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	181	24	96	48
Year Built	1940	1949	1950	1950
Gross SqFt	151,869	20,920	77,856	38,908
Estimated Gross Income	\$2,278,035	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$1,017,522	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,260,513	\$181,762	\$632,188	\$309,398
Full Market Value	\$6,589,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$43.39	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.74	0.50	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06632-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	141 78 ROAD	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	24	96	48
Year Built	1940	1949	1950	1950
Gross SqFt	151,869	20,920	77,856	38,908
Estimated Gross Income	\$2,278,035	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$1,017,522	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,260,513	\$181,762	\$632,188	\$309,398
Full Market Value	\$5,797,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.17	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.80	0.54	0.42

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06633-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	141 79 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	181	24	96	48
Year Built	1940	1949	1950	1950
Gross SqFt	151,869	20,920	77,856	38,908
Estimated Gross Income	\$2,278,035	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$1,017,522	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$1,260,513	\$181,762	\$632,188	\$309,398
Full Market Value	\$5,819,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.32	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.85	0.59	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06656-0063	4-06702-0001	4-06703-0002	4-06704-0001
Address	70 KISSENA BOULEVARD	150 72 DRIVE	150 73 AVENUE	150 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	248	144	144	144
Year Built	1952	1950	1950	1950
Gross SqFt	225,968	116,784	116,784	116,784
Estimated Gross Income	\$3,213,265	\$1,700,150	\$1,684,258	\$1,686,319
Gross Income per SqFt	\$14.22	\$14.56	\$14.42	\$14.44
Estimated Expense	\$1,606,632	\$756,580	\$756,580	\$756,580
Expense SqFt	\$7.11	\$6.48	\$6.48	\$6.48
Net Operating Income	\$1,606,633	\$943,570	\$927,678	\$929,739
Full Market Value	\$8,657,000	\$5,214,000	\$5,170,000	\$5,181,000
Market Value per SqFt	\$38.31	\$44.65	\$44.27	\$44.36
Distance from Cooperative in miles		0.31	0.37	0.41

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06658-0039	4-06595-0032	4-06680-0001	4-06683-0017
Address	144 71 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	26	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	23,880	20,920	77,856	38,908
Estimated Gross Income	\$358,200	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$159,996	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$198,204	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,364,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$57.12	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.31	0.17	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06659-0021	4-06595-0032	4-06680-0001	4-06683-0017
Address	144 71 ROAD	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	56	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	51,915	20,920	77,856	38,908
Estimated Gross Income	\$778,725	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$347,831	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$430,894	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,991,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.35	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.33	0.14	0.26

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06660-0040	4-06595-0032	4-06680-0001	4-06683-0017
Address	144 VLEIGH PLACE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	26	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	23,936	20,920	77,856	38,908
Estimated Gross Income	\$359,040	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$160,371	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$198,669	\$181,762	\$632,188	\$309,398
Full Market Value	\$914,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.19	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.36	0.11	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06668-0028	4-06595-0032	4-06680-0001	4-06683-0017
Address	144 77 ROAD	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	26	24	96	48
Year Built	1948	1949	1950	1950
Gross SqFt	23,712	20,920	77,856	38,908
Estimated Gross Income	\$355,680	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$158,870	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$196,810	\$181,762	\$632,188	\$309,398
Full Market Value	\$905,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.17	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.68	0.36	0.23

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06669-0007	4-06595-0032	4-06680-0001	4-06683-0017
Address	144 77 ROAD	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	36	24	96	48
Year Built	1948	1949	1950	1950
Gross SqFt	40,480	20,920	77,856	38,908
Estimated Gross Income	\$607,200	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$271,216	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$335,984	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,551,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.32	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.73	0.41	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06669-0027	4-06595-0032	4-06680-0001	4-06683-0017
Address	144 77 ROAD	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	27	24	96	48
Year Built	1948	1949	1950	1950
Gross SqFt	31,860	20,920	77,856	38,908
Estimated Gross Income	\$477,900	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$213,462	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$264,438	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,210,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$37.98	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.73	0.41	0.27

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06670-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	78 MAIN STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	150	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	110,298	20,920	77,856	38,908
Estimated Gross Income	\$1,654,470	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$738,997	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$915,473	\$181,762	\$632,188	\$309,398
Full Market Value	\$4,213,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.20	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.78	0.46	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06671-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	78 MAIN STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	150	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	110,298	20,920	77,856	38,908
Estimated Gross Income	\$1,654,470	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$738,997	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$915,473	\$181,762	\$632,188	\$309,398
Full Market Value	\$4,202,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.10	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.82	0.50	0.36

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06676-0019	4-06595-0032	4-06680-0001	4-06683-0017
Address	147 71 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	11	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	6,000	20,920	77,856	38,908
Estimated Gross Income	\$90,000	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$40,200	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$49,800	\$181,762	\$632,188	\$309,398
Full Market Value	\$332,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$55.33	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.37	0.20	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06676-0020	4-06595-0032	4-06680-0001	4-06683-0017
Address	147 71 AVENUE	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	24	96	48
Year Built	1948	1949	1950	1950
Gross SqFt	21,600	20,920	77,856	38,908
Estimated Gross Income	\$324,000	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$144,720	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$179,280	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,194,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$55.28	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.37	0.20	0.34

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06677-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	71 150 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	92,296	20,920	77,856	38,908
Estimated Gross Income	\$1,324,703	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$14.35	\$15.98	\$14.60	\$14.43
Estimated Expense	\$572,289	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.20	\$7.30	\$6.48	\$6.48
Net Operating Income	\$752,414	\$181,762	\$632,188	\$309,398
Full Market Value	\$3,168,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$34.32	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.39	0.15	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06678-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	71 147 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	92,296	20,920	77,856	38,908
Estimated Gross Income	\$1,324,699	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$14.35	\$15.98	\$14.60	\$14.43
Estimated Expense	\$572,321	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.20	\$7.30	\$6.48	\$6.48
Net Operating Income	\$752,378	\$181,762	\$632,188	\$309,398
Full Market Value	\$2,915,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$31.58	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.41	0.10	0.24

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06690-0001	4-06595-0032	4-06680-0001	4-06683-0017
Address	78 147 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	24	96	48
Year Built	1949	1949	1950	1950
Gross SqFt	43,345	20,920	77,856	38,908
Estimated Gross Income	\$650,175	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$290,412	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$359,763	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,650,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$38.07	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		0.87	0.49	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06690-0016	4-06712-0032	4-06853-0006	4-06636-0001
Address	149 79 AVENUE	150 79 AVENUE	80 PARSONS BOULEVARD	135 GRAND CENTRAL PARKWAY
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	HILLCREST	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	182	60	112	181
Year Built	1955	1961	1962	1952
Gross SqFt	178,650	52,662	58,089	125,164
Estimated Gross Income	\$3,035,264	\$894,727	\$1,030,499	\$1,891,424
Gross Income per SqFt	\$16.99	\$16.99	\$17.74	\$15.11
Estimated Expense	\$1,311,291	\$456,580	\$515,249	\$984,785
Expense SqFt	\$7.34	\$8.67	\$8.87	\$7.87
Net Operating Income	\$1,723,973	\$438,147	\$515,250	\$906,639
Full Market Value	\$8,019,000	\$2,299,000	\$3,487,000	\$6,235,000
Market Value per SqFt	\$44.89	\$43.66	\$60.03	\$49.81
Distance from Cooperative in miles		0.12	0.34	0.50

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06698-0040	4-06712-0032	4-06853-0006	4-06636-0001
Address	150 71 AVENUE	150 79 AVENUE	80 PARSONS BOULEVARD	135 GRAND CENTRAL PARKWAY
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	HILLCREST	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	536	60	112	181
Year Built	1952	1961	1962	1952
Gross SqFt	466,368	52,662	58,089	125,164
Estimated Gross Income	\$7,923,592	\$894,727	\$1,030,499	\$1,891,424
Gross Income per SqFt	\$16.99	\$16.99	\$17.74	\$15.11
Estimated Expense	\$3,423,141	\$456,580	\$515,249	\$984,785
Expense SqFt	\$7.34	\$8.67	\$8.87	\$7.87
Net Operating Income	\$4,500,451	\$438,147	\$515,250	\$906,639
Full Market Value	\$17,930,000	\$2,299,000	\$3,487,000	\$6,235,000
Market Value per SqFt	\$38.45	\$43.66	\$60.03	\$49.81
Distance from Cooperative in miles		0.65	0.77	0.93

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06711-0027	4-04995-0073	4-04994-0078	
Address	150 79 AVENUE	144 35 AVENUE	139 35 AVENUE	
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	75	84	90	
Year Built	1965	1969	1967	
Gross SqFt	80,200	76,140	79,050	
Estimated Gross Income	\$1,325,706	\$1,290,387	\$1,306,385	
Gross Income per SqFt	\$16.53	\$16.95	\$16.53	
Estimated Expense	\$662,853	\$463,275	\$533,792	
Expense SqFt	\$8.27	\$6.08	\$6.75	
Net Operating Income	\$662,853	\$827,112	\$772,593	
Full Market Value	\$2,596,000	\$4,587,000	\$5,593,000	
Market Value per SqFt	\$32.37	\$60.24	\$70.75	
Distance from Cooperative in miles		3.21	3.22	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06715-0002	4-06595-0032	4-06680-0001	4-06683-0017
Address	81 150 STREET	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	HILLCREST	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	685	24	96	48
Year Built	1947	1949	1950	1950
Gross SqFt	704,500	20,920	77,856	38,908
Estimated Gross Income	\$10,567,500	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$4,720,150	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$5,847,350	\$181,762	\$632,188	\$309,398
Full Market Value	\$31,350,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$44.50	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		1.07	0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06789-0015	4-06853-0006	4-06636-0001	4-09666-0040
Address	161 JEWEL AVENUE	80 PARSONS BOULEVARD	135 GRAND CENTRAL PARKWAY	135 82 DRIVE
Neighborhood	FLUSHING-SOUTH	HILLCREST	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	383	112	181	84
Year Built	1954	1962	1952	1952
Gross SqFt	363,265	58,089	125,164	69,384
Estimated Gross Income	\$6,171,872	\$1,030,499	\$1,891,424	\$1,138,591
Gross Income per SqFt	\$16.99	\$17.74	\$15.11	\$16.41
Estimated Expense	\$2,666,365	\$515,249	\$984,785	\$580,744
Expense SqFt	\$7.34	\$8.87	\$7.87	\$8.37
Net Operating Income	\$3,505,507	\$515,250	\$906,639	\$557,847
Full Market Value	\$25,345,000	\$3,487,000	\$6,235,000	\$4,039,000
Market Value per SqFt	\$69.77	\$60.03	\$49.81	\$58.21
Distance from Cooperative in miles		0.83	1.32	1.42

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06790-0001	4-06636-0001	4-06853-0006	4-09666-0040
Address	158 PARSONS BOULEVARD	135 GRAND CENTRAL PARKWAY	80 PARSONS BOULEVARD	135 82 DRIVE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	HILLCREST	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	793	181	112	84
Year Built	1954	1952	1962	1952
Gross SqFt	749,142	125,164	58,089	69,384
Estimated Gross Income	\$12,727,923	\$1,891,424	\$1,030,499	\$1,138,591
Gross Income per SqFt	\$16.99	\$15.11	\$17.74	\$16.41
Estimated Expense	\$5,506,194	\$984,785	\$515,249	\$580,744
Expense SqFt	\$7.35	\$7.87	\$8.87	\$8.37
Net Operating Income	\$7,221,729	\$906,639	\$515,250	\$557,847
Full Market Value	\$47,659,000	\$6,235,000	\$3,487,000	\$4,039,000
Market Value per SqFt	\$63.62	\$49.81	\$60.03	\$58.21
Distance from Cooperative in miles		1.47	1.05	1.59

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06791-0001	4-06636-0001	4-06853-0006	4-09666-0040
Address	61 160 STREET	135 GRAND CENTRAL PARKWAY	80 PARSONS BOULEVARD	135 82 DRIVE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	HILLCREST	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	362	181	112	84
Year Built	1954	1952	1962	1952
Gross SqFt	394,644	125,164	58,089	69,384
Estimated Gross Income	\$6,708,948	\$1,891,424	\$1,030,499	\$1,138,591
Gross Income per SqFt	\$17.00	\$15.11	\$17.74	\$16.41
Estimated Expense	\$2,900,633	\$984,785	\$515,249	\$580,744
Expense SqFt	\$7.35	\$7.87	\$8.87	\$8.37
Net Operating Income	\$3,808,315	\$906,639	\$515,250	\$557,847
Full Market Value	\$25,132,000	\$6,235,000	\$3,487,000	\$4,039,000
Market Value per SqFt	\$63.68	\$49.81	\$60.03	\$58.21
Distance from Cooperative in miles		1.57	1.11	1.68

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06791-0025	4-06636-0001	4-06853-0006	4-09666-0040
Address	61 160 STREET	135 GRAND CENTRAL PARKWAY	80 PARSONS BOULEVARD	135 82 DRIVE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	HILLCREST	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	184	181	112	84
Year Built	1966	1952	1962	1952
Gross SqFt	236,984	125,164	58,089	69,384
Estimated Gross Income	\$4,028,728	\$1,891,424	\$1,030,499	\$1,138,591
Gross Income per SqFt	\$17.00	\$15.11	\$17.74	\$16.41
Estimated Expense	\$1,741,832	\$984,785	\$515,249	\$580,744
Expense SqFt	\$7.35	\$7.87	\$8.87	\$8.37
Net Operating Income	\$2,286,896	\$906,639	\$515,250	\$557,847
Full Market Value	\$14,080,000	\$6,235,000	\$3,487,000	\$4,039,000
Market Value per SqFt	\$59.41	\$49.81	\$60.03	\$58.21
Distance from Cooperative in miles		1.57	1.11	1.68

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06792-0600	4-09719-0002	4-05137-0012	4-05137-0084
Address	161 JEWEL AVENUE	84 141 STREET	42 COLDEN STREET	43 KISSENA BOULEVARD
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	684	291	284	287
Year Built	1952	1958	1962	1962
Gross SqFt	789,880	357,885	270,499	267,554
Estimated Gross Income	\$11,484,855	\$4,439,301	\$4,181,556	\$4,130,856
Gross Income per SqFt	\$14.54	\$12.40	\$15.46	\$15.44
Estimated Expense	\$6,082,076	\$2,168,419	\$1,915,291	\$1,880,813
Expense SqFt	\$7.70	\$6.06	\$7.08	\$7.03
Net Operating Income	\$5,402,779	\$2,270,882	\$2,266,265	\$2,250,043
Full Market Value	\$37,340,000	\$13,640,000	\$15,533,000	\$15,433,000
Market Value per SqFt	\$47.27	\$38.11	\$57.42	\$57.68
Distance from Cooperative in miles		1.60	1.63	1.63

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06793-0225	4-06712-0032	4-06853-0006	
Address	71 PARSONS BOULEVARD	150 79 AVENUE	80 PARSONS BOULEVARD	
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	HILLCREST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	257	60	112	
Year Built	1960	1961	1962	
Gross SqFt	299,456	52,662	58,089	
Estimated Gross Income	\$2,494,958	\$894,727	\$1,030,499	
Gross Income per SqFt	\$8.33	\$16.99	\$17.74	
Estimated Expense	\$1,674,655	\$456,580	\$515,249	
Expense SqFt	\$5.59	\$8.67	\$8.87	
Net Operating Income	\$820,303	\$438,147	\$515,250	
Full Market Value	\$4,825,000	\$2,299,000	\$3,487,000	
Market Value per SqFt	\$16.11	\$43.66	\$60.03	
Distance from Cooperative in miles		0.65	0.72	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06852-0011	4-06636-0001	4-06853-0006	4-09666-0040
Address	78 164 STREET	135 GRAND CENTRAL PARKWAY	80 PARSONS BOULEVARD	135 82 DRIVE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	HILLCREST	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	181	112	84
Year Built	1963	1952	1962	1952
Gross SqFt	98,516	125,164	58,089	69,384
Estimated Gross Income	\$1,673,787	\$1,891,424	\$1,030,499	\$1,138,591
Gross Income per SqFt	\$16.99	\$15.11	\$17.74	\$16.41
Estimated Expense	\$723,107	\$984,785	\$515,249	\$580,744
Expense SqFt	\$7.34	\$7.87	\$8.87	\$8.37
Net Operating Income	\$950,680	\$906,639	\$515,250	\$557,847
Full Market Value	\$6,874,000	\$6,235,000	\$3,487,000	\$4,039,000
Market Value per SqFt	\$69.78	\$49.81	\$60.03	\$58.21
Distance from Cooperative in miles		0.99	0.23	0.99

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07071-0003	4-06595-0032	4-06680-0001	4-06683-0017
Address	182 HOR HARDING EXPWY SR	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	FRESH MEADOWS	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	38	24	96	48
Year Built	1950	1949	1950	1950
Gross SqFt	28,257	20,920	77,856	38,908
Estimated Gross Income	\$423,855	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$15.00	\$15.98	\$14.60	\$14.43
Estimated Expense	\$189,322	\$152,629	\$504,385	\$252,193
Expense SqFt	\$6.70	\$7.30	\$6.48	\$6.48
Net Operating Income	\$234,533	\$181,762	\$632,188	\$309,398
Full Market Value	\$1,243,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$43.99	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		1.98	1.65	1.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07117-0051	4-07117-0300	4-07117-0008	4-07115-0002
Address	196 69 AVENUE	188 PECK AVENUE	67 192 STREET	64 186 LANE
Neighborhood	FRESH MEADOWS	FRESH MEADOWS	FRESH MEADOWS	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	140	250	215	684
Year Built	1952	1950	1950	1950
Gross SqFt	110,000	240,012	205,744	614,916
Estimated Gross Income	\$1,980,000	\$4,356,117	\$3,807,831	\$12,123,669
Gross Income per SqFt	\$18.00	\$18.15	\$18.51	\$19.72
Estimated Expense	\$851,400	\$1,864,973	\$1,597,486	\$5,082,238
Expense SqFt	\$7.74	\$7.77	\$7.76	\$8.26
Net Operating Income	\$1,128,600	\$2,491,144	\$2,210,345	\$7,041,431
Full Market Value	\$8,132,000	\$17,931,000	\$15,895,000	\$43,230,000
Market Value per SqFt	\$73.93	\$74.71	\$77.26	\$70.30
Distance from Cooperative in miles		0.32	0.13	0.46

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07341-0012	4-06281-0001	4-06277-0050	
Address	46 215 PLACE	210 43 AVENUE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	66	63	84	
Year Built	1950	1951	1951	
Gross SqFt	48,871	46,476	61,968	
Estimated Gross Income	\$804,417	\$764,995	\$1,004,657	
Gross Income per SqFt	\$16.46	\$16.46	\$16.21	
Estimated Expense	\$410,516	\$390,398	\$396,184	
Expense SqFt	\$8.40	\$8.40	\$6.39	
Net Operating Income	\$393,901	\$374,597	\$608,473	
Full Market Value	\$2,852,000	\$2,712,000	\$3,553,000	
Market Value per SqFt	\$58.36	\$58.35	\$57.34	
Distance from Cooperative in miles		0.37	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07342-0028	4-06281-0001	4-06277-0050	
Address	46 215 PLACE	210 43 AVENUE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	69	63	84	
Year Built	1950	1951	1951	
Gross SqFt	51,264	46,476	61,968	
Estimated Gross Income	\$843,805	\$764,995	\$1,004,657	
Gross Income per SqFt	\$16.46	\$16.46	\$16.21	
Estimated Expense	\$430,618	\$390,398	\$396,184	
Expense SqFt	\$8.40	\$8.40	\$6.39	
Net Operating Income	\$413,187	\$374,597	\$608,473	
Full Market Value	\$2,992,000	\$2,712,000	\$3,553,000	
Market Value per SqFt	\$58.36	\$58.35	\$57.34	
Distance from Cooperative in miles		0.41	0.47	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07347-0007	4-07660-0002	4-07672-0002	4-07943-0050
Address	47 215 PLACE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	BAYSIDE	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	39	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	29,450	138,500	174,200	24,480
Estimated Gross Income	\$589,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$235,600	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$353,400	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$2,257,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$76.64	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.00	1.13	2.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07347-0020	4-07660-0002	4-07672-0002	4-07943-0050
Address	47 215 PLACE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	BAYSIDE	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	39	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	29,450	138,500	174,200	24,480
Estimated Gross Income	\$589,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$235,600	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$353,400	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$2,257,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$76.64	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.00	1.13	2.23

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07348-0001	4-06277-0002	4-06277-0050	
Address	215 47 AVENUE	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	156	219	84	
Year Built	1950	1951	1951	
Gross SqFt	118,000	208,345	61,968	
Estimated Gross Income	\$1,695,660	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.37	\$12.52	\$16.21	
Estimated Expense	\$678,500	\$897,160	\$396,184	
Expense SqFt	\$5.75	\$4.31	\$6.39	
Net Operating Income	\$1,017,160	\$1,711,526	\$608,473	
Full Market Value	\$5,401,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$45.77	\$38.17	\$57.34	
Distance from Cooperative in miles		0.54	0.54	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07349-0001	4-06277-0002	4-06277-0050	
Address	47 216 STREET	42 CORPORAL KENNEDY STREE	42 212 STREET	
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	144	219	84	
Year Built	1950	1951	1951	
Gross SqFt	105,000	208,345	61,968	
Estimated Gross Income	\$1,508,850	\$2,608,686	\$1,004,657	
Gross Income per SqFt	\$14.37	\$12.52	\$16.21	
Estimated Expense	\$603,750	\$897,160	\$396,184	
Expense SqFt	\$5.75	\$4.31	\$6.39	
Net Operating Income	\$905,100	\$1,711,526	\$608,473	
Full Market Value	\$4,796,000	\$7,953,000	\$3,553,000	
Market Value per SqFt	\$45.68	\$38.17	\$57.34	
Distance from Cooperative in miles		0.58	0.58	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07474-0050	4-08092-0005	4-05865-0118	4-05865-0112
Address	220 46 AVENUE	43 DOUGLASTON PARKWAY	16 BELL BOULEVARD	16 BELL BOULEVARD
Neighborhood	BAYSIDE	DOUGLASTON	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	314	148	152	152
Year Built	1961	1963	1973	1973
Gross SqFt	336,200	114,402	147,700	147,700
Estimated Gross Income	\$5,194,290	\$1,961,788	\$2,856,450	\$2,655,707
Gross Income per SqFt	\$15.45	\$17.15	\$19.34	\$17.98
Estimated Expense	\$2,598,826	\$703,879	\$979,445	\$938,256
Expense SqFt	\$7.73	\$6.15	\$6.63	\$6.35
Net Operating Income	\$2,595,464	\$1,257,909	\$1,877,005	\$1,717,451
Full Market Value	\$14,630,000	\$6,952,000	\$11,660,000	\$11,550,000
Market Value per SqFt	\$43.52	\$60.77	\$78.94	\$78.20
Distance from Cooperative in miles		0.77	1.86	1.86

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07628-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	67 BELL BOULEVARD	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	134	177	224	48
Year Built	1949	1949	1949	1965
Gross SqFt	132,300	138,500	174,200	24,480
Estimated Gross Income	\$2,646,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,058,400	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,587,600	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$6,050,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.73	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.46	0.45	1.33

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07629-0002	4-06277-0002	4-10590-0100	
Address	68 BELL BOULEVARD	42 CORPORAL KENNEDY STREE	86 FRANCIS LEWIS BOULEVAR	
Neighborhood	OAKLAND GARDENS	BAYSIDE	HOLLISWOOD	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	197	219	288	
Year Built	1949	1951	1952	
Gross SqFt	208,800	208,345	217,584	
Estimated Gross Income	\$3,010,896	\$2,608,686	\$3,548,058	
Gross Income per SqFt	\$14.42	\$12.52	\$16.31	
Estimated Expense	\$1,636,992	\$897,160	\$1,502,539	
Expense SqFt	\$7.84	\$4.31	\$6.91	
Net Operating Income	\$1,373,904	\$1,711,526	\$2,045,519	
Full Market Value	\$9,502,000	\$7,953,000	\$12,760,000	
Market Value per SqFt	\$45.51	\$38.17	\$58.64	
Distance from Cooperative in miles		1.56	1.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07632-0002	4-07115-0002	4-07117-0002	
Address	67 SPRINGFIELD BOULEVARD	64 186 LANE	189 73 AVENUE	
Neighborhood	OAKLAND GARDENS	FRESH MEADOWS	FRESH MEADOWS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	467	684	506	
Year Built	1949	1950	1949	
Gross SqFt	554,300	614,916	483,292	
Estimated Gross Income	\$8,502,962	\$12,123,669	\$9,339,632	
Gross Income per SqFt	\$15.34	\$19.72	\$19.33	
Estimated Expense	\$3,353,515	\$5,082,238	\$3,833,968	
Expense SqFt	\$6.05	\$8.26	\$7.93	
Net Operating Income	\$5,149,447	\$7,041,431	\$5,505,664	
Full Market Value	\$32,010,000	\$43,230,000	\$39,481,000	
Market Value per SqFt	\$57.75	\$70.30	\$81.69	
Distance from Cooperative in miles		1.67	1.37	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07633-0001	4-07660-0002	4-07672-0002	4-07943-0050
Address	213 73 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	200	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	145,200	138,500	174,200	24,480
Estimated Gross Income	\$2,904,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,161,600	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,742,400	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$6,644,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.76	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.79	0.75	1.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07636-0007	4-07660-0002	4-07672-0002	4-07943-0050
Address	69 213 STREET	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	128	177	224	48
Year Built	1958	1949	1949	1965
Gross SqFt	93,500	138,500	174,200	24,480
Estimated Gross Income	\$1,870,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$748,000	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,122,000	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$4,279,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.76	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.67	0.63	1.30

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07638-0012	4-06280-0001	4-06281-0001	
Address	69 215 STREET	209 43 AVENUE	210 43 AVENUE	
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	48	42	63	
Year Built	1950	1949	1951	
Gross SqFt	34,100	30,934	46,476	
Estimated Gross Income	\$553,784	\$495,668	\$764,995	
Gross Income per SqFt	\$16.24	\$16.02	\$16.46	
Estimated Expense	\$260,524	\$206,572	\$390,398	
Expense SqFt	\$7.64	\$6.68	\$8.40	
Net Operating Income	\$293,260	\$289,096	\$374,597	
Full Market Value	\$1,562,000	\$1,972,000	\$2,712,000	
Market Value per SqFt	\$45.81	\$63.75	\$58.35	
Distance from Cooperative in miles		1.49	1.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07648-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	224 HOR HARDING EXPWY SR	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	177	224	48
Year Built	1948	1949	1949	1965
Gross SqFt	132,300	138,500	174,200	24,480
Estimated Gross Income	\$2,646,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,058,400	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,587,600	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$6,050,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.73	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.14	0.29	1.41

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07656-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	221 64 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	136	177	224	48
Year Built	1949	1949	1949	1965
Gross SqFt	107,988	138,500	174,200	24,480
Estimated Gross Income	\$2,159,760	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$863,904	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,295,856	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$4,939,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.74	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.20	0.25	1.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07668-0010	4-07660-0002	4-07672-0002	4-07943-0050
Address	222 69 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	156	177	224	48
Year Built	1949	1949	1949	1965
Gross SqFt	120,600	138,500	174,200	24,480
Estimated Gross Income	\$2,412,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$964,800	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,447,200	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$5,511,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.70	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.23	0.17	1.16

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07670-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	223 65 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	188	177	224	48
Year Built	1949	1949	1949	1965
Gross SqFt	147,700	138,500	174,200	24,480
Estimated Gross Income	\$2,954,000	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,181,600	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,772,400	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$6,754,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.73	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.13	0.14	1.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07732-0002	4-08092-0005	4-07117-0003	4-05865-0118
Address	73 BELL BOULEVARD	43 DOUGLASTON PARKWAY	188 64 AVENUE	16 BELL BOULEVARD
Neighborhood	OAKLAND GARDENS	DOUGLASTON	FRESH MEADOWS	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	583	148	1,201	152
Year Built	1952	1963	1947	1973
Gross SqFt	486,792	114,402	1,228,778	147,700
Estimated Gross Income	\$7,272,672	\$1,961,788	\$21,316,772	\$2,856,450
Gross Income per SqFt	\$14.94	\$17.15	\$17.35	\$19.34
Estimated Expense	\$3,865,128	\$703,879	\$8,908,776	\$979,445
Expense SqFt	\$7.94	\$6.15	\$7.25	\$6.63
Net Operating Income	\$3,407,544	\$1,257,909	\$12,407,996	\$1,877,005
Full Market Value	\$21,230,000	\$6,952,000	\$87,230,000	\$11,660,000
Market Value per SqFt	\$43.61	\$60.77	\$70.99	\$78.94
Distance from Cooperative in miles		2.00	1.20	3.22

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07732-0150	4-08401-0600	4-12051-0020	4-09950-0009
Address	210 75 AVENUE	245 GRND CNTRL PARKWAY SR	125 SUTPHIN BOULEVARD	182 WEXFORD TERRACE
Neighborhood	OAKLAND GARDENS	GLEN OAKS	SO. JAMAICA-BAISLEY PARK	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	270	240	148	218
Year Built	1952	1966	1981	1964
Gross SqFt	243,396	263,883	195,000	184,896
Estimated Gross Income	\$3,641,204	\$3,947,690	\$2,870,589	\$3,208,751
Gross Income per SqFt	\$14.96	\$14.96	\$14.72	\$17.35
Estimated Expense	\$1,893,621	\$2,092,592	\$1,501,311	\$1,426,282
Expense SqFt	\$7.78	\$7.93	\$7.70	\$7.71
Net Operating Income	\$1,747,583	\$1,855,098	\$1,369,278	\$1,782,469
Full Market Value	\$10,615,000	\$12,779,000	\$6,615,000	\$12,866,000
Market Value per SqFt	\$43.61	\$48.43	\$33.92	\$69.59
Distance from Cooperative in miles		2.04	4.70	1.98

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07738-0001	4-08092-0005	4-07117-0003	4-05865-0118
Address	73 BELL BOULEVARD	43 DOUGLASTON PARKWAY	188 64 AVENUE	16 BELL BOULEVARD
Neighborhood	OAKLAND GARDENS	DOUGLASTON	FRESH MEADOWS	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	180	148	1,201	152
Year Built	1952	1963	1947	1973
Gross SqFt	162,264	114,402	1,228,778	147,700
Estimated Gross Income	\$2,758,488	\$1,961,788	\$21,316,772	\$2,856,450
Gross Income per SqFt	\$17.00	\$17.15	\$17.35	\$19.34
Estimated Expense	\$1,298,112	\$703,879	\$8,908,776	\$979,445
Expense SqFt	\$8.00	\$6.15	\$7.25	\$6.63
Net Operating Income	\$1,460,376	\$1,257,909	\$12,407,996	\$1,877,005
Full Market Value	\$7,051,000	\$6,952,000	\$87,230,000	\$11,660,000
Market Value per SqFt	\$43.45	\$60.77	\$70.99	\$78.94
Distance from Cooperative in miles		1.88	1.37	3.21

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07739-0003	4-07660-0002	4-07672-0002	4-07943-0050
Address	73 217 STREET	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	194	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	152,364	138,500	174,200	24,480
Estimated Gross Income	\$3,047,280	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,218,912	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,828,368	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$6,732,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.18	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.56	0.47	1.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07742-0003	4-10590-0100	4-06277-0002	
Address	73 SPRINGFIELD BOULEVARD	86 FRANCIS LEWIS BOULEVAR	42 CORPORAL KENNEDY STREE	
Neighborhood	OAKLAND GARDENS	HOLLISWOOD	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	276	288	219	
Year Built	1952	1952	1951	
Gross SqFt	221,621	217,584	208,345	
Estimated Gross Income	\$3,195,775	\$3,548,058	\$2,608,686	
Gross Income per SqFt	\$14.42	\$16.31	\$12.52	
Estimated Expense	\$1,737,509	\$1,502,539	\$897,160	
Expense SqFt	\$7.84	\$6.91	\$4.31	
Net Operating Income	\$1,458,266	\$2,045,519	\$1,711,526	
Full Market Value	\$9,801,000	\$12,760,000	\$7,953,000	
Market Value per SqFt	\$44.22	\$58.64	\$38.17	
Distance from Cooperative in miles		1.27	1.77	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07748-0400	4-08401-0600	4-12051-0020	4-09950-0009
Address	75 210 STREET	245 GRND CNTRL PARKWAY SR	125 SUTPHIN BOULEVARD	182 WEXFORD TERRACE
Neighborhood	OAKLAND GARDENS	GLEN OAKS	SO. JAMAICA-BAISLEY PARK	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	270	240	148	218
Year Built	1965	1966	1981	1964
Gross SqFt	243,396	263,883	195,000	184,896
Estimated Gross Income	\$3,641,204	\$3,947,690	\$2,870,589	\$3,208,751
Gross Income per SqFt	\$14.96	\$14.96	\$14.72	\$17.35
Estimated Expense	\$1,893,621	\$2,092,592	\$1,501,311	\$1,426,282
Expense SqFt	\$7.78	\$7.93	\$7.70	\$7.71
Net Operating Income	\$1,747,583	\$1,855,098	\$1,369,278	\$1,782,469
Full Market Value	\$12,037,000	\$12,779,000	\$6,615,000	\$12,866,000
Market Value per SqFt	\$49.45	\$48.43	\$33.92	\$69.59
Distance from Cooperative in miles		2.04	4.58	1.88

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07748-0500	4-08092-0005	4-07117-0003	4-05865-0118
Address	213 75 AVENUE	43 DOUGLASTON PARKWAY	188 64 AVENUE	16 BELL BOULEVARD
Neighborhood	OAKLAND GARDENS	DOUGLASTON	FRESH MEADOWS	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	567	148	1,201	152
Year Built	1965	1963	1947	1973
Gross SqFt	644,836	114,402	1,228,778	147,700
Estimated Gross Income	\$9,633,850	\$1,961,788	\$21,316,772	\$2,856,450
Gross Income per SqFt	\$14.94	\$17.15	\$17.35	\$19.34
Estimated Expense	\$5,119,998	\$703,879	\$8,908,776	\$979,445
Expense SqFt	\$7.94	\$6.15	\$7.25	\$6.63
Net Operating Income	\$4,513,852	\$1,257,909	\$12,407,996	\$1,877,005
Full Market Value	\$31,089,000	\$6,952,000	\$87,230,000	\$11,660,000
Market Value per SqFt	\$48.21	\$60.77	\$70.99	\$78.94
Distance from Cooperative in miles		2.13	1.26	3.39

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07754-0003	4-06277-0002	4-10593-0002	4-10590-0100
Address	217 75 AVENUE	42 CORPORAL KENNEDY STREE	86 GRAND CENTRL PARKWAY	86 FRANCIS LEWIS BOULEVAR
Neighborhood	OAKLAND GARDENS	BAYSIDE	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	296	219	384	288
Year Built	1952	1951	1951	1952
Gross SqFt	235,472	208,345	290,112	217,584
Estimated Gross Income	\$3,395,506	\$2,608,686	\$4,730,743	\$3,548,058
Gross Income per SqFt	\$14.42	\$12.52	\$16.31	\$16.31
Estimated Expense	\$1,846,100	\$897,160	\$2,231,128	\$1,502,539
Expense SqFt	\$7.84	\$4.31	\$7.69	\$6.91
Net Operating Income	\$1,549,406	\$1,711,526	\$2,499,615	\$2,045,519
Full Market Value	\$10,716,000	\$7,953,000	\$17,004,000	\$12,760,000
Market Value per SqFt	\$45.51	\$38.17	\$58.61	\$58.64
Distance from Cooperative in miles		1.91	1.06	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07755-0003	4-07660-0002	4-07672-0002	4-07943-0050
Address	219 74 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	126	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	124,662	138,500	174,200	24,480
Estimated Gross Income	\$2,493,240	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$997,296	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,495,944	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$5,698,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.71	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.56	0.45	0.98

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07761-0060	4-09960-0005	4-07117-0189	4-09954-0066
Address	216 77 AVENUE	187 HILLSIDE AVENUE	193 HOR HARDING EXPWY SR	185 HILLSIDE AVENUE
Neighborhood	OAKLAND GARDENS	JAMAICA ESTATES	FRESH MEADOWS	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	77	40	125
Year Built	1952	1962	1988	1961
Gross SqFt	43,140	63,936	51,125	95,040
Estimated Gross Income	\$728,203	\$1,092,392	\$862,990	\$1,566,812
Gross Income per SqFt	\$16.88	\$17.09	\$16.88	\$16.49
Estimated Expense	\$242,878	\$501,457	\$440,186	\$640,776
Expense SqFt	\$5.63	\$7.84	\$8.61	\$6.74
Net Operating Income	\$485,325	\$590,935	\$422,804	\$926,036
Full Market Value	\$1,936,000	\$4,271,000	\$3,058,000	\$5,643,000
Market Value per SqFt	\$44.88	\$66.80	\$59.81	\$59.38
Distance from Cooperative in miles		1.83	1.50	1.93

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07840-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	224 SPRINGFIELD BOULEVARD	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	100,886	138,500	174,200	24,480
Estimated Gross Income	\$2,017,720	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$807,088	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,210,632	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$4,631,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.90	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.69	0.55	0.59

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07842-0033	4-07660-0002	4-07672-0002	4-07943-0050
Address	224 SPRINGFIELD BOULEVARD	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	102,144	138,500	174,200	24,480
Estimated Gross Income	\$2,042,880	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$817,152	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,225,728	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$4,829,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$47.28	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.78	0.63	0.53

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07844-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	78 CLOVERDALE BOULEVARD	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	198	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	157,223	138,500	174,200	24,480
Estimated Gross Income	\$3,144,460	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,257,784	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,886,676	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$7,183,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$45.69	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		0.80	0.65	0.47

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07847-0001	4-06277-0050	4-06281-0001	
Address	229 GRAND CENTRAL PARKWAY	42 212 STREET	210 43 AVENUE	
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	68	84	63	
Year Built	1950	1951	1951	
Gross SqFt	55,374	61,968	46,476	
Estimated Gross Income	\$904,811	\$1,004,657	\$764,995	
Gross Income per SqFt	\$16.34	\$16.21	\$16.46	
Estimated Expense	\$423,057	\$396,184	\$390,398	
Expense SqFt	\$7.64	\$6.39	\$8.40	
Net Operating Income	\$481,754	\$608,473	\$374,597	
Full Market Value	\$2,530,000	\$3,553,000	\$2,712,000	
Market Value per SqFt	\$45.69	\$57.34	\$58.35	
Distance from Cooperative in miles		2.31	2.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07848-0001	4-06281-0001	4-06280-0001	
Address	230 GRAND CENTRAL PARKWAY	210 43 AVENUE	209 43 AVENUE	
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	44	63	42	
Year Built	1950	1951	1949	
Gross SqFt	36,650	46,476	30,934	
Estimated Gross Income	\$595,196	\$764,995	\$495,668	
Gross Income per SqFt	\$16.24	\$16.46	\$16.02	
Estimated Expense	\$280,006	\$390,398	\$206,572	
Expense SqFt	\$7.64	\$8.40	\$6.68	
Net Operating Income	\$315,190	\$374,597	\$289,096	
Full Market Value	\$1,672,000	\$2,712,000	\$1,972,000	
Market Value per SqFt	\$45.62	\$58.35	\$63.75	
Distance from Cooperative in miles		2.24	2.27	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07912-0002	4-10499-0075	4-10499-0083	
Address	80 SPRINGFIELD BOULEVARD	190 HILLSIDE AVENUE	188 87 DRIVE	
Neighborhood	HOLLIS HILLS	HOLLISWOOD	HOLLISWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	110	96	
Year Built	1956	1960	1950	
Gross SqFt	107,076	100,116	68,466	
Estimated Gross Income	\$1,405,908	\$1,314,699	\$1,239,235	
Gross Income per SqFt	\$13.13	\$13.13	\$18.10	
Estimated Expense	\$597,484	\$558,398	\$594,285	
Expense SqFt	\$5.58	\$5.58	\$8.68	
Net Operating Income	\$808,424	\$756,301	\$644,950	
Full Market Value	\$4,125,000	\$4,389,000	\$4,643,000	
Market Value per SqFt	\$38.52	\$43.84	\$67.81	
Distance from Cooperative in miles		2.01	2.01	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07912-0050	4-10499-0075	4-10499-0083	
Address	226 UNION TURNPIKE	190 HILLSIDE AVENUE	188 87 DRIVE	
Neighborhood	HOLLIS HILLS	HOLLISWOOD	HOLLISWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	192	110	96	
Year Built	1956	1960	1950	
Gross SqFt	214,152	100,116	68,466	
Estimated Gross Income	\$2,811,816	\$1,314,699	\$1,239,235	
Gross Income per SqFt	\$13.13	\$13.13	\$18.10	
Estimated Expense	\$1,194,968	\$558,398	\$594,285	
Expense SqFt	\$5.58	\$5.58	\$8.68	
Net Operating Income	\$1,616,848	\$756,301	\$644,950	
Full Market Value	\$9,317,000	\$4,389,000	\$4,643,000	
Market Value per SqFt	\$43.51	\$43.84	\$67.81	
Distance from Cooperative in miles		2.01	2.01	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07914-0002	4-06595-0032	4-06680-0001	4-06683-0017
Address	221 MANOR ROAD	139 JEWEL AVENUE	147 72 ROAD	147 75 AVENUE
Neighborhood	QUEENS VILLAGE	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	350	24	96	48
Year Built	1951	1949	1950	1950
Gross SqFt	489,600	20,920	77,856	38,908
Estimated Gross Income	\$4,670,784	\$334,391	\$1,136,573	\$561,591
Gross Income per SqFt	\$9.54	\$15.98	\$14.60	\$14.43
Estimated Expense	\$2,188,512	\$152,629	\$504,385	\$252,193
Expense SqFt	\$4.47	\$7.30	\$6.48	\$6.48
Net Operating Income	\$2,482,272	\$181,762	\$632,188	\$309,398
Full Market Value	\$14,732,000	\$1,010,000	\$3,531,000	\$1,727,000
Market Value per SqFt	\$30.09	\$48.28	\$45.35	\$44.39
Distance from Cooperative in miles		4.35	3.93	3.89

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07929-0002	4-10590-0100	4-10593-0002	
Address	224 HILLSIDE AVENUE	86 FRANCIS LEWIS BOULEVAR	86 GRAND CENTRL PARKWAY	
Neighborhood	QUEENS VILLAGE	HOLLISWOOD	HOLLISWOOD	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	200	288	384	
Year Built	1951	1952	1951	
Gross SqFt	257,000	217,584	290,112	
Estimated Gross Income	\$4,112,000	\$3,548,058	\$4,730,743	
Gross Income per SqFt	\$16.00	\$16.31	\$16.31	
Estimated Expense	\$1,721,900	\$1,502,539	\$2,231,128	
Expense SqFt	\$6.70	\$6.91	\$7.69	
Net Operating Income	\$2,390,100	\$2,045,519	\$2,499,615	
Full Market Value	\$15,600,000	\$12,760,000	\$17,004,000	
Market Value per SqFt	\$60.70	\$58.64	\$58.61	
Distance from Cooperative in miles		1.15	1.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07943-0200	4-07117-0008	4-06793-0126	
Address	227 HILLSIDE AVENUE	67 192 STREET	154 71 AVENUE	
Neighborhood	QUEENS VILLAGE	FRESH MEADOWS	FLUSHING-SOUTH	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	168	215	180	
Year Built	1951	1950	1952	
Gross SqFt	128,000	205,744	147,558	
Estimated Gross Income	\$2,048,000	\$3,807,831	\$2,098,202	
Gross Income per SqFt	\$16.00	\$18.51	\$14.22	
Estimated Expense	\$972,800	\$1,597,486	\$1,175,357	
Expense SqFt	\$7.60	\$7.76	\$7.97	
Net Operating Income	\$1,075,200	\$2,210,345	\$922,845	
Full Market Value	\$5,654,000	\$15,895,000	\$6,397,000	
Market Value per SqFt	\$44.17	\$77.26	\$43.35	
Distance from Cooperative in miles		2.20	3.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07945-0025	4-10592-0150	4-10599-0100	
Address	224 HILLSIDE AVENUE	210 GRND CNTRL PARKWAY SR	206 86 ROAD	
Neighborhood	QUEENS VILLAGE	HOLLISWOOD	HOLLISWOOD	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	132	192	192	
Year Built	1951	1951	1952	
Gross SqFt	140,000	145,056	145,056	
Estimated Gross Income	\$2,283,400	\$2,365,863	\$2,365,371	
Gross Income per SqFt	\$16.31	\$16.31	\$16.31	
Estimated Expense	\$1,096,200	\$1,135,788	\$1,093,503	
Expense SqFt	\$7.83	\$7.83	\$7.54	
Net Operating Income	\$1,187,200	\$1,230,075	\$1,271,868	
Full Market Value	\$6,182,000	\$8,368,000	\$8,652,000	
Market Value per SqFt	\$44.16	\$57.69	\$59.65	
Distance from Cooperative in miles		0.95	1.23	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07968-0031	4-10820-0083	4-10821-0001	
Address	222 BRADDOCK AVENUE	191 WOODHULL AVENUE	91 193 STREET	
Neighborhood	QUEENS VILLAGE	HOLLIS	HOLLIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	41	45	
Year Built	1964	1928	1959	
Gross SqFt	39,700	34,340	45,000	
Estimated Gross Income	\$571,680	\$473,907	\$675,163	
Gross Income per SqFt	\$14.40	\$13.80	\$15.00	
Estimated Expense	\$262,417	\$180,363	\$358,229	
Expense SqFt	\$6.61	\$5.25	\$7.96	
Net Operating Income	\$309,263	\$293,544	\$316,934	
Full Market Value	\$1,782,000	\$1,710,000	\$2,181,000	
Market Value per SqFt	\$44.89	\$49.80	\$48.47	
Distance from Cooperative in miles		2.08	2.02	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08059-0001	4-08276-0658	4-08092-0033	
Address	38 WEST DRIVE	56 MARATHON PARKWAY	44 DOUGLASTON PARKWAY	
Neighborhood	DOUGLASTON	DOUGLASTON	DOUGLASTON	
Building Classification	C6-WALK-UP	C9-WALK-UP	D1-ELEVATOR	
Total Units	32	54	66	
Year Built	1930	1977	1976	
Gross SqFt	35,000	27,690	66,342	
Estimated Gross Income	\$490,000	\$390,932	\$1,525,470	
Gross Income per SqFt	\$14.00	\$14.12	\$22.99	
Estimated Expense	\$210,000	\$149,526	\$387,108	
Expense SqFt	\$6.00	\$5.40	\$5.84	
Net Operating Income	\$280,000	\$241,406	\$1,138,362	
Full Market Value	\$1,639,000	\$1,287,000	\$5,654,000	
Market Value per SqFt	\$46.83	\$46.48	\$85.23	
Distance from Cooperative in miles		1.19	0.47	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08092-0028	4-08092-0005	4-05865-0118	
Address	44 DOUGLASTON PARKWAY	43 DOUGLASTON PARKWAY	16 BELL BOULEVARD	
Neighborhood	DOUGLASTON	DOUGLASTON	BAYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	44	148	152	
Year Built	1963	1963	1973	
Gross SqFt	29,388	114,402	147,700	
Estimated Gross Income	\$536,331	\$1,961,788	\$2,856,450	
Gross Income per SqFt	\$18.25	\$17.15	\$19.34	
Estimated Expense	\$187,789	\$703,879	\$979,445	
Expense SqFt	\$6.39	\$6.15	\$6.63	
Net Operating Income	\$348,542	\$1,257,909	\$1,877,005	
Full Market Value	\$1,749,000	\$6,952,000	\$11,660,000	
Market Value per SqFt	\$59.51	\$60.77	\$78.94	
Distance from Cooperative in miles		0.00	2.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08100-0002	4-08092-0005	4-05865-0112	4-05865-0118
Address	42 DOUGLASTON PARKWAY	43 DOUGLASTON PARKWAY	16 BELL BOULEVARD	16 BELL BOULEVARD
Neighborhood	DOUGLASTON	DOUGLASTON	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	92	148	152	152
Year Built	1964	1963	1973	1973
Gross SqFt	101,535	114,402	147,700	147,700
Estimated Gross Income	\$1,825,599	\$1,961,788	\$2,655,707	\$2,856,450
Gross Income per SqFt	\$17.98	\$17.15	\$17.98	\$19.34
Estimated Expense	\$644,747	\$703,879	\$938,256	\$979,445
Expense SqFt	\$6.35	\$6.15	\$6.35	\$6.63
Net Operating Income	\$1,180,852	\$1,257,909	\$1,717,451	\$1,877,005
Full Market Value	\$6,094,000	\$6,952,000	\$11,550,000	\$11,660,000
Market Value per SqFt	\$60.02	\$60.77	\$78.20	\$78.94
Distance from Cooperative in miles		0.16	1.94	1.94

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08107-0024	4-08092-0005	4-05865-0112	4-05865-0118
Address	43 DOUGLASTON PARKWAY	43 DOUGLASTON PARKWAY	16 BELL BOULEVARD	16 BELL BOULEVARD
Neighborhood	DOUGLASTON	DOUGLASTON	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	68	148	152	152
Year Built	1961	1963	1973	1973
Gross SqFt	61,578	114,402	147,700	147,700
Estimated Gross Income	\$1,107,172	\$1,961,788	\$2,655,707	\$2,856,450
Gross Income per SqFt	\$17.98	\$17.15	\$17.98	\$19.34
Estimated Expense	\$391,020	\$703,879	\$938,256	\$979,445
Expense SqFt	\$6.35	\$6.15	\$6.35	\$6.63
Net Operating Income	\$716,152	\$1,257,909	\$1,717,451	\$1,877,005
Full Market Value	\$2,761,000	\$6,952,000	\$11,550,000	\$11,660,000
Market Value per SqFt	\$44.84	\$60.77	\$78.20	\$78.94
Distance from Cooperative in miles		0.09	2.07	2.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08178-0008	4-08092-0005	4-05865-0112	
Address	241 NORTHERN BOULEVARD	43 DOUGLASTON PARKWAY	16 BELL BOULEVARD	
Neighborhood	DOUGLASTON	DOUGLASTON	BAYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	89	148	152	
Year Built	1964	1963	1973	
Gross SqFt	113,332	114,402	147,700	
Estimated Gross Income	\$1,991,243	\$1,961,788	\$2,655,707	
Gross Income per SqFt	\$17.57	\$17.15	\$17.98	
Estimated Expense	\$708,325	\$703,879	\$938,256	
Expense SqFt	\$6.25	\$6.15	\$6.35	
Net Operating Income	\$1,282,918	\$1,257,909	\$1,717,451	
Full Market Value	\$4,950,000	\$6,952,000	\$11,550,000	
Market Value per SqFt	\$43.68	\$60.77	\$78.20	
Distance from Cooperative in miles		0.13	2.22	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08256-0108	4-05137-0012	4-05137-0084	4-05200-0052
Address	54 LITTLE NECK PARKWAY	42 COLDEN STREET	43 KISSENA BOULEVARD	45 KISSENA BOULEVARD
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	252	284	287	135
Year Built	1962	1962	1962	1964
Gross SqFt	240,925	270,499	267,554	245,626
Estimated Gross Income	\$3,719,882	\$4,181,556	\$4,130,856	\$3,733,515
Gross Income per SqFt	\$15.44	\$15.46	\$15.44	\$15.20
Estimated Expense	\$1,673,947	\$1,915,291	\$1,880,813	\$1,891,320
Expense SqFt	\$6.95	\$7.08	\$7.03	\$7.70
Net Operating Income	\$2,045,935	\$2,266,265	\$2,250,043	\$1,842,195
Full Market Value	\$14,005,000	\$15,533,000	\$15,433,000	\$4,560,000
Market Value per SqFt	\$58.13	\$57.42	\$57.68	\$18.56
Distance from Cooperative in miles		5.24	5.24	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08263-0147	4-08092-0005	4-05958-0030	4-05865-0118
Address	47 LITTLE NECK PARKWAY	43 DOUGLASTON PARKWAY	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
Neighborhood	LITTLE NECK	DOUGLASTON	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	58	148	121	152
Year Built	1961	1963	1969	1973
Gross SqFt	47,040	114,402	146,525	147,700
Estimated Gross Income	\$806,736	\$1,961,788	\$2,427,510	\$2,856,450
Gross Income per SqFt	\$17.15	\$17.15	\$16.57	\$19.34
Estimated Expense	\$289,296	\$703,879	\$1,028,325	\$979,445
Expense SqFt	\$6.15	\$6.15	\$7.02	\$6.63
Net Operating Income	\$517,440	\$1,257,909	\$1,399,185	\$1,877,005
Full Market Value	\$2,112,000	\$6,952,000	\$8,800,000	\$11,660,000
Market Value per SqFt	\$44.90	\$60.77	\$60.06	\$78.94
Distance from Cooperative in miles		0.80	2.33	2.59

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08276-0002	4-08276-0658		
Address	242 HOR HARDING EXPWY SR	56 MARATHON PARKWAY		
Neighborhood	DOUGLASTON	DOUGLASTON		
Building Classification	C6-WALK-UP	C9-WALK-UP		
Total Units	168	54		
Year Built	1953	1977		
Gross SqFt	149,406	27,690		
Estimated Gross Income	\$2,109,613	\$390,932		
Gross Income per SqFt	\$14.12	\$14.12		
Estimated Expense	\$806,792	\$149,526		
Expense SqFt	\$5.40	\$5.40		
Net Operating Income	\$1,302,821	\$241,406		
Full Market Value	\$9,038,000	\$1,287,000		
Market Value per SqFt	\$60.49	\$46.48		
Distance from Cooperative in miles		0.19		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08276-0010	4-08276-0658		
Address	244 57 DRIVE	56 MARATHON PARKWAY		
Neighborhood	DOUGLASTON	DOUGLASTON		
Building Classification	C6-WALK-UP	C9-WALK-UP		
Total Units	120	54		
Year Built	1953	1977		
Gross SqFt	109,562	27,690		
Estimated Gross Income	\$1,547,015	\$390,932		
Gross Income per SqFt	\$14.12	\$14.12		
Estimated Expense	\$591,635	\$149,526		
Expense SqFt	\$5.40	\$5.40		
Net Operating Income	\$955,380	\$241,406		
Full Market Value	\$6,628,000	\$1,287,000		
Market Value per SqFt	\$60.50	\$46.48		
Distance from Cooperative in miles		0.15		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08276-0020	4-08276-0658		
Address	244 HOR HARDING EXPWY SR	56 MARATHON PARKWAY		
Neighborhood	DOUGLASTON	DOUGLASTON		
Building Classification	C6-WALK-UP	C9-WALK-UP		
Total Units	188	54		
Year Built	1952	1977		
Gross SqFt	167,032	27,690		
Estimated Gross Income	\$2,358,492	\$390,932		
Gross Income per SqFt	\$14.12	\$14.12		
Estimated Expense	\$901,973	\$149,526		
Expense SqFt	\$5.40	\$5.40		
Net Operating Income	\$1,456,519	\$241,406		
Full Market Value	\$10,104,000	\$1,287,000		
Market Value per SqFt	\$60.49	\$46.48		
Distance from Cooperative in miles		0.00		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08276-0030	4-08276-0658		
Address	246 57 DRIVE	56 MARATHON PARKWAY		
Neighborhood	DOUGLASTON	DOUGLASTON		
Building Classification	C6-WALK-UP	C9-WALK-UP		
Total Units	116	54		
Year Built	1953	1977		
Gross SqFt	103,032	27,690		
Estimated Gross Income	\$1,454,812	\$390,932		
Gross Income per SqFt	\$14.12	\$14.12		
Estimated Expense	\$556,373	\$149,526		
Expense SqFt	\$5.40	\$5.40		
Net Operating Income	\$898,439	\$241,406		
Full Market Value	\$6,233,000	\$1,287,000		
Market Value per SqFt	\$60.50	\$46.48		
Distance from Cooperative in miles		0.07		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08305-0010	4-08276-0658		
Address	245 62 AVENUE	56 MARATHON PARKWAY		
Neighborhood	DOUGLASTON	DOUGLASTON		
Building Classification	C6-WALK-UP	C9-WALK-UP		
Total Units	100	54		
Year Built	1953	1977		
Gross SqFt	90,518	27,690		
Estimated Gross Income	\$1,278,114	\$390,932		
Gross Income per SqFt	\$14.12	\$14.12		
Estimated Expense	\$488,797	\$149,526		
Expense SqFt	\$5.40	\$5.40		
Net Operating Income	\$789,317	\$241,406		
Full Market Value	\$4,213,000	\$1,287,000		
Market Value per SqFt	\$46.54	\$46.48		
Distance from Cooperative in miles		0.28		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08306-0004	4-08276-0658		
Address	245 62 AVENUE	56 MARATHON PARKWAY		
Neighborhood	DOUGLASTON	DOUGLASTON		
Building Classification	C6-WALK-UP	C9-WALK-UP		
Total Units	124	54		
Year Built	1953	1977		
Gross SqFt	115,226	27,690		
Estimated Gross Income	\$1,626,991	\$390,932		
Gross Income per SqFt	\$14.12	\$14.12		
Estimated Expense	\$622,220	\$149,526		
Expense SqFt	\$5.40	\$5.40		
Net Operating Income	\$1,004,771	\$241,406		
Full Market Value	\$5,368,000	\$1,287,000		
Market Value per SqFt	\$46.59	\$46.48		
Distance from Cooperative in miles		0.30		

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08337-0001	4-07660-0002	4-07672-0002	4-07943-0050
Address	57 MARATHON PARKWAY	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	159,428	138,500	174,200	24,480
Estimated Gross Income	\$3,188,560	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,275,424	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,913,136	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$7,051,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.23	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.43	1.49	2.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08349-0036	4-07660-0002	4-07672-0002	4-07943-0050
Address	249 60 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	177	224	48
Year Built	1953	1949	1949	1965
Gross SqFt	161,012	138,500	174,200	24,480
Estimated Gross Income	\$3,220,240	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,288,096	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,932,144	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$7,117,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.20	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.57	1.62	2.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08353-0001	4-07660-0002	4-07672-0002	4-07943-0050
Address	60 251 STREET	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	152,286	138,500	174,200	24,480
Estimated Gross Income	\$3,045,720	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,218,288	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,827,432	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$6,732,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.21	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.39	1.44	1.96

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08358-0001	4-06277-0002	4-10593-0002	
Address	253 61 AVENUE	42 CORPORAL KENNEDY STREE	86 GRAND CENTRL PARKWAY	
Neighborhood	LITTLE NECK	BAYSIDE	HOLLISWOOD	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	288	219	384	
Year Built	1952	1951	1951	
Gross SqFt	261,992	208,345	290,112	
Estimated Gross Income	\$3,777,925	\$2,608,686	\$4,730,743	
Gross Income per SqFt	\$14.42	\$12.52	\$16.31	
Estimated Expense	\$1,841,804	\$897,160	\$2,231,128	
Expense SqFt	\$7.03	\$4.31	\$7.69	
Net Operating Income	\$1,936,121	\$1,711,526	\$2,499,615	
Full Market Value	\$11,550,000	\$7,953,000	\$17,004,000	
Market Value per SqFt	\$44.09	\$38.17	\$58.61	
Distance from Cooperative in miles		2.47	3.00	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08359-0006	4-10599-0100		
Address	60 LITTLE NECK PARKWAY	206 86 ROAD		
Neighborhood	LITTLE NECK	HOLLISWOOD		
Building Classification	C6-WALK-UP	C9-WALK-UP		
Total Units	80	192		
Year Built	1952	1952		
Gross SqFt	70,124	145,056		
Estimated Gross Income	\$1,143,020	\$2,365,371		
Gross Income per SqFt	\$16.30	\$16.31		
Estimated Expense	\$538,550	\$1,093,503		
Expense SqFt	\$7.68	\$7.54		
Net Operating Income	\$604,470	\$1,271,868		
Full Market Value	\$3,102,000	\$8,652,000		
Market Value per SqFt	\$44.24	\$59.65		
Distance from Cooperative in miles		3.20		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08363-0001	4-07660-0002	4-07672-0002	4-07943-0050
Address	251 61 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	216	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	189,016	138,500	174,200	24,480
Estimated Gross Income	\$3,780,320	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,512,128	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$2,268,192	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$8,349,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.17	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.50	1.53	1.93

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08367-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	255 61 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	92	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	82,852	138,500	174,200	24,480
Estimated Gross Income	\$1,657,040	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$662,816	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$994,224	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$3,663,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.21	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.62	1.65	1.99

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08373-0002	4-07660-0002	4-07672-0002	4-07943-0050
Address	249 63 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	108	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	96,244	138,500	174,200	24,480
Estimated Gross Income	\$1,924,880	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$769,952	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,154,928	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$4,246,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.12	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.35	1.37	1.77

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08374-0056	4-07660-0002	4-07672-0002	4-07943-0050
Address	252 63 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	84	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	74,580	138,500	174,200	24,480
Estimated Gross Income	\$1,491,600	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$596,640	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$894,960	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$3,289,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.10	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.47	1.49	1.84

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08401-0096	4-07117-0008	4-09247-0001	
Address	70 260 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	128	215	103	
Year Built	1949	1950	1941	
Gross SqFt	99,360	205,744	83,650	
Estimated Gross Income	\$1,727,146	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$839,592	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$887,554	\$2,210,345	\$816,863	
Full Market Value	\$6,406,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.47	\$77.26	\$70.10	
Distance from Cooperative in miles		3.06	6.11	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08401-0350	4-07660-0002	4-07672-0002	4-07943-0050
Address	251 71 ROAD	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	144	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	121,968	138,500	174,200	24,480
Estimated Gross Income	\$2,439,360	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$975,744	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,463,616	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$8,745,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$71.70	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.56	1.54	1.62

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08401-0675	4-07660-0002	4-07672-0002	4-07943-0050
Address	251 71 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	256	177	224	48
Year Built	1952	1949	1949	1965
Gross SqFt	217,014	138,500	174,200	24,480
Estimated Gross Income	\$4,340,280	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$1,736,112	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$2,604,168	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$9,581,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.15	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		1.44	1.41	1.41

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08440-0001	4-07117-0008	4-09247-0001	
Address	73 LITTLE NECK PARKWAY	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	144	215	103	
Year Built	1948	1950	1941	
Gross SqFt	112,736	205,744	83,650	
Estimated Gross Income	\$1,959,352	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$952,619	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,006,733	\$2,210,345	\$816,863	
Full Market Value	\$7,263,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.42	\$77.26	\$70.10	
Distance from Cooperative in miles		3.31	6.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08441-0001	4-07117-0008	4-09247-0001	
Address	73 255 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	188	215	103	
Year Built	1948	1950	1941	
Gross SqFt	145,244	205,744	83,650	
Estimated Gross Income	\$2,524,341	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,227,312	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,297,029	\$2,210,345	\$816,863	
Full Market Value	\$9,359,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.44	\$77.26	\$70.10	
Distance from Cooperative in miles		3.40	6.44	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08442-0001	4-07117-0008	4-09247-0001	
Address	70 LITTLE NECK PARKWAY	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	228	215	103	
Year Built	1948	1950	1941	
Gross SqFt	178,384	205,744	83,650	
Estimated Gross Income	\$3,100,314	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,507,345	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,592,969	\$2,210,345	\$816,863	
Full Market Value	\$11,494,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.43	\$77.26	\$70.10	
Distance from Cooperative in miles		3.31	6.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08443-0001	4-07117-0008	4-09247-0001	
Address	260 LANGSTON AVENUE	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	104	215	103	
Year Built	1949	1950	1941	
Gross SqFt	72,464	205,744	83,650	
Estimated Gross Income	\$1,259,424	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$612,321	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$647,103	\$2,210,345	\$816,863	
Full Market Value	\$3,201,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$44.17	\$77.26	\$70.10	
Distance from Cooperative in miles		3.26	6.39	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08446-0001	4-07117-0008	4-09247-0001	
Address	73 260 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	192	215	103	
Year Built	1948	1950	1941	
Gross SqFt	145,656	205,744	83,650	
Estimated Gross Income	\$2,531,501	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,230,793	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,300,708	\$2,210,345	\$816,863	
Full Market Value	\$9,385,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.43	\$77.26	\$70.10	
Distance from Cooperative in miles		3.50	6.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08447-0001	4-07117-0008	4-09247-0001	
Address	71 260 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	248	215	103	
Year Built	1948	1950	1941	
Gross SqFt	174,680	205,744	83,650	
Estimated Gross Income	\$3,035,938	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,476,046	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,559,892	\$2,210,345	\$816,863	
Full Market Value	\$7,711,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$44.14	\$77.26	\$70.10	
Distance from Cooperative in miles		3.45	6.53	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08448-0001	4-07117-0008	4-09247-0001	
Address	70 261 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	120	215	103	
Year Built	1948	1950	1941	
Gross SqFt	84,160	205,744	83,650	
Estimated Gross Income	\$1,462,701	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$711,152	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$751,549	\$2,210,345	\$816,863	
Full Market Value	\$3,718,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$44.18	\$77.26	\$70.10	
Distance from Cooperative in miles		3.50	6.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08449-0001	4-07117-0008	4-09247-0001	
Address	264 LANGSTON AVENUE	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	88	215	103	
Year Built	1949	1950	1941	
Gross SqFt	61,480	205,744	83,650	
Estimated Gross Income	\$1,068,522	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$519,506	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$549,016	\$2,210,345	\$816,863	
Full Market Value	\$2,717,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$44.19	\$77.26	\$70.10	
Distance from Cooperative in miles		3.66	6.75	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08450-0001	4-07117-0008	4-09247-0001	
Address	264 LANGSTON AVENUE	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	180	215	103	
Year Built	1948	1950	1941	
Gross SqFt	126,240	205,744	83,650	
Estimated Gross Income	\$2,194,051	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,066,728	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,127,323	\$2,210,345	\$816,863	
Full Market Value	\$8,134,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.43	\$77.26	\$70.10	
Distance from Cooperative in miles		3.66	6.73	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08489-0001	4-07117-0003	4-03175-0001	
Address	269 GRAND CENTRAL PARKWAY	188 64 AVENUE	104 QUEENS BOULEVARD	
Neighborhood	GLEN OAKS	FRESH MEADOWS	REGO PARK	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	1,866	1,201	1,327	
Year Built	1972	1947	1960	
Gross SqFt	3,750,565	1,228,778	1,741,458	
Estimated Gross Income	\$63,872,122	\$21,316,772	\$29,086,139	
Gross Income per SqFt	\$17.03	\$17.35	\$16.70	
Estimated Expense	\$22,355,243	\$8,908,776	\$11,769,152	
Expense SqFt	\$5.96	\$7.25	\$6.76	
Net Operating Income	\$41,516,879	\$12,407,996	\$17,316,987	
Full Market Value	\$300,151,000	\$87,230,000	\$125,304,000	
Market Value per SqFt	\$80.03	\$70.99	\$71.95	
Distance from Cooperative in miles		3.82	7.44	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08490-0002	4-07117-0008	4-09247-0001	
Address	245 76 AVENUE	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	168	215	103	
Year Built	1948	1950	1941	
Gross SqFt	123,120	205,744	83,650	
Estimated Gross Income	\$2,139,826	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,040,364	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,099,462	\$2,210,345	\$816,863	
Full Market Value	\$7,933,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.43	\$77.26	\$70.10	
Distance from Cooperative in miles		2.97	5.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08492-0002	4-07117-0008	4-09247-0001	
Address	76 COMMONWEALTH BOULEVARI	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	168	215	103	
Year Built	1947	1950	1941	
Gross SqFt	120,336	205,744	83,650	
Estimated Gross Income	\$2,091,440	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,016,839	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,074,601	\$2,210,345	\$816,863	
Full Market Value	\$5,313,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$44.15	\$77.26	\$70.10	
Distance from Cooperative in miles		2.94	5.89	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08496-0002	4-07117-0008	4-09247-0001	
Address	76 249 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	112	215	103	
Year Built	1948	1950	1941	
Gross SqFt	82,320	205,744	83,650	
Estimated Gross Income	\$1,430,722	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$695,604	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$735,118	\$2,210,345	\$816,863	
Full Market Value	\$5,304,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.43	\$77.26	\$70.10	
Distance from Cooperative in miles		3.06	6.02	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08510-0031	4-07117-0008	4-09247-0001	
Address	75 255 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	96	215	103	
Year Built	1948	1950	1941	
Gross SqFt	73,112	205,744	83,650	
Estimated Gross Income	\$1,270,687	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$617,796	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$652,891	\$2,210,345	\$816,863	
Full Market Value	\$3,234,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$44.23	\$77.26	\$70.10	
Distance from Cooperative in miles		3.36	6.34	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08511-0002	4-07117-0008	4-09247-0001	
Address	254 74 AVENUE	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	144	215	103	
Year Built	1948	1950	1941	
Gross SqFt	112,112	205,744	83,650	
Estimated Gross Income	\$1,948,507	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$947,346	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,001,161	\$2,210,345	\$816,863	
Full Market Value	\$7,224,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.44	\$77.26	\$70.10	
Distance from Cooperative in miles		3.34	6.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08513-0020	4-07117-0008	4-09247-0001	
Address	75 255 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	40	215	103	
Year Built	1962	1950	1941	
Gross SqFt	30,828	205,744	83,650	
Estimated Gross Income	\$535,791	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$260,497	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$275,294	\$2,210,345	\$816,863	
Full Market Value	\$1,364,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$44.25	\$77.26	\$70.10	
Distance from Cooperative in miles		3.51	6.49	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08515-0002	4-07117-0008	4-09247-0001	
Address	74 260 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	176	215	103	
Year Built	1948	1950	1941	
Gross SqFt	137,476	205,744	83,650	
Estimated Gross Income	\$2,389,333	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,161,672	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,227,661	\$2,210,345	\$816,863	
Full Market Value	\$8,857,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.43	\$77.26	\$70.10	
Distance from Cooperative in miles		3.47	6.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08517-0002	4-07117-0008	4-09247-0001	
Address	74 263 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	180	215	103	
Year Built	1948	1950	1941	
Gross SqFt	139,272	205,744	83,650	
Estimated Gross Income	\$2,420,547	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,176,848	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,243,699	\$2,210,345	\$816,863	
Full Market Value	\$8,973,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$64.43	\$77.26	\$70.10	
Distance from Cooperative in miles		3.57	6.60	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08535-0002	4-07117-0008	4-09247-0001	
Address	75 263 STREET	67 192 STREET	84 125 STREET	
Neighborhood	GLEN OAKS	FRESH MEADOWS	KEW GARDENS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	200	215	103	
Year Built	1948	1950	1941	
Gross SqFt	154,232	205,744	83,650	
Estimated Gross Income	\$2,680,552	\$3,807,831	\$1,582,109	
Gross Income per SqFt	\$17.38	\$18.51	\$18.91	
Estimated Expense	\$1,303,260	\$1,597,486	\$765,246	
Expense SqFt	\$8.45	\$7.76	\$9.15	
Net Operating Income	\$1,377,292	\$2,210,345	\$816,863	
Full Market Value	\$8,102,000	\$15,895,000	\$5,864,000	
Market Value per SqFt	\$52.53	\$77.26	\$70.10	
Distance from Cooperative in miles		3.67	6.68	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08743-0102	4-07660-0002	4-07672-0002	4-07943-0050
Address	81 LANGDALE STREET	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	FLORAL PARK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	152	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	118,980	138,500	174,200	24,480
Estimated Gross Income	\$2,379,600	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$951,840	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,427,760	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$5,258,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.19	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		2.58	2.52	2.11

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08745-0001	4-07660-0002	4-07672-0002	4-07943-0050
Address	81 LANGDALE STREET	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	FLORAL PARK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	40	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	33,160	138,500	174,200	24,480
Estimated Gross Income	\$663,200	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$265,280	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$397,920	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$1,463,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.12	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		2.64	2.58	2.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08762-0001	4-07660-0002	4-07672-0002	4-07943-0050
Address	268 82 AVENUE	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	FLORAL PARK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	94,685	138,500	174,200	24,480
Estimated Gross Income	\$1,893,700	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$757,480	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$1,136,220	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$4,180,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.15	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		2.62	2.55	2.08

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08764-0001	4-07660-0002	4-07672-0002	4-07943-0050
Address	81 LANGDALE STREET	224 64 AVENUE	224 69 AVENUE	87 WINCHESTER BOULEVARD
Neighborhood	FLORAL PARK	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	48	177	224	48
Year Built	1950	1949	1949	1965
Gross SqFt	39,245	138,500	174,200	24,480
Estimated Gross Income	\$784,900	\$2,812,551	\$3,579,610	\$508,544
Gross Income per SqFt	\$20.00	\$20.31	\$20.55	\$20.77
Estimated Expense	\$313,960	\$1,090,484	\$1,387,893	\$222,104
Expense SqFt	\$8.00	\$7.87	\$7.97	\$9.07
Net Operating Income	\$470,940	\$1,722,067	\$2,191,717	\$286,440
Full Market Value	\$1,738,000	\$10,736,000	\$13,640,000	\$1,892,000
Market Value per SqFt	\$44.29	\$77.52	\$78.30	\$77.29
Distance from Cooperative in miles		2.67	2.60	2.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08929-0106	4-09306-0030	4-08857-0075	4-08847-0357
Address	91 88 ROAD	100 92 AVENUE	84 85 ROAD	86 FOREST PARKWAY
Neighborhood	WOODHAVEN	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	26	48	47
Year Built	1938	1931	1935	1928
Gross SqFt	64,512	31,023	48,000	42,000
Estimated Gross Income	\$884,460	\$434,979	\$600,334	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.51	\$13.71
Estimated Expense	\$468,357	\$152,450	\$216,038	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.50	\$7.26
Net Operating Income	\$416,103	\$282,529	\$384,296	\$270,741
Full Market Value	\$2,277,000	\$1,386,000	\$2,385,000	\$1,606,000
Market Value per SqFt	\$35.30	\$44.68	\$49.69	\$38.24
Distance from Cooperative in miles		0.40	0.53	0.51

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09186-0049	4-09206-0001	4-09306-0030	4-09302-0028
Address	86 102 STREET	109 PARK LANE SOUTH	100 92 AVENUE	87 113 STREET
Neighborhood	RICHMOND HILL	RICHMOND HILL	WOODHAVEN	RICHMOND HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	73	77	26	58
Year Built	1927	1929	1931	1933
Gross SqFt	69,000	76,188	31,023	53,166
Estimated Gross Income	\$872,850	\$963,417	\$434,979	\$672,018
Gross Income per SqFt	\$12.65	\$12.65	\$14.02	\$12.64
Estimated Expense	\$422,970	\$467,005	\$152,450	\$369,504
Expense SqFt	\$6.13	\$6.13	\$4.91	\$6.95
Net Operating Income	\$449,880	\$496,412	\$282,529	\$302,514
Full Market Value	\$2,233,000	\$2,860,000	\$1,386,000	\$2,025,000
Market Value per SqFt	\$32.36	\$37.54	\$44.68	\$38.09
Distance from Cooperative in miles		0.46	0.39	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09204-0009	4-09302-0028	4-09304-0011	4-09206-0001
Address	86 109 STREET	87 113 STREET	87 115 STREET	109 PARK LANE SOUTH
Neighborhood	RICHMOND HILL	RICHMOND HILL	RICHMOND HILL	RICHMOND HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	54	58	60	77
Year Built	1928	1933	1938	1929
Gross SqFt	56,400	53,166	65,976	76,188
Estimated Gross Income	\$712,896	\$672,018	\$826,651	\$963,417
Gross Income per SqFt	\$12.64	\$12.64	\$12.53	\$12.65
Estimated Expense	\$262,260	\$369,504	\$321,303	\$467,005
Expense SqFt	\$4.65	\$6.95	\$4.87	\$6.13
Net Operating Income	\$450,636	\$302,514	\$505,348	\$496,412
Full Market Value	\$1,826,000	\$2,025,000	\$2,480,000	\$2,860,000
Market Value per SqFt	\$32.38	\$38.09	\$37.59	\$37.54
Distance from Cooperative in miles		0.23	0.30	0.34

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09209-0049	4-03321-0018	4-09206-0001	4-09234-0034
Address	83 116 STREET	83 118 STREET	109 PARK LANE SOUTH	84 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	RICHMOND HILL	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	58	79	77	41
Year Built	1930	1954	1929	1939
Gross SqFt	66,600	74,118	76,188	40,700
Estimated Gross Income	\$851,814	\$1,101,020	\$963,417	\$508,750
Gross Income per SqFt	\$12.79	\$14.85	\$12.65	\$12.50
Estimated Expense	\$396,270	\$426,000	\$467,005	\$161,697
Expense SqFt	\$5.95	\$5.75	\$6.13	\$3.97
Net Operating Income	\$455,544	\$675,020	\$496,412	\$347,053
Full Market Value	\$2,156,000	\$3,652,000	\$2,860,000	\$2,070,000
Market Value per SqFt	\$32.37	\$49.27	\$37.54	\$50.86
Distance from Cooperative in miles		0.14	0.26	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09209-0055	4-03322-0112	4-09234-0034	4-09260-0018
Address	115 84 AVENUE	83 LEFFERTS BOULEVARD	84 118 STREET	85 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	42	41	41
Year Built	1928	1931	1939	1931
Gross SqFt	55,600	55,200	40,700	38,600
Estimated Gross Income	\$583,800	\$521,445	\$508,750	\$405,173
Gross Income per SqFt	\$10.50	\$9.45	\$12.50	\$10.50
Estimated Expense	\$272,440	\$244,440	\$161,697	\$189,204
Expense SqFt	\$4.90	\$4.43	\$3.97	\$4.90
Net Operating Income	\$311,360	\$277,005	\$347,053	\$215,969
Full Market Value	\$1,793,000	\$1,645,000	\$2,070,000	\$1,155,000
Market Value per SqFt	\$32.25	\$29.80	\$50.86	\$29.92
Distance from Cooperative in miles		0.19	0.19	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09231-0063	4-09230-0066	4-09234-0034	
Address	83 LEFFERTS BOULEVARD	119 METROPOLITAN AVENUE	84 118 STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	95	41	
Year Built	1922	1925	1939	
Gross SqFt	32,000	71,436	40,700	
Estimated Gross Income	\$440,000	\$1,101,846	\$508,750	
Gross Income per SqFt	\$13.75	\$15.42	\$12.50	
Estimated Expense	\$168,960	\$519,943	\$161,697	
Expense SqFt	\$5.28	\$7.28	\$3.97	
Net Operating Income	\$271,040	\$581,903	\$347,053	
Full Market Value	\$1,254,000	\$3,992,000	\$2,070,000	
Market Value per SqFt	\$39.19	\$55.88	\$50.86	
Distance from Cooperative in miles		0.08	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09234-0044	4-09234-0034	4-03321-0111	
Address	84 118 STREET	84 118 STREET	83 118 STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	45	41	44	
Year Built	1961	1939	1960	
Gross SqFt	40,454	40,700	30,900	
Estimated Gross Income	\$577,279	\$508,750	\$495,327	
Gross Income per SqFt	\$14.27	\$12.50	\$16.03	
Estimated Expense	\$213,597	\$161,697	\$237,930	
Expense SqFt	\$5.28	\$3.97	\$7.70	
Net Operating Income	\$363,682	\$347,053	\$257,397	
Full Market Value	\$2,167,000	\$2,070,000	\$1,755,000	
Market Value per SqFt	\$53.57	\$50.86	\$56.80	
Distance from Cooperative in miles		0.00	0.11	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09246-0305	4-03357-0012	4-03353-0059	
Address	124 84 ROAD	84 TALBOT STREET	80 LEFFERTS BOULEVARD	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	106	48	
Year Built	1938	1927	1930	
Gross SqFt	82,767	94,027	67,810	
Estimated Gross Income	\$1,016,379	\$1,184,193	\$811,342	
Gross Income per SqFt	\$12.28	\$12.59	\$11.96	
Estimated Expense	\$488,325	\$534,064	\$306,990	
Expense SqFt	\$5.90	\$5.68	\$4.53	
Net Operating Income	\$528,054	\$650,129	\$504,352	
Full Market Value	\$2,684,000	\$4,275,000	\$3,214,000	
Market Value per SqFt	\$32.43	\$45.47	\$47.40	
Distance from Cooperative in miles		0.07	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09249-0040	4-03357-0012	4-09621-0001	
Address	84 129 STREET	84 TALBOT STREET	87 135 STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	131	106	62	
Year Built	1969	1927	1954	
Gross SqFt	107,250	94,027	50,400	
Estimated Gross Income	\$1,496,138	\$1,184,193	\$799,305	
Gross Income per SqFt	\$13.95	\$12.59	\$15.86	
Estimated Expense	\$598,455	\$534,064	\$377,644	
Expense SqFt	\$5.58	\$5.68	\$7.49	
Net Operating Income	\$897,683	\$650,129	\$421,661	
Full Market Value	\$5,841,000	\$4,275,000	\$2,881,000	
Market Value per SqFt	\$54.46	\$45.47	\$57.16	
Distance from Cooperative in miles		0.26	0.22	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09265-0001	4-09260-0018	4-09234-0034	
Address	85 LEFFERTS BOULEVARD	85 118 STREET	84 118 STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	41	41	
Year Built	1928	1931	1939	
Gross SqFt	43,284	38,600	40,700	
Estimated Gross Income	\$497,766	\$405,173	\$508,750	
Gross Income per SqFt	\$11.50	\$10.50	\$12.50	
Estimated Expense	\$192,181	\$189,204	\$161,697	
Expense SqFt	\$4.44	\$4.90	\$3.97	
Net Operating Income	\$305,585	\$215,969	\$347,053	
Full Market Value	\$1,408,000	\$1,155,000	\$2,070,000	
Market Value per SqFt	\$32.53	\$29.92	\$50.86	
Distance from Cooperative in miles		0.10	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09266-0001	4-09265-0006	4-09234-0034	
Address	120 85 AVENUE	85 120 STREET	84 118 STREET	
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	71	41	
Year Built	1951	1961	1939	
Gross SqFt	49,406	61,092	40,700	
Estimated Gross Income	\$705,024	\$994,021	\$508,750	
Gross Income per SqFt	\$14.27	\$16.27	\$12.50	
Estimated Expense	\$260,864	\$331,782	\$161,697	
Expense SqFt	\$5.28	\$5.43	\$3.97	
Net Operating Income	\$444,160	\$662,239	\$347,053	
Full Market Value	\$2,651,000	\$3,718,000	\$2,070,000	
Market Value per SqFt	\$53.66	\$60.86	\$50.86	
Distance from Cooperative in miles		0.06	0.15	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09426-0054	4-09519-0031	4-09537-0014	
Address	101 108 STREET	103 114 STREET	104 115 STREET	
Neighborhood	RICHMOND HILL	RICHMOND HILL	RICHMOND HILL	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	
Total Units	32	16	24	
Year Built	1931	1931	1931	
Gross SqFt	24,720	12,160	18,000	
Estimated Gross Income	\$300,348	\$141,874	\$227,302	
Gross Income per SqFt	\$12.15	\$11.67	\$12.63	
Estimated Expense	\$138,926	\$66,410	\$104,066	
Expense SqFt	\$5.62	\$5.46	\$5.78	
Net Operating Income	\$161,422	\$75,464	\$123,236	
Full Market Value	\$927,000	\$483,000	\$825,000	
Market Value per SqFt	\$37.50	\$39.72	\$45.83	
Distance from Cooperative in miles		0.31	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09629-0001	4-09245-0240	4-09631-0227	4-09649-0053
Address	131 KEW GARDENS ROAD	84 AUSTIN STREET	123 83 AVENUE	85 MANTON STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	75	51	80
Year Built	1960	1955	1962	1953
Gross SqFt	77,520	74,928	54,600	92,000
Estimated Gross Income	\$1,079,854	\$1,146,558	\$647,556	\$1,281,657
Gross Income per SqFt	\$13.93	\$15.30	\$11.86	\$13.93
Estimated Expense	\$288,374	\$410,839	\$355,992	\$342,363
Expense SqFt	\$3.72	\$5.48	\$6.52	\$3.72
Net Operating Income	\$791,480	\$735,719	\$291,564	\$939,294
Full Market Value	\$5,212,000	\$5,052,000	\$1,861,000	\$3,542,000
Market Value per SqFt	\$67.23	\$67.42	\$34.08	\$38.50
Distance from Cooperative in miles		0.29	0.26	0.30

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09631-0232	4-09649-0053	4-09715-0146	
Address	123 83 AVENUE	85 MANTON STREET	141 PERSHING CRESCENT	
Neighborhood	KEW GARDENS	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	132	80	108	
Year Built	1960	1953	1949	
Gross SqFt	115,000	92,000	109,500	
Estimated Gross Income	\$1,578,950	\$1,281,657	\$1,481,617	
Gross Income per SqFt	\$13.73	\$13.93	\$13.53	
Estimated Expense	\$600,300	\$342,363	\$735,654	
Expense SqFt	\$5.22	\$3.72	\$6.72	
Net Operating Income	\$978,650	\$939,294	\$745,963	
Full Market Value	\$6,314,000	\$3,542,000	\$4,938,000	
Market Value per SqFt	\$54.90	\$38.50	\$45.10	
Distance from Cooperative in miles		0.28	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09648-0024	4-09711-0056	4-09710-0037	4-09715-0146
Address	84 VAN WYCK EXPRESSWAY	141 85 ROAD	139 85 DRIVE	141 PERSHING CRESCENT
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	132	130	108
Year Built	1954	1951	1951	1949
Gross SqFt	80,052	103,629	114,000	109,500
Estimated Gross Income	\$1,156,751	\$1,653,501	\$1,647,301	\$1,481,617
Gross Income per SqFt	\$14.45	\$15.96	\$14.45	\$13.53
Estimated Expense	\$525,942	\$755,120	\$749,105	\$735,654
Expense SqFt	\$6.57	\$7.29	\$6.57	\$6.72
Net Operating Income	\$630,809	\$898,381	\$898,196	\$745,963
Full Market Value	\$4,365,000	\$6,130,000	\$5,489,000	\$4,938,000
Market Value per SqFt	\$54.53	\$59.15	\$48.15	\$45.10
Distance from Cooperative in miles		0.20	0.19	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09660-0015	4-09667-0001	4-09660-0135	4-09660-0002
Address	82 134 STREET	82 HOOVER AVENUE	82 135 STREET	82 134 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	84	72	72
Year Built	1951	1952	1952	1952
Gross SqFt	62,256	64,248	53,600	53,600
Estimated Gross Income	\$941,540	\$1,092,980	\$948,918	\$926,047
Gross Income per SqFt	\$15.12	\$17.01	\$17.70	\$17.28
Estimated Expense	\$333,703	\$414,927	\$398,451	\$320,318
Expense SqFt	\$5.36	\$6.46	\$7.43	\$5.98
Net Operating Income	\$607,837	\$678,053	\$550,467	\$605,729
Full Market Value	\$3,575,000	\$4,902,000	\$3,949,000	\$3,839,000
Market Value per SqFt	\$57.42	\$76.30	\$73.68	\$71.62
Distance from Cooperative in miles		0.07	0.06	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09665-0001	4-09719-0002	4-09712-0102	4-09666-0080
Address	83 141 STREET	84 141 STREET	141 85 ROAD	137 83 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	256	291	252	144
Year Built	1955	1958	1951	1952
Gross SqFt	253,180	357,885	179,072	126,552
Estimated Gross Income	\$3,847,650	\$4,439,301	\$3,308,472	\$1,919,794
Gross Income per SqFt	\$15.20	\$12.40	\$18.48	\$15.17
Estimated Expense	\$1,355,792	\$2,168,419	\$1,384,133	\$978,247
Expense SqFt	\$5.36	\$6.06	\$7.73	\$7.73
Net Operating Income	\$2,491,858	\$2,270,882	\$1,924,339	\$941,547
Full Market Value	\$17,124,000	\$13,640,000	\$13,839,000	\$6,472,000
Market Value per SqFt	\$67.64	\$38.11	\$77.28	\$51.14
Distance from Cooperative in miles		0.08	0.26	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09666-0001	4-09719-0002	4-09666-0080	
Address	139 82 DRIVE	84 141 STREET	137 83 AVENUE	
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	282	291	144	
Year Built	1958	1958	1952	
Gross SqFt	315,136	357,885	126,552	
Estimated Gross Income	\$4,345,725	\$4,439,301	\$1,919,794	
Gross Income per SqFt	\$13.79	\$12.40	\$15.17	
Estimated Expense	\$1,752,156	\$2,168,419	\$978,247	
Expense SqFt	\$5.56	\$6.06	\$7.73	
Net Operating Income	\$2,593,569	\$2,270,882	\$941,547	
Full Market Value	\$17,108,000	\$13,640,000	\$6,472,000	
Market Value per SqFt	\$54.29	\$38.11	\$51.14	
Distance from Cooperative in miles		0.14	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09711-0020	4-09651-0061	4-09702-0070	4-09623-0001
Address	139 84 DRIVE	84 MANTON STREET	146 HILLSIDE AVENUE	87 87 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	JAMAICA	KEW GARDENS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	30	24	12
Year Built	1935	1928	1931	1931
Gross SqFt	17,673	21,220	20,834	9,600
Estimated Gross Income	\$224,843	\$312,935	\$282,470	\$128,890
Gross Income per SqFt	\$12.72	\$14.75	\$13.56	\$13.43
Estimated Expense	\$96,013	\$148,115	\$132,612	\$32,620
Expense SqFt	\$5.43	\$6.98	\$6.37	\$3.40
Net Operating Income	\$128,830	\$164,820	\$149,858	\$96,270
Full Market Value	\$771,000	\$924,000	\$772,000	\$539,000
Market Value per SqFt	\$43.63	\$43.54	\$37.05	\$56.15
Distance from Cooperative in miles		0.17	0.34	0.34

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09711-0032	4-09711-0056	4-09712-0102	4-09644-0001
Address	139 85 DRIVE	141 85 ROAD	141 85 ROAD	86 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	125	132	252	201
Year Built	1959	1951	1951	1960
Gross SqFt	122,640	103,629	179,072	167,400
Estimated Gross Income	\$1,799,936	\$1,653,501	\$3,308,472	\$2,978,731
Gross Income per SqFt	\$14.68	\$15.96	\$18.48	\$17.79
Estimated Expense	\$715,274	\$755,120	\$1,384,133	\$1,423,205
Expense SqFt	\$5.83	\$7.29	\$7.73	\$8.50
Net Operating Income	\$1,084,662	\$898,381	\$1,924,339	\$1,555,526
Full Market Value	\$6,699,000	\$6,130,000	\$13,839,000	\$11,215,000
Market Value per SqFt	\$54.62	\$59.15	\$77.28	\$67.00
Distance from Cooperative in miles		0.00	0.07	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09711-0125	4-09649-0053	4-09715-0146	
Address	139 85 DRIVE	85 MANTON STREET	141 PERSHING CRESCENT	
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	80	108	
Year Built	1951	1953	1949	
Gross SqFt	36,942	92,000	109,500	
Estimated Gross Income	\$507,214	\$1,281,657	\$1,481,617	
Gross Income per SqFt	\$13.73	\$13.93	\$13.53	
Estimated Expense	\$192,837	\$342,363	\$735,654	
Expense SqFt	\$5.22	\$3.72	\$6.72	
Net Operating Income	\$314,377	\$939,294	\$745,963	
Full Market Value	\$1,419,000	\$3,542,000	\$4,938,000	
Market Value per SqFt	\$38.41	\$38.50	\$45.10	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09712-0169	4-09712-0161	4-09710-0002	4-09711-0056
Address	142 84 DRIVE	142 84 DRIVE	85 139 STREET	141 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	90	106	132
Year Built	1959	1966	1952	1951
Gross SqFt	67,000	66,924	73,280	103,629
Estimated Gross Income	\$1,122,920	\$1,117,161	\$1,246,564	\$1,653,501
Gross Income per SqFt	\$16.76	\$16.69	\$17.01	\$15.96
Estimated Expense	\$600,320	\$455,138	\$528,438	\$755,120
Expense SqFt	\$8.96	\$6.80	\$7.21	\$7.29
Net Operating Income	\$522,600	\$662,023	\$718,126	\$898,381
Full Market Value	\$3,047,000	\$4,790,000	\$5,192,000	\$6,130,000
Market Value per SqFt	\$45.48	\$71.57	\$70.85	\$59.15
Distance from Cooperative in miles		0.00	0.12	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09713-0102	4-09712-0151	4-09712-0161	4-09710-0002
Address	140 BURDEN CRESCENT	141 84 DRIVE	142 84 DRIVE	85 139 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	72	90	106
Year Built	1952	1952	1966	1952
Gross SqFt	57,672	55,722	66,924	73,280
Estimated Gross Income	\$966,583	\$933,732	\$1,117,161	\$1,246,564
Gross Income per SqFt	\$16.76	\$16.76	\$16.69	\$17.01
Estimated Expense	\$516,741	\$499,138	\$455,138	\$528,438
Expense SqFt	\$8.96	\$8.96	\$6.80	\$7.21
Net Operating Income	\$449,842	\$434,594	\$662,023	\$718,126
Full Market Value	\$2,134,000	\$3,144,000	\$4,790,000	\$5,192,000
Market Value per SqFt	\$37.00	\$56.42	\$71.57	\$70.85
Distance from Cooperative in miles		0.07	0.07	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09713-0113	4-09715-0146	4-09649-0053	
Address	140 BURDEN CRESCENT	141 PERSHING CRESCENT	85 MANTON STREET	
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	70	108	80	
Year Built	1959	1949	1953	
Gross SqFt	61,050	109,500	92,000	
Estimated Gross Income	\$838,217	\$1,481,617	\$1,281,657	
Gross Income per SqFt	\$13.73	\$13.53	\$13.93	
Estimated Expense	\$318,681	\$735,654	\$342,363	
Expense SqFt	\$5.22	\$6.72	\$3.72	
Net Operating Income	\$519,536	\$745,963	\$939,294	
Full Market Value	\$2,255,000	\$4,938,000	\$3,542,000	
Market Value per SqFt	\$36.94	\$45.10	\$38.50	
Distance from Cooperative in miles		0.08	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09713-0163	4-09712-0161	4-09716-0185	4-09710-0002
Address	140 84 DRIVE	142 84 DRIVE	142 PERSHING CRESCENT	85 139 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	90	58	106
Year Built	1961	1966	1959	1952
Gross SqFt	38,790	66,924	39,000	73,280
Estimated Gross Income	\$473,558	\$1,117,161	\$695,387	\$1,246,564
Gross Income per SqFt	\$12.21	\$16.69	\$17.83	\$17.01
Estimated Expense	\$222,582	\$455,138	\$254,549	\$528,438
Expense SqFt	\$5.74	\$6.80	\$6.53	\$7.21
Net Operating Income	\$250,976	\$662,023	\$440,838	\$718,126
Full Market Value	\$1,441,000	\$4,790,000	\$3,178,000	\$5,192,000
Market Value per SqFt	\$37.15	\$71.57	\$81.49	\$70.85
Distance from Cooperative in miles		0.07	0.18	0.14

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09714-0018	4-09715-0146	4-09649-0053	4-09666-0052
Address	141 PERSHING CRESCENT	141 PERSHING CRESCENT	85 MANTON STREET	135 82 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	108	80	96
Year Built	1959	1949	1953	1952
Gross SqFt	97,094	109,500	92,000	73,524
Estimated Gross Income	\$1,352,519	\$1,481,617	\$1,281,657	\$1,151,386
Gross Income per SqFt	\$13.93	\$13.53	\$13.93	\$15.66
Estimated Expense	\$361,190	\$735,654	\$342,363	\$575,693
Expense SqFt	\$3.72	\$6.72	\$3.72	\$7.83
Net Operating Income	\$991,329	\$745,963	\$939,294	\$575,693
Full Market Value	\$6,528,000	\$4,938,000	\$3,542,000	\$3,940,000
Market Value per SqFt	\$67.23	\$45.10	\$38.50	\$53.59
Distance from Cooperative in miles		0.05	0.19	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09714-0075	4-09716-0185	4-09666-0040	4-09712-0161
Address	84 MANTON STREET	142 PERSHING CRESCENT	135 82 DRIVE	142 84 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	58	84	90
Year Built	1956	1959	1952	1966
Gross SqFt	44,824	39,000	69,384	66,924
Estimated Gross Income	\$644,581	\$695,387	\$1,138,591	\$1,117,161
Gross Income per SqFt	\$14.38	\$17.83	\$16.41	\$16.69
Estimated Expense	\$254,394	\$254,549	\$580,744	\$455,138
Expense SqFt	\$5.68	\$6.53	\$8.37	\$6.80
Net Operating Income	\$390,187	\$440,838	\$557,847	\$662,023
Full Market Value	\$2,156,000	\$3,178,000	\$4,039,000	\$4,790,000
Market Value per SqFt	\$48.10	\$81.49	\$58.21	\$71.57
Distance from Cooperative in miles		0.19	0.18	0.18

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09714-0138	4-09716-0185	4-09666-0040	4-09712-0161
Address	141 84 ROAD	142 PERSHING CRESCENT	135 82 DRIVE	142 84 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	58	84	90
Year Built	1957	1959	1952	1966
Gross SqFt	46,942	39,000	69,384	66,924
Estimated Gross Income	\$569,778	\$695,387	\$1,138,591	\$1,117,161
Gross Income per SqFt	\$12.14	\$17.83	\$16.41	\$16.69
Estimated Expense	\$277,806	\$254,549	\$580,744	\$455,138
Expense SqFt	\$5.92	\$6.53	\$8.37	\$6.80
Net Operating Income	\$291,972	\$440,838	\$557,847	\$662,023
Full Market Value	\$1,760,000	\$3,178,000	\$4,039,000	\$4,790,000
Market Value per SqFt	\$37.49	\$81.49	\$58.21	\$71.57
Distance from Cooperative in miles		0.19	0.18	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09714-0152	4-09666-0040	4-09666-0052	4-09711-0056
Address	141 84 ROAD	135 82 DRIVE	135 82 DRIVE	141 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	84	96	132
Year Built	1955	1952	1952	1951
Gross SqFt	68,796	69,384	73,524	103,629
Estimated Gross Income	\$1,097,984	\$1,138,591	\$1,151,386	\$1,653,501
Gross Income per SqFt	\$15.96	\$16.41	\$15.66	\$15.96
Estimated Expense	\$501,523	\$580,744	\$575,693	\$755,120
Expense SqFt	\$7.29	\$8.37	\$7.83	\$7.29
Net Operating Income	\$596,461	\$557,847	\$575,693	\$898,381
Full Market Value	\$3,311,000	\$4,039,000	\$3,940,000	\$6,130,000
Market Value per SqFt	\$48.13	\$58.21	\$53.59	\$59.15
Distance from Cooperative in miles		0.18	0.18	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09715-0102	4-09651-0061	4-09702-0070	
Address	139 PERSHING CRESCENT	84 MANTON STREET	146 HILLSIDE AVENUE	
Neighborhood	BRIARWOOD	BRIARWOOD	JAMAICA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	30	30	24	
Year Built	1940	1928	1931	
Gross SqFt	24,750	21,220	20,834	
Estimated Gross Income	\$334,125	\$312,935	\$282,470	
Gross Income per SqFt	\$13.50	\$14.75	\$13.56	
Estimated Expense	\$121,028	\$148,115	\$132,612	
Expense SqFt	\$4.89	\$6.98	\$6.37	
Net Operating Income	\$213,097	\$164,820	\$149,858	
Full Market Value	\$1,079,000	\$924,000	\$772,000	
Market Value per SqFt	\$43.60	\$43.54	\$37.05	
Distance from Cooperative in miles		0.10	0.49	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09715-0220	4-09715-0146	4-09649-0053	
Address	140 BURDEN CRESCENT	141 PERSHING CRESCENT	85 MANTON STREET	
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	67	108	80	
Year Built	1953	1949	1953	
Gross SqFt	63,360	109,500	92,000	
Estimated Gross Income	\$869,933	\$1,481,617	\$1,281,657	
Gross Income per SqFt	\$13.73	\$13.53	\$13.93	
Estimated Expense	\$330,739	\$735,654	\$342,363	
Expense SqFt	\$5.22	\$6.72	\$3.72	
Net Operating Income	\$539,194	\$745,963	\$939,294	
Full Market Value	\$2,365,000	\$4,938,000	\$3,542,000	
Market Value per SqFt	\$37.33	\$45.10	\$38.50	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09715-0228	4-09715-0146	4-09711-0075	4-09716-0126
Address	140 84 DRIVE	141 PERSHING CRESCENT	139 85 DRIVE	143 HOOVER AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	108	120	121
Year Built	1953	1949	1940	1958
Gross SqFt	146,508	109,500	114,780	116,841
Estimated Gross Income	\$1,982,253	\$1,481,617	\$1,568,944	\$1,490,891
Gross Income per SqFt	\$13.53	\$13.53	\$13.67	\$12.76
Estimated Expense	\$984,534	\$735,654	\$790,221	\$820,224
Expense SqFt	\$6.72	\$6.72	\$6.88	\$7.02
Net Operating Income	\$997,719	\$745,963	\$778,723	\$670,667
Full Market Value	\$5,720,000	\$4,938,000	\$5,147,000	\$4,433,000
Market Value per SqFt	\$39.04	\$45.10	\$44.84	\$37.94
Distance from Cooperative in miles		0.00	0.14	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09716-0102	4-09716-0126	4-09666-0052	4-09715-0146
Address	84 LANDER STREET	143 HOOVER AVENUE	135 82 DRIVE	141 PERSHING CRESCENT
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	121	96	108
Year Built	1951	1958	1952	1949
Gross SqFt	46,302	116,841	73,524	109,500
Estimated Gross Income	\$626,466	\$1,490,891	\$1,151,386	\$1,481,617
Gross Income per SqFt	\$13.53	\$12.76	\$15.66	\$13.53
Estimated Expense	\$311,149	\$820,224	\$575,693	\$735,654
Expense SqFt	\$6.72	\$7.02	\$7.83	\$6.72
Net Operating Income	\$315,317	\$670,667	\$575,693	\$745,963
Full Market Value	\$1,738,000	\$4,433,000	\$3,940,000	\$4,938,000
Market Value per SqFt	\$37.54	\$37.94	\$53.59	\$45.10
Distance from Cooperative in miles		0.00	0.28	0.20

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09718-0002	4-09666-0080	4-09715-0146	4-09644-0001
Address	84 MAIN STREET	137 83 AVENUE	141 PERSHING CRESCENT	86 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	200	144	108	201
Year Built	1956	1952	1949	1960
Gross SqFt	174,240	126,552	109,500	167,400
Estimated Gross Income	\$2,499,802	\$1,919,794	\$1,481,617	\$2,978,731
Gross Income per SqFt	\$14.35	\$15.17	\$13.53	\$17.79
Estimated Expense	\$1,159,030	\$978,247	\$735,654	\$1,423,205
Expense SqFt	\$6.65	\$7.73	\$6.72	\$8.50
Net Operating Income	\$1,340,772	\$941,547	\$745,963	\$1,555,526
Full Market Value	\$8,371,000	\$6,472,000	\$4,938,000	\$11,215,000
Market Value per SqFt	\$48.04	\$51.14	\$45.10	\$67.00
Distance from Cooperative in miles		0.21	0.19	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09736-0108	4-09711-0056	4-09711-0075	4-09715-0146
Address	143 84 DRIVE	141 85 ROAD	139 85 DRIVE	141 PERSHING CRESCENT
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	201	132	120	108
Year Built	1952	1951	1940	1949
Gross SqFt	174,888	103,629	114,780	109,500
Estimated Gross Income	\$2,390,719	\$1,653,501	\$1,568,944	\$1,481,617
Gross Income per SqFt	\$13.67	\$15.96	\$13.67	\$13.53
Estimated Expense	\$1,203,229	\$755,120	\$790,221	\$735,654
Expense SqFt	\$6.88	\$7.29	\$6.88	\$6.72
Net Operating Income	\$1,187,490	\$898,381	\$778,723	\$745,963
Full Market Value	\$7,848,000	\$6,130,000	\$5,147,000	\$4,938,000
Market Value per SqFt	\$44.87	\$59.15	\$44.84	\$45.10
Distance from Cooperative in miles		0.22	0.22	0.23

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09738-0114	4-09715-0146	4-09666-0080	4-09711-0075
Address	143 HOOVER AVENUE	141 PERSHING CRESCENT	137 83 AVENUE	139 85 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	108	144	120
Year Built	1948	1949	1952	1940
Gross SqFt	135,102	109,500	126,552	114,780
Estimated Gross Income	\$1,739,167	\$1,481,617	\$1,919,794	\$1,568,944
Gross Income per SqFt	\$12.87	\$13.53	\$15.17	\$13.67
Estimated Expense	\$629,225	\$735,654	\$978,247	\$790,221
Expense SqFt	\$4.66	\$6.72	\$7.73	\$6.88
Net Operating Income	\$1,109,942	\$745,963	\$941,547	\$778,723
Full Market Value	\$7,407,000	\$4,938,000	\$6,472,000	\$5,147,000
Market Value per SqFt	\$54.83	\$45.10	\$51.14	\$44.84
Distance from Cooperative in miles		0.29	0.34	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09740-0142	4-09716-0126	4-09711-0056	4-09715-0146
Address	147 84 DRIVE	143 HOOVER AVENUE	141 85 ROAD	141 PERSHING CRESCENT
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	121	132	108
Year Built	1952	1958	1951	1949
Gross SqFt	65,118	116,841	103,629	109,500
Estimated Gross Income	\$881,047	\$1,490,891	\$1,653,501	\$1,481,617
Gross Income per SqFt	\$13.53	\$12.76	\$15.96	\$13.53
Estimated Expense	\$437,593	\$820,224	\$755,120	\$735,654
Expense SqFt	\$6.72	\$7.02	\$7.29	\$6.72
Net Operating Income	\$443,454	\$670,667	\$898,381	\$745,963
Full Market Value	\$2,519,000	\$4,433,000	\$6,130,000	\$4,938,000
Market Value per SqFt	\$38.68	\$37.94	\$59.15	\$45.10
Distance from Cooperative in miles		0.22	0.32	0.36

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09755-0050	4-09758-0035	4-09678-0112	
Address	155 90 AVENUE	89 161 STREET	90 149 STREET	
Neighborhood	JAMAICA	JAMAICA	JAMAICA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	84	112	
Year Built	1941	1941	1941	
Gross SqFt	119,900	75,600	110,538	
Estimated Gross Income	\$1,407,626	\$786,210	\$1,445,473	
Gross Income per SqFt	\$11.74	\$10.40	\$13.08	
Estimated Expense	\$634,271	\$389,823	\$598,410	
Expense SqFt	\$5.29	\$5.16	\$5.41	
Net Operating Income	\$773,355	\$396,387	\$847,063	
Full Market Value	\$4,510,000	\$1,980,000	\$5,460,000	
Market Value per SqFt	\$37.61	\$26.19	\$49.39	
Distance from Cooperative in miles		0.11	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09758-0006	4-09819-0003	4-09814-0006	4-09814-0026
Address	89 PARSONS BOULEVARD	88 168 STREET	88 164 STREET	164 HILLSIDE AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	191	190	162	158
Year Built	1961	1961	1962	1962
Gross SqFt	196,700	128,961	156,240	138,240
Estimated Gross Income	\$2,539,397	\$1,978,375	\$2,017,498	\$1,727,007
Gross Income per SqFt	\$12.91	\$15.34	\$12.91	\$12.49
Estimated Expense	\$1,342,326	\$911,169	\$1,061,114	\$820,393
Expense SqFt	\$6.82	\$7.07	\$6.79	\$5.93
Net Operating Income	\$1,197,071	\$1,067,206	\$956,384	\$906,614
Full Market Value	\$7,985,000	\$7,326,000	\$5,522,000	\$5,192,000
Market Value per SqFt	\$40.59	\$56.81	\$35.34	\$37.56
Distance from Cooperative in miles		0.43	0.25	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09758-0021	4-09814-0006	4-09814-0026	4-09793-0069
Address	160 89 AVENUE	88 164 STREET	164 HILLSIDE AVENUE	89 164 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	169	162	158	204
Year Built	1961	1962	1962	1928
Gross SqFt	165,200	156,240	138,240	135,643
Estimated Gross Income	\$2,063,348	\$2,017,498	\$1,727,007	\$1,490,251
Gross Income per SqFt	\$12.49	\$12.91	\$12.49	\$10.99
Estimated Expense	\$979,636	\$1,061,114	\$820,393	\$913,312
Expense SqFt	\$5.93	\$6.79	\$5.93	\$6.73
Net Operating Income	\$1,083,712	\$956,384	\$906,614	\$576,939
Full Market Value	\$7,266,000	\$5,522,000	\$5,192,000	\$3,267,000
Market Value per SqFt	\$43.98	\$35.34	\$37.56	\$24.09
Distance from Cooperative in miles		0.25	0.25	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09803-0024	4-09819-0003	4-09803-0015	4-09817-0030
Address	89 170 STREET	88 168 STREET	89 169 STREET	166 89 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	167	190	71	136
Year Built	1963	1961	1941	1965
Gross SqFt	140,040	128,961	73,500	99,344
Estimated Gross Income	\$1,778,665	\$1,978,375	\$962,592	\$1,633,215
Gross Income per SqFt	\$12.70	\$15.34	\$13.10	\$16.44
Estimated Expense	\$853,199	\$911,169	\$276,337	\$833,496
Expense SqFt	\$6.09	\$7.07	\$3.76	\$8.39
Net Operating Income	\$925,466	\$1,067,206	\$686,255	\$799,719
Full Market Value	\$5,335,000	\$7,326,000	\$4,485,000	\$5,790,000
Market Value per SqFt	\$38.10	\$56.81	\$61.02	\$58.28
Distance from Cooperative in miles		0.12	0.00	0.19

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09807-0073	4-09827-0018	4-09827-0008	
Address	89 171 STREET	87 171 STREET	88 171 STREET	
Neighborhood	JAMAICA	JAMAICA	JAMAICA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	141	81	81	
Year Built	1962	1961	1959	
Gross SqFt	154,252	62,676	63,460	
Estimated Gross Income	\$2,136,390	\$892,177	\$925,869	
Gross Income per SqFt	\$13.85	\$14.23	\$14.59	
Estimated Expense	\$1,007,266	\$386,274	\$433,491	
Expense SqFt	\$6.53	\$6.16	\$6.83	
Net Operating Income	\$1,129,124	\$505,903	\$492,378	
Full Market Value	\$5,841,000	\$2,992,000	\$3,025,000	
Market Value per SqFt	\$37.87	\$47.74	\$47.67	
Distance from Cooperative in miles		0.08	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09824-0043	4-09827-0018	4-09827-0008	4-09823-0009
Address	170 88 AVENUE	87 171 STREET	88 171 STREET	169 88 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	81	81	65
Year Built	1962	1961	1959	1960
Gross SqFt	59,160	62,676	63,460	40,344
Estimated Gross Income	\$863,144	\$892,177	\$925,869	\$595,618
Gross Income per SqFt	\$14.59	\$14.23	\$14.59	\$14.76
Estimated Expense	\$404,063	\$386,274	\$433,491	\$292,414
Expense SqFt	\$6.83	\$6.16	\$6.83	\$7.25
Net Operating Income	\$459,081	\$505,903	\$492,378	\$303,204
Full Market Value	\$2,200,000	\$2,992,000	\$3,025,000	\$2,092,000
Market Value per SqFt	\$37.19	\$47.74	\$47.67	\$51.85
Distance from Cooperative in miles		0.06	0.06	0.06

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09829-0048	4-09827-0018	4-09827-0008	4-09844-0005
Address	87 173 STREET	87 171 STREET	88 171 STREET	170 CEDARCROFT ROAD
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	81	81	71
Year Built	1962	1961	1959	1955
Gross SqFt	66,580	62,676	63,460	48,400
Estimated Gross Income	\$947,433	\$892,177	\$925,869	\$655,217
Gross Income per SqFt	\$14.23	\$14.23	\$14.59	\$13.54
Estimated Expense	\$410,133	\$386,274	\$433,491	\$229,256
Expense SqFt	\$6.16	\$6.16	\$6.83	\$4.74
Net Operating Income	\$537,300	\$505,903	\$492,378	\$425,961
Full Market Value	\$3,003,000	\$2,992,000	\$3,025,000	\$2,365,000
Market Value per SqFt	\$45.10	\$47.74	\$47.67	\$48.86
Distance from Cooperative in miles		0.05	0.05	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09830-0035	4-09827-0018	4-09827-0008	4-09834-0056
Address	87 175 STREET	87 171 STREET	88 171 STREET	175 88 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	81	81	110
Year Built	1961	1961	1959	1963
Gross SqFt	67,343	62,676	63,460	100,947
Estimated Gross Income	\$909,177	\$892,177	\$925,869	\$1,359,199
Gross Income per SqFt	\$13.50	\$14.23	\$14.59	\$13.46
Estimated Expense	\$436,073	\$386,274	\$433,491	\$696,922
Expense SqFt	\$6.48	\$6.16	\$6.83	\$6.90
Net Operating Income	\$473,104	\$505,903	\$492,378	\$662,277
Full Market Value	\$3,003,000	\$2,992,000	\$3,025,000	\$4,387,000
Market Value per SqFt	\$44.59	\$47.74	\$47.67	\$43.46
Distance from Cooperative in miles		0.11	0.11	0.10

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09834-0041	4-09833-0035	4-09830-0001	4-09937-0042
Address	175 88 AVENUE	88 178 STREET	173 89 AVENUE	87 MIDLAND PARKWAY
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	115	139	76	64
Year Built	1963	1963	1958	1959
Gross SqFt	108,024	113,136	50,400	61,769
Estimated Gross Income	\$1,840,729	\$1,750,641	\$858,653	\$1,062,028
Gross Income per SqFt	\$17.04	\$15.47	\$17.04	\$17.19
Estimated Expense	\$1,040,271	\$692,342	\$409,310	\$450,232
Expense SqFt	\$9.63	\$6.12	\$8.12	\$7.29
Net Operating Income	\$800,458	\$1,058,299	\$449,343	\$611,796
Full Market Value	\$4,950,000	\$7,253,000	\$3,223,000	\$3,773,000
Market Value per SqFt	\$45.82	\$64.11	\$63.95	\$61.08
Distance from Cooperative in miles		0.05	0.10	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09835-0003	4-09833-0035	4-09950-0009	4-09845-0086
Address	175 HILLSIDE AVENUE	88 178 STREET	182 WEXFORD TERRACE	172 HIGHLAND AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA ESTATES	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	345	139	218	90
Year Built	1969	1963	1964	1938
Gross SqFt	341,305	113,136	184,896	85,434
Estimated Gross Income	\$4,655,717	\$1,750,641	\$3,208,751	\$1,252,056
Gross Income per SqFt	\$13.64	\$15.47	\$17.35	\$14.66
Estimated Expense	\$2,336,136	\$692,342	\$1,426,282	\$554,374
Expense SqFt	\$6.84	\$6.12	\$7.71	\$6.49
Net Operating Income	\$2,319,581	\$1,058,299	\$1,782,469	\$697,682
Full Market Value	\$15,335,000	\$7,253,000	\$12,866,000	\$4,631,000
Market Value per SqFt	\$44.93	\$64.11	\$69.59	\$54.21
Distance from Cooperative in miles		0.12	0.41	0.13

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09836-0022	4-09836-0001	4-09773-0005	4-09814-0026
Address	164 HIGHLAND AVENUE	87 165 STREET	162 HIGHLAND AVENUE	164 HILLSIDE AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA HILLS	JAMAICA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	165	119	105	158
Year Built	1958	1960	1962	1962
Gross SqFt	115,312	121,138	99,342	138,240
Estimated Gross Income	\$1,537,109	\$1,614,770	\$1,712,166	\$1,727,007
Gross Income per SqFt	\$13.33	\$13.33	\$17.24	\$12.49
Estimated Expense	\$769,131	\$855,234	\$726,363	\$820,393
Expense SqFt	\$6.67	\$7.06	\$7.31	\$5.93
Net Operating Income	\$767,978	\$759,536	\$985,803	\$906,614
Full Market Value	\$4,477,000	\$4,708,000	\$7,118,000	\$5,192,000
Market Value per SqFt	\$38.83	\$38.86	\$71.65	\$37.56
Distance from Cooperative in miles		0.00	0.11	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09837-0044	4-09814-0116	4-09768-0012	4-09820-0049
Address	87 165 STREET	87 165 STREET	88 162 STREET	168 88 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	55	69	78
Year Built	1958	1937	1958	1958
Gross SqFt	54,991	59,470	44,695	50,976
Estimated Gross Income	\$720,932	\$779,749	\$559,329	\$717,439
Gross Income per SqFt	\$13.11	\$13.11	\$12.51	\$14.07
Estimated Expense	\$367,340	\$397,278	\$228,173	\$425,472
Expense SqFt	\$6.68	\$6.68	\$5.11	\$8.35
Net Operating Income	\$353,592	\$382,471	\$331,156	\$291,967
Full Market Value	\$2,352,000	\$2,544,000	\$1,969,000	\$1,881,000
Market Value per SqFt	\$42.77	\$42.78	\$44.05	\$36.90
Distance from Cooperative in miles		0.13	0.19	0.25

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09837-0080	4-09814-0116	4-09814-0001	4-09815-0067
Address	165 HIGHLAND AVENUE	87 165 STREET	164 89 AVENUE	88 MERRICK BOULEVARD
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	47	55	42	77
Year Built	1940	1937	1924	1937
Gross SqFt	54,084	59,470	42,880	82,576
Estimated Gross Income	\$709,041	\$779,749	\$620,634	\$927,328
Gross Income per SqFt	\$13.11	\$13.11	\$14.47	\$11.23
Estimated Expense	\$361,281	\$397,278	\$312,842	\$537,570
Expense SqFt	\$6.68	\$6.68	\$7.30	\$6.51
Net Operating Income	\$347,760	\$382,471	\$307,792	\$389,758
Full Market Value	\$2,313,000	\$2,544,000	\$1,892,000	\$2,511,000
Market Value per SqFt	\$42.77	\$42.78	\$44.12	\$30.41
Distance from Cooperative in miles		0.13	0.13	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09838-0089	4-09768-0060	4-09823-0009	4-09817-0006
Address	87 166 STREET	162 89 AVENUE	169 88 AVENUE	88 MERRICK BOULEVARD
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	52	45	65	91
Year Built	1963	1964	1960	1958
Gross SqFt	35,970	29,952	40,344	71,826
Estimated Gross Income	\$544,586	\$489,182	\$595,618	\$1,087,387
Gross Income per SqFt	\$15.14	\$16.33	\$14.76	\$15.14
Estimated Expense	\$246,035	\$233,542	\$292,414	\$491,499
Expense SqFt	\$6.84	\$7.80	\$7.25	\$6.84
Net Operating Income	\$298,551	\$255,640	\$303,204	\$595,888
Full Market Value	\$1,749,000	\$1,739,000	\$2,092,000	\$4,097,000
Market Value per SqFt	\$48.62	\$58.06	\$51.85	\$57.04
Distance from Cooperative in miles		0.24	0.25	0.15

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09842-0076	4-09843-0029	4-09880-0019	4-09844-0005
Address	87 HOMELAWN STREET	170 CEDARCROFT ROAD	170 HENLEY ROAD	170 CEDARCROFT ROAD
Neighborhood	JAMAICA	JAMAICA	JAMAICA ESTATES	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	66	28	71
Year Built	1927	1930	1961	1955
Gross SqFt	22,260	52,000	18,259	48,400
Estimated Gross Income	\$284,705	\$665,100	\$228,144	\$655,217
Gross Income per SqFt	\$12.79	\$12.79	\$12.49	\$13.54
Estimated Expense	\$132,447	\$309,629	\$114,207	\$229,256
Expense SqFt	\$5.95	\$5.95	\$6.25	\$4.74
Net Operating Income	\$152,258	\$355,471	\$113,937	\$425,961
Full Market Value	\$859,000	\$2,374,000	\$703,000	\$2,365,000
Market Value per SqFt	\$38.59	\$45.65	\$38.50	\$48.86
Distance from Cooperative in miles		0.08	0.10	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09843-0019	4-09843-0029	4-09844-0005	4-09844-0110
Address	170 HIGHLAND AVENUE	170 CEDARCROFT ROAD	170 CEDARCROFT ROAD	87 KINGSTON PLACE
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	50	66	71	79
Year Built	1940	1930	1955	1955
Gross SqFt	58,300	52,000	48,400	84,611
Estimated Gross Income	\$731,633	\$665,100	\$655,217	\$1,203,083
Gross Income per SqFt	\$12.55	\$12.79	\$13.54	\$14.22
Estimated Expense	\$252,183	\$309,629	\$229,256	\$436,543
Expense SqFt	\$4.33	\$5.95	\$4.74	\$5.16
Net Operating Income	\$479,450	\$355,471	\$425,961	\$766,540
Full Market Value	\$2,244,000	\$2,374,000	\$2,365,000	\$3,223,000
Market Value per SqFt	\$38.49	\$45.65	\$48.86	\$38.09
Distance from Cooperative in miles		0.00	0.07	0.07

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09845-0027	4-09833-0035	4-09819-0003	4-09762-0001
Address	172 HIGHLAND AVENUE	88 178 STREET	88 168 STREET	88 153 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	141	139	190	96
Year Built	1958	1963	1961	1962
Gross SqFt	115,312	113,136	128,961	104,377
Estimated Gross Income	\$1,583,234	\$1,750,641	\$1,978,375	\$1,481,110
Gross Income per SqFt	\$13.73	\$15.47	\$15.34	\$14.19
Estimated Expense	\$574,254	\$692,342	\$911,169	\$595,993
Expense SqFt	\$4.98	\$6.12	\$7.07	\$5.71
Net Operating Income	\$1,008,980	\$1,058,299	\$1,067,206	\$885,117
Full Market Value	\$5,214,000	\$7,253,000	\$7,326,000	\$6,137,000
Market Value per SqFt	\$45.22	\$64.11	\$56.81	\$58.80
Distance from Cooperative in miles		0.22	0.35	0.89

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09859-0088	4-09836-0001	4-09819-0003	4-09814-0006
Address	84 168 STREET	87 165 STREET	88 168 STREET	88 164 STREET
Neighborhood	JAMAICA HILLS	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	120	119	190	162
Year Built	1939	1960	1961	1962
Gross SqFt	133,175	121,138	128,961	156,240
Estimated Gross Income	\$1,775,223	\$1,614,770	\$1,978,375	\$2,017,498
Gross Income per SqFt	\$13.33	\$13.33	\$15.34	\$12.91
Estimated Expense	\$888,277	\$855,234	\$911,169	\$1,061,114
Expense SqFt	\$6.67	\$7.06	\$7.07	\$6.79
Net Operating Income	\$886,946	\$759,536	\$1,067,206	\$956,384
Full Market Value	\$4,884,000	\$4,708,000	\$7,326,000	\$5,522,000
Market Value per SqFt	\$36.67	\$38.86	\$56.81	\$35.34
Distance from Cooperative in miles		0.37	0.42	0.45

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09860-0040	4-09858-0014	4-09845-0086	4-09773-0005
Address	84 169 STREET	164 84 AVENUE	172 HIGHLAND AVENUE	162 HIGHLAND AVENUE
Neighborhood	JAMAICA HILLS	JAMAICA HILLS	JAMAICA	JAMAICA HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	125	76	90	105
Year Built	1955	1962	1938	1962
Gross SqFt	93,000	55,626	85,434	99,342
Estimated Gross Income	\$1,200,706	\$752,318	\$1,252,056	\$1,712,166
Gross Income per SqFt	\$12.91	\$13.52	\$14.66	\$17.24
Estimated Expense	\$637,983	\$293,688	\$554,374	\$726,363
Expense SqFt	\$6.86	\$5.28	\$6.49	\$7.31
Net Operating Income	\$562,723	\$458,630	\$697,682	\$985,803
Full Market Value	\$3,630,000	\$2,431,000	\$4,631,000	\$7,118,000
Market Value per SqFt	\$39.03	\$43.70	\$54.21	\$71.65
Distance from Cooperative in miles		0.21	0.37	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09884-0043	4-09843-0029	4-09844-0005	
Address	175 DEVONSHIRE ROAD	170 CEDARCROFT ROAD	170 CEDARCROFT ROAD	
Neighborhood	JAMAICA ESTATES	JAMAICA	JAMAICA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	82	66	71	
Year Built	1939	1930	1955	
Gross SqFt	94,800	52,000	48,400	
Estimated Gross Income	\$1,248,516	\$665,100	\$655,217	
Gross Income per SqFt	\$13.17	\$12.79	\$13.54	
Estimated Expense	\$507,180	\$309,629	\$229,256	
Expense SqFt	\$5.35	\$5.95	\$4.74	
Net Operating Income	\$741,336	\$355,471	\$425,961	
Full Market Value	\$3,696,000	\$2,374,000	\$2,365,000	
Market Value per SqFt	\$38.99	\$45.65	\$48.86	
Distance from Cooperative in miles		0.21	0.20	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09913-0059	4-10821-0001	4-10821-0018	4-10821-0070
Address	88 179 STREET	91 193 STREET	91 193 STREET	91 195 STREET
Neighborhood	HOLLIS	HOLLIS	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	45	81	84
Year Built	1963	1959	1959	1949
Gross SqFt	47,844	45,000	72,791	74,361
Estimated Gross Income	\$717,660	\$675,163	\$1,056,197	\$1,079,295
Gross Income per SqFt	\$15.00	\$15.00	\$14.51	\$14.51
Estimated Expense	\$349,261	\$358,229	\$569,954	\$499,563
Expense SqFt	\$7.30	\$7.96	\$7.83	\$6.72
Net Operating Income	\$368,399	\$316,934	\$486,243	\$579,732
Full Market Value	\$2,255,000	\$2,181,000	\$3,363,000	\$2,816,000
Market Value per SqFt	\$47.13	\$48.47	\$46.20	\$37.87
Distance from Cooperative in miles		0.95	0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09917-0013	4-10821-0001	4-10821-0018	
Address	88 182 STREET	91 193 STREET	91 193 STREET	
Neighborhood	HOLLIS	HOLLIS	HOLLIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	65	45	81	
Year Built	1955	1959	1959	
Gross SqFt	58,146	45,000	72,791	
Estimated Gross Income	\$843,698	\$675,163	\$1,056,197	
Gross Income per SqFt	\$14.51	\$15.00	\$14.51	
Estimated Expense	\$411,092	\$358,229	\$569,954	
Expense SqFt	\$7.07	\$7.96	\$7.83	
Net Operating Income	\$432,606	\$316,934	\$486,243	
Full Market Value	\$2,662,000	\$2,181,000	\$3,363,000	
Market Value per SqFt	\$45.78	\$48.47	\$46.20	
Distance from Cooperative in miles		0.77	0.77	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09944-0001	4-09937-0025	4-09937-0042	4-09945-0048
Address	87 MIDLAND PARKWAY	178 WEXFORD TERRACE	87 MIDLAND PARKWAY	86 MIDLAND PARKWAY
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	53	73	64	122
Year Built	1960	1956	1959	1951
Gross SqFt	34,200	57,186	61,769	102,108
Estimated Gross Income	\$471,646	\$985,369	\$1,062,028	\$1,910,533
Gross Income per SqFt	\$13.79	\$17.23	\$17.19	\$18.71
Estimated Expense	\$187,445	\$489,193	\$450,232	\$823,162
Expense SqFt	\$5.48	\$8.55	\$7.29	\$8.06
Net Operating Income	\$284,201	\$496,176	\$611,796	\$1,087,371
Full Market Value	\$1,573,000	\$3,583,000	\$3,773,000	\$7,816,000
Market Value per SqFt	\$45.99	\$62.66	\$61.08	\$76.55
Distance from Cooperative in miles		0.14	0.14	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09951-0011	4-09954-0066	4-09937-0042	4-09937-0025
Address	182 WEXFORD TERRACE	185 HILLSIDE AVENUE	87 MIDLAND PARKWAY	178 WEXFORD TERRACE
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	125	64	73
Year Built	1951	1961	1959	1956
Gross SqFt	80,550	95,040	61,769	57,186
Estimated Gross Income	\$1,161,934	\$1,566,812	\$1,062,028	\$985,369
Gross Income per SqFt	\$14.43	\$16.49	\$17.19	\$17.23
Estimated Expense	\$459,758	\$640,776	\$450,232	\$489,193
Expense SqFt	\$5.71	\$6.74	\$7.29	\$8.55
Net Operating Income	\$702,176	\$926,036	\$611,796	\$496,176
Full Market Value	\$4,279,000	\$5,643,000	\$3,773,000	\$3,583,000
Market Value per SqFt	\$53.12	\$59.38	\$61.08	\$62.66
Distance from Cooperative in miles		0.16	0.26	0.26

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09954-0049	4-09954-0066	4-09960-0005	4-09950-0057
Address	87 CHELSEA STREET	185 HILLSIDE AVENUE	187 HILLSIDE AVENUE	183 HILLSIDE AVENUE
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	62	125	77	168
Year Built	1963	1961	1962	1962
Gross SqFt	58,350	95,040	63,936	128,148
Estimated Gross Income	\$962,192	\$1,566,812	\$1,092,392	\$1,992,790
Gross Income per SqFt	\$16.49	\$16.49	\$17.09	\$15.55
Estimated Expense	\$393,279	\$640,776	\$501,457	\$1,033,005
Expense SqFt	\$6.74	\$6.74	\$7.84	\$8.06
Net Operating Income	\$568,913	\$926,036	\$590,935	\$959,785
Full Market Value	\$4,119,000	\$5,643,000	\$4,271,000	\$6,574,000
Market Value per SqFt	\$70.59	\$59.38	\$66.80	\$51.30
Distance from Cooperative in miles		0.00	0.12	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10212-0033	4-09814-0026	4-09834-0056	4-09814-0006
Address	92 170 STREET	164 HILLSIDE AVENUE	175 88 AVENUE	88 164 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	158	110	162
Year Built	1972	1962	1963	1962
Gross SqFt	142,583	138,240	100,947	156,240
Estimated Gross Income	\$1,840,747	\$1,727,007	\$1,359,199	\$2,017,498
Gross Income per SqFt	\$12.91	\$12.49	\$13.46	\$12.91
Estimated Expense	\$968,139	\$820,393	\$696,922	\$1,061,114
Expense SqFt	\$6.79	\$5.93	\$6.90	\$6.79
Net Operating Income	\$872,608	\$906,614	\$662,277	\$956,384
Full Market Value	\$5,820,000	\$5,192,000	\$4,387,000	\$5,522,000
Market Value per SqFt	\$40.82	\$37.56	\$43.46	\$35.34
Distance from Cooperative in miles		0.48	0.37	0.48

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10262-0006	4-12351-0011	4-12350-0025	4-10362-0043
Address	109 172 STREET	116 169 STREET	116 169 STREET	102 185 STREET
Neighborhood	SOUTH JAMAICA	SO. JAMAICA-BAISLEY PARK	SO. JAMAICA-BAISLEY PARK	HOLLIS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	60	40	24	56
Year Built	1951	1951	1951	1950
Gross SqFt	52,326	28,116	25,400	39,860
Estimated Gross Income	\$639,947	\$375,515	\$250,344	\$628,874
Gross Income per SqFt	\$12.23	\$13.36	\$9.86	\$15.78
Estimated Expense	\$313,956	\$184,562	\$121,372	\$192,518
Expense SqFt	\$6.00	\$6.56	\$4.78	\$4.83
Net Operating Income	\$325,991	\$190,953	\$128,972	\$436,356
Full Market Value	\$2,252,000	\$1,079,000	\$652,000	\$2,445,000
Market Value per SqFt	\$43.04	\$38.38	\$25.67	\$61.34
Distance from Cooperative in miles		0.75	0.75	0.84

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10264-0091	4-10362-0043	4-12351-0011	4-12350-0025
Address	171 110 AVENUE	102 185 STREET	116 169 STREET	116 169 STREET
Neighborhood	SOUTH JAMAICA	HOLLIS	SO. JAMAICA-BAISLEY PARK	SO. JAMAICA-BAISLEY PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	56	56	40	24
Year Built	1951	1950	1951	1951
Gross SqFt	47,800	39,860	28,116	25,400
Estimated Gross Income	\$638,608	\$628,874	\$375,515	\$250,344
Gross Income per SqFt	\$13.36	\$15.78	\$13.36	\$9.86
Estimated Expense	\$313,568	\$192,518	\$184,562	\$121,372
Expense SqFt	\$6.56	\$4.83	\$6.56	\$4.78
Net Operating Income	\$325,040	\$436,356	\$190,953	\$128,972
Full Market Value	\$2,145,000	\$2,445,000	\$1,079,000	\$652,000
Market Value per SqFt	\$44.87	\$61.34	\$38.38	\$25.67
Distance from Cooperative in miles		0.78	0.75	0.76

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10524-0001	4-10592-0150	4-10599-0100	
Address	196 POMPEII AVENUE	210 GRND CNTRL PARKWAY SR	206 86 ROAD	
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLISWOOD	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	152	192	192	
Year Built	1950	1951	1952	
Gross SqFt	120,184	145,056	145,056	
Estimated Gross Income	\$1,821,052	\$2,365,863	\$2,365,371	
Gross Income per SqFt	\$15.15	\$16.31	\$16.31	
Estimated Expense	\$1,060,132	\$1,135,788	\$1,093,503	
Expense SqFt	\$8.82	\$7.83	\$7.54	
Net Operating Income	\$760,920	\$1,230,075	\$1,271,868	
Full Market Value	\$5,231,000	\$8,368,000	\$8,652,000	
Market Value per SqFt	\$43.52	\$57.69	\$59.65	
Distance from Cooperative in miles		0.58	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10524-0150	4-10591-0050	4-10821-0046	
Address	87 POMPEII AVENUE	211 HILLSIDE AVENUE	193 JAMAICA AVENUE	
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLIS	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	112	21	120	
Year Built	1950	1949	1956	
Gross SqFt	88,500	15,908	54,009	
Estimated Gross Income	\$1,518,660	\$237,067	\$1,048,912	
Gross Income per SqFt	\$17.16	\$14.90	\$19.42	
Estimated Expense	\$765,525	\$110,581	\$558,718	
Expense SqFt	\$8.65	\$6.95	\$10.34	
Net Operating Income	\$753,135	\$126,486	\$490,194	
Full Market Value	\$4,279,000	\$872,000	\$2,365,000	
Market Value per SqFt	\$48.35	\$54.82	\$43.79	
Distance from Cooperative in miles		0.49	0.61	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10535-0010	4-10681-0056	4-10499-0075	4-10820-0068
Address	87 FRANCIS LEWIS BOULEVAR	212 HILLSIDE AVENUE	190 HILLSIDE AVENUE	91 193 STREET
Neighborhood	HOLLISWOOD	QUEENS VILLAGE	HOLLISWOOD	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	180	110	68
Year Built	1953	1963	1960	1928
Gross SqFt	192,616	144,995	100,116	70,513
Estimated Gross Income	\$2,529,048	\$2,331,689	\$1,314,699	\$751,053
Gross Income per SqFt	\$13.13	\$16.08	\$13.13	\$10.65
Estimated Expense	\$1,074,797	\$1,066,917	\$558,398	\$455,566
Expense SqFt	\$5.58	\$7.36	\$5.58	\$6.46
Net Operating Income	\$1,454,251	\$1,264,772	\$756,301	\$295,487
Full Market Value	\$8,052,000	\$8,415,000	\$4,389,000	\$1,463,000
Market Value per SqFt	\$41.80	\$58.04	\$43.84	\$20.75
Distance from Cooperative in miles		0.49	0.76	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10535-0050	4-10499-0075	4-10821-0070	4-10821-0018
Address	204 FOOTHILL AVENUE	190 HILLSIDE AVENUE	91 195 STREET	91 193 STREET
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	110	84	81
Year Built	1953	1960	1949	1959
Gross SqFt	185,016	100,116	74,361	72,791
Estimated Gross Income	\$2,684,582	\$1,314,699	\$1,079,295	\$1,056,197
Gross Income per SqFt	\$14.51	\$13.13	\$14.51	\$14.51
Estimated Expense	\$1,243,308	\$558,398	\$499,563	\$569,954
Expense SqFt	\$6.72	\$5.58	\$6.72	\$7.83
Net Operating Income	\$1,441,274	\$756,301	\$579,732	\$486,243
Full Market Value	\$8,052,000	\$4,389,000	\$2,816,000	\$3,363,000
Market Value per SqFt	\$43.52	\$43.84	\$37.87	\$46.20
Distance from Cooperative in miles		0.76	0.75	0.75

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10538-0010	4-10499-0075	4-10461-0086	4-10821-0070
Address	87 204 STREET	190 HILLSIDE AVENUE	88 193 STREET	91 195 STREET
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	300	110	36	84
Year Built	1954	1960	1933	1949
Gross SqFt	277,524	100,116	34,692	74,361
Estimated Gross Income	\$3,643,890	\$1,314,699	\$400,693	\$1,079,295
Gross Income per SqFt	\$13.13	\$13.13	\$11.55	\$14.51
Estimated Expense	\$1,548,584	\$558,398	\$228,273	\$499,563
Expense SqFt	\$5.58	\$5.58	\$6.58	\$6.72
Net Operating Income	\$2,095,306	\$756,301	\$172,420	\$579,732
Full Market Value	\$12,870,000	\$4,389,000	\$1,100,000	\$2,816,000
Market Value per SqFt	\$46.37	\$43.84	\$31.71	\$37.87
Distance from Cooperative in miles		0.69	0.55	0.74

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10538-0070	4-10681-0056	4-10499-0075	
Address	87 204 STREET	212 HILLSIDE AVENUE	190 HILLSIDE AVENUE	
Neighborhood	HOLLISWOOD	QUEENS VILLAGE	HOLLISWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	197	180	110	
Year Built	1954	1963	1960	
Gross SqFt	185,016	144,995	100,116	
Estimated Gross Income	\$2,703,084	\$2,331,689	\$1,314,699	
Gross Income per SqFt	\$14.61	\$16.08	\$13.13	
Estimated Expense	\$1,197,054	\$1,066,917	\$558,398	
Expense SqFt	\$6.47	\$7.36	\$5.58	
Net Operating Income	\$1,506,030	\$1,264,772	\$756,301	
Full Market Value	\$8,052,000	\$8,415,000	\$4,389,000	
Market Value per SqFt	\$43.52	\$58.04	\$43.84	
Distance from Cooperative in miles		0.56	0.69	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10682-0001	4-10681-0102	4-10681-0033	
Address	87 214 STREET	212 HILLSIDE AVENUE	213 HILLSIDE AVENUE	
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	14	18	18	
Year Built	1949	1949	1949	
Gross SqFt	10,795	14,300	14,300	
Estimated Gross Income	\$162,573	\$212,836	\$218,088	
Gross Income per SqFt	\$15.06	\$14.88	\$15.25	
Estimated Expense	\$74,162	\$114,844	\$112,666	
Expense SqFt	\$6.87	\$8.03	\$7.88	
Net Operating Income	\$88,411	\$97,992	\$105,422	
Full Market Value	\$608,000	\$675,000	\$724,000	
Market Value per SqFt	\$56.32	\$47.20	\$50.63	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10682-0053	4-10681-0033	4-10681-0102	
Address	214 HILLSIDE AVENUE	213 HILLSIDE AVENUE	212 HILLSIDE AVENUE	
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	25	18	18	
Year Built	1949	1949	1949	
Gross SqFt	19,300	14,300	14,300	
Estimated Gross Income	\$281,780	\$218,088	\$212,836	
Gross Income per SqFt	\$14.60	\$15.25	\$14.88	
Estimated Expense	\$144,171	\$112,666	\$114,844	
Expense SqFt	\$7.47	\$7.88	\$8.03	
Net Operating Income	\$137,609	\$105,422	\$97,992	
Full Market Value	\$951,000	\$724,000	\$675,000	
Market Value per SqFt	\$49.27	\$50.63	\$47.20	
Distance from Cooperative in miles		0.15	0.15	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10682-0065	4-10681-0102	4-10681-0033	4-10686-0001
Address	214 HILLSIDE AVENUE	212 HILLSIDE AVENUE	213 HILLSIDE AVENUE	217 HILLSIDE AVENUE
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	25	18	18	15
Year Built	1949	1949	1949	1949
Gross SqFt	19,300	14,300	14,300	10,870
Estimated Gross Income	\$287,184	\$212,836	\$218,088	\$154,924
Gross Income per SqFt	\$14.88	\$14.88	\$15.25	\$14.25
Estimated Expense	\$154,979	\$114,844	\$112,666	\$64,702
Expense SqFt	\$8.03	\$8.03	\$7.88	\$5.95
Net Operating Income	\$132,205	\$97,992	\$105,422	\$90,222
Full Market Value	\$911,000	\$675,000	\$724,000	\$605,000
Market Value per SqFt	\$47.20	\$47.20	\$50.63	\$55.66
Distance from Cooperative in miles		0.15	0.15	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11421-0013	4-11545-0026	4-09153-0066	4-09522-0029
Address	150 CROSS BAY BOULEVARD	94 ALBERT ROAD	105 88 STREET	101 ROCKAWAY BOULEVARD
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	131	36	24	21
Year Built	1957	1967	1928	1931
Gross SqFt	120,700	20,646	17,700	19,600
Estimated Gross Income	\$1,697,042	\$290,531	\$224,771	\$258,404
Gross Income per SqFt	\$14.06	\$14.07	\$12.70	\$13.18
Estimated Expense	\$848,521	\$112,049	\$114,540	\$99,577
Expense SqFt	\$7.03	\$5.43	\$6.47	\$5.08
Net Operating Income	\$848,521	\$178,482	\$110,231	\$158,827
Full Market Value	\$4,609,000	\$1,239,000	\$659,000	\$1,056,000
Market Value per SqFt	\$38.19	\$60.01	\$37.23	\$53.88
Distance from Cooperative in miles		0.20	0.78	0.89

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11431-0015	4-09306-0030	4-08847-0214	4-08847-0357
Address	86 151 AVENUE	100 92 AVENUE	85 85 DRIVE	86 FOREST PARKWAY
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	161	26	84	47
Year Built	1966	1931	1926	1928
Gross SqFt	169,000	31,023	85,000	42,000
Estimated Gross Income	\$2,316,990	\$434,979	\$1,057,640	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.44	\$13.71
Estimated Expense	\$1,226,940	\$152,450	\$375,371	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.42	\$7.26
Net Operating Income	\$1,090,050	\$282,529	\$682,269	\$270,741
Full Market Value	\$6,457,000	\$1,386,000	\$3,190,000	\$1,606,000
Market Value per SqFt	\$38.21	\$44.68	\$37.53	\$38.24
Distance from Cooperative in miles		1.61	1.91	1.91

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11431-0036	4-09206-0001	4-09231-0091	
Address	151 88 STREET	109 PARK LANE SOUTH	83 LEFFERTS BOULEVARD	
Neighborhood	HOWARD BEACH	RICHMOND HILL	KEW GARDENS	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	151	77	90	
Year Built	1963	1929	1937	
Gross SqFt	169,000	76,188	107,700	
Estimated Gross Income	\$2,151,370	\$963,417	\$1,378,838	
Gross Income per SqFt	\$12.73	\$12.65	\$12.80	
Estimated Expense	\$943,020	\$467,005	\$540,619	
Expense SqFt	\$5.58	\$6.13	\$5.02	
Net Operating Income	\$1,208,350	\$496,412	\$838,219	
Full Market Value	\$6,468,000	\$2,860,000	\$5,598,000	
Market Value per SqFt	\$38.27	\$37.54	\$51.98	
Distance from Cooperative in miles		2.42	2.77	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11434-0007	4-08847-0214	4-08847-0357	
Address	88 151 AVENUE	85 85 DRIVE	86 FOREST PARKWAY	
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	151	84	47	
Year Built	1962	1926	1928	
Gross SqFt	149,000	85,000	42,000	
Estimated Gross Income	\$1,948,920	\$1,057,640	\$575,738	
Gross Income per SqFt	\$13.08	\$12.44	\$13.71	
Estimated Expense	\$870,160	\$375,371	\$304,997	
Expense SqFt	\$5.84	\$4.42	\$7.26	
Net Operating Income	\$1,078,760	\$682,269	\$270,741	
Full Market Value	\$5,566,000	\$3,190,000	\$1,606,000	
Market Value per SqFt	\$37.36	\$37.53	\$38.24	
Distance from Cooperative in miles		1.98	1.98	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11434-0025	4-08847-0214	4-09558-0046	4-08840-0144
Address	89 155 AVENUE	85 85 DRIVE	103 120 STREET	86 77 STREET
Neighborhood	HOWARD BEACH	WOODHAVEN	RICHMOND HILL	WOODHAVEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	84	59	59
Year Built	1962	1926	1931	1931
Gross SqFt	152,100	85,000	46,760	51,000
Estimated Gross Income	\$1,892,124	\$1,057,640	\$776,209	\$522,901
Gross Income per SqFt	\$12.44	\$12.44	\$16.60	\$10.25
Estimated Expense	\$672,282	\$375,371	\$302,242	\$321,564
Expense SqFt	\$4.42	\$4.42	\$6.46	\$6.31
Net Operating Income	\$1,219,842	\$682,269	\$473,967	\$201,337
Full Market Value	\$5,720,000	\$3,190,000	\$3,430,000	\$1,254,000
Market Value per SqFt	\$37.61	\$37.53	\$73.35	\$24.59
Distance from Cooperative in miles		1.98	1.88	2.01

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11434-0050	4-09306-0030	4-08847-0214	4-08847-0357
Address	88 155 AVENUE	100 92 AVENUE	85 85 DRIVE	86 FOREST PARKWAY
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	26	84	47
Year Built	1960	1931	1926	1928
Gross SqFt	152,100	31,023	85,000	42,000
Estimated Gross Income	\$2,085,291	\$434,979	\$1,057,640	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.44	\$13.71
Estimated Expense	\$1,104,246	\$152,450	\$375,371	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.42	\$7.26
Net Operating Income	\$981,045	\$282,529	\$682,269	\$270,741
Full Market Value	\$5,720,000	\$1,386,000	\$3,190,000	\$1,606,000
Market Value per SqFt	\$37.61	\$44.68	\$37.53	\$38.24
Distance from Cooperative in miles		1.62	1.98	1.98

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11434-0075	4-09306-0030	4-08847-0214	4-08847-0357
Address	153 88 STREET	100 92 AVENUE	85 85 DRIVE	86 FOREST PARKWAY
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	26	84	47
Year Built	1961	1931	1926	1928
Gross SqFt	77,701	31,023	85,000	42,000
Estimated Gross Income	\$1,065,281	\$434,979	\$1,057,640	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.44	\$13.71
Estimated Expense	\$564,109	\$152,450	\$375,371	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.42	\$7.26
Net Operating Income	\$501,172	\$282,529	\$682,269	\$270,741
Full Market Value	\$3,311,000	\$1,386,000	\$3,190,000	\$1,606,000
Market Value per SqFt	\$42.61	\$44.68	\$37.53	\$38.24
Distance from Cooperative in miles		1.62	1.98	1.98

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11434-0100	4-09306-0030	4-08847-0214	4-08847-0357
Address	151 88 STREET	100 92 AVENUE	85 85 DRIVE	86 FOREST PARKWAY
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	26	84	47
Year Built	1960	1931	1926	1928
Gross SqFt	152,100	31,023	85,000	42,000
Estimated Gross Income	\$2,085,291	\$434,979	\$1,057,640	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.44	\$13.71
Estimated Expense	\$1,104,246	\$152,450	\$375,371	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.42	\$7.26
Net Operating Income	\$981,045	\$282,529	\$682,269	\$270,741
Full Market Value	\$5,720,000	\$1,386,000	\$3,190,000	\$1,606,000
Market Value per SqFt	\$37.61	\$44.68	\$37.53	\$38.24
Distance from Cooperative in miles		1.62	1.98	1.98

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11446-0001	4-09306-0030	4-08847-0214	4-08847-0357
Address	84 155 AVENUE	100 92 AVENUE	85 85 DRIVE	86 FOREST PARKWAY
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	173	26	84	47
Year Built	1964	1931	1926	1928
Gross SqFt	158,600	31,023	85,000	42,000
Estimated Gross Income	\$2,174,406	\$434,979	\$1,057,640	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.44	\$13.71
Estimated Expense	\$1,151,436	\$152,450	\$375,371	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.42	\$7.26
Net Operating Income	\$1,022,970	\$282,529	\$682,269	\$270,741
Full Market Value	\$5,951,000	\$1,386,000	\$3,190,000	\$1,606,000
Market Value per SqFt	\$37.52	\$44.68	\$37.53	\$38.24
Distance from Cooperative in miles		1.73	2.03	2.03

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11446-0012	4-09306-0030	4-08847-0214	4-08847-0357
Address	84 153 AVENUE	100 92 AVENUE	85 85 DRIVE	86 FOREST PARKWAY
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	26	84	47
Year Built	1964	1931	1926	1928
Gross SqFt	158,600	31,023	85,000	42,000
Estimated Gross Income	\$2,174,406	\$434,979	\$1,057,640	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.44	\$13.71
Estimated Expense	\$1,151,436	\$152,450	\$375,371	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.42	\$7.26
Net Operating Income	\$1,022,970	\$282,529	\$682,269	\$270,741
Full Market Value	\$5,951,000	\$1,386,000	\$3,190,000	\$1,606,000
Market Value per SqFt	\$37.52	\$44.68	\$37.53	\$38.24
Distance from Cooperative in miles		1.73	2.03	2.03

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11446-0050	4-09306-0030	4-08847-0214	4-08847-0357
Address	84 153 AVENUE	100 92 AVENUE	85 85 DRIVE	86 FOREST PARKWAY
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	26	84	47
Year Built	1964	1931	1926	1928
Gross SqFt	158,600	31,023	85,000	42,000
Estimated Gross Income	\$2,174,406	\$434,979	\$1,057,640	\$575,738
Gross Income per SqFt	\$13.71	\$14.02	\$12.44	\$13.71
Estimated Expense	\$1,151,436	\$152,450	\$375,371	\$304,997
Expense SqFt	\$7.26	\$4.91	\$4.42	\$7.26
Net Operating Income	\$1,022,970	\$282,529	\$682,269	\$270,741
Full Market Value	\$5,951,000	\$1,386,000	\$3,190,000	\$1,606,000
Market Value per SqFt	\$37.52	\$44.68	\$37.53	\$38.24
Distance from Cooperative in miles		1.73	2.03	2.03

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11451-0009	4-11545-0026	4-11375-0046	4-09153-0066
Address	155 155 AVENUE	94 ALBERT ROAD	92 SILVER ROAD	105 88 STREET
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	92	36	16	24
Year Built	1958	1967	1933	1928
Gross SqFt	90,300	20,646	19,200	17,700
Estimated Gross Income	\$1,146,810	\$290,531	\$161,286	\$224,771
Gross Income per SqFt	\$12.70	\$14.07	\$8.40	\$12.70
Estimated Expense	\$584,241	\$112,049	\$67,719	\$114,540
Expense SqFt	\$6.47	\$5.43	\$3.53	\$6.47
Net Operating Income	\$562,569	\$178,482	\$93,567	\$110,231
Full Market Value	\$3,399,000	\$1,239,000	\$466,000	\$659,000
Market Value per SqFt	\$37.64	\$60.01	\$24.27	\$37.23
Distance from Cooperative in miles		0.28	0.58	0.91

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11451-0050	4-11545-0026	4-11375-0046	4-09153-0066
Address	90 153 AVENUE	94 ALBERT ROAD	92 SILVER ROAD	105 88 STREET
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	100	36	16	24
Year Built	1958	1967	1933	1928
Gross SqFt	98,500	20,646	19,200	17,700
Estimated Gross Income	\$1,250,950	\$290,531	\$161,286	\$224,771
Gross Income per SqFt	\$12.70	\$14.07	\$8.40	\$12.70
Estimated Expense	\$637,295	\$112,049	\$67,719	\$114,540
Expense SqFt	\$6.47	\$5.43	\$3.53	\$6.47
Net Operating Income	\$613,655	\$178,482	\$93,567	\$110,231
Full Market Value	\$3,696,000	\$1,239,000	\$466,000	\$659,000
Market Value per SqFt	\$37.52	\$60.01	\$24.27	\$37.23
Distance from Cooperative in miles		0.28	0.58	0.91

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11459-0001	4-11545-0026	4-09153-0066	
Address	155 155 AVENUE	94 ALBERT ROAD	105 88 STREET	
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	120	36	24	
Year Built	1958	1967	1928	
Gross SqFt	112,500	20,646	17,700	
Estimated Gross Income	\$1,506,375	\$290,531	\$224,771	
Gross Income per SqFt	\$13.39	\$14.07	\$12.70	
Estimated Expense	\$669,375	\$112,049	\$114,540	
Expense SqFt	\$5.95	\$5.43	\$6.47	
Net Operating Income	\$837,000	\$178,482	\$110,231	
Full Market Value	\$4,246,000	\$1,239,000	\$659,000	
Market Value per SqFt	\$37.74	\$60.01	\$37.23	
Distance from Cooperative in miles		0.80	1.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11461-0002	4-11545-0026	4-09153-0066	
Address	81 155 AVENUE	94 ALBERT ROAD	105 88 STREET	
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	96	36	24	
Year Built	1958	1967	1928	
Gross SqFt	92,484	20,646	17,700	
Estimated Gross Income	\$1,238,361	\$290,531	\$224,771	
Gross Income per SqFt	\$13.39	\$14.07	\$12.70	
Estimated Expense	\$550,280	\$112,049	\$114,540	
Expense SqFt	\$5.95	\$5.43	\$6.47	
Net Operating Income	\$688,081	\$178,482	\$110,231	
Full Market Value	\$3,432,000	\$1,239,000	\$659,000	
Market Value per SqFt	\$37.11	\$60.01	\$37.23	
Distance from Cooperative in miles		0.68	1.06	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11461-0050	4-11545-0026	4-11375-0046	4-09153-0066
Address	155 84 STREET	94 ALBERT ROAD	92 SILVER ROAD	105 88 STREET
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	100	36	16	24
Year Built	1959	1967	1933	1928
Gross SqFt	95,944	20,646	19,200	17,700
Estimated Gross Income	\$1,218,489	\$290,531	\$161,286	\$224,771
Gross Income per SqFt	\$12.70	\$14.07	\$8.40	\$12.70
Estimated Expense	\$620,758	\$112,049	\$67,719	\$114,540
Expense SqFt	\$6.47	\$5.43	\$3.53	\$6.47
Net Operating Income	\$597,731	\$178,482	\$93,567	\$110,231
Full Market Value	\$3,586,000	\$1,239,000	\$466,000	\$659,000
Market Value per SqFt	\$37.38	\$60.01	\$24.27	\$37.23
Distance from Cooperative in miles		0.68	0.86	1.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11464-0001	4-11545-0026	4-11375-0046	4-09153-0066
Address	84 SHORE PARKWAY	94 ALBERT ROAD	92 SILVER ROAD	105 88 STREET
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	84	36	16	24
Year Built	1959	1967	1933	1928
Gross SqFt	76,548	20,646	19,200	17,700
Estimated Gross Income	\$972,160	\$290,531	\$161,286	\$224,771
Gross Income per SqFt	\$12.70	\$14.07	\$8.40	\$12.70
Estimated Expense	\$495,266	\$112,049	\$67,719	\$114,540
Expense SqFt	\$6.47	\$5.43	\$3.53	\$6.47
Net Operating Income	\$476,894	\$178,482	\$93,567	\$110,231
Full Market Value	\$2,860,000	\$1,239,000	\$466,000	\$659,000
Market Value per SqFt	\$37.36	\$60.01	\$24.27	\$37.23
Distance from Cooperative in miles		0.57	0.79	1.02

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11466-0001	4-11545-0026	4-11375-0046	4-09153-0066
Address	86 SHORE PARKWAY	94 ALBERT ROAD	92 SILVER ROAD	105 88 STREET
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	36	16	24
Year Built	1958	1967	1933	1928
Gross SqFt	77,884	20,646	19,200	17,700
Estimated Gross Income	\$989,127	\$290,531	\$161,286	\$224,771
Gross Income per SqFt	\$12.70	\$14.07	\$8.40	\$12.70
Estimated Expense	\$503,909	\$112,049	\$67,719	\$114,540
Expense SqFt	\$6.47	\$5.43	\$3.53	\$6.47
Net Operating Income	\$485,218	\$178,482	\$93,567	\$110,231
Full Market Value	\$2,948,000	\$1,239,000	\$466,000	\$659,000
Market Value per SqFt	\$37.85	\$60.01	\$24.27	\$37.23
Distance from Cooperative in miles		0.45	0.69	0.97

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11466-0025	4-11545-0026	4-11375-0046	4-09153-0066
Address	88 155 AVENUE	94 ALBERT ROAD	92 SILVER ROAD	105 88 STREET
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	36	16	24
Year Built	1958	1967	1933	1928
Gross SqFt	74,104	20,646	19,200	17,700
Estimated Gross Income	\$941,121	\$290,531	\$161,286	\$224,771
Gross Income per SqFt	\$12.70	\$14.07	\$8.40	\$12.70
Estimated Expense	\$479,453	\$112,049	\$67,719	\$114,540
Expense SqFt	\$6.47	\$5.43	\$3.53	\$6.47
Net Operating Income	\$461,668	\$178,482	\$93,567	\$110,231
Full Market Value	\$2,772,000	\$1,239,000	\$466,000	\$659,000
Market Value per SqFt	\$37.41	\$60.01	\$24.27	\$37.23
Distance from Cooperative in miles		0.45	0.69	0.97

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-12235-0002	4-12051-0020	4-01756-0005	
Address	116 157 STREET	125 SUTPHIN BOULEVARD	34 113 STREET	
Neighborhood	SO. JAMAICA-BAISLEY PARK	SO. JAMAICA-BAISLEY PARK	CORONA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	215	148	132	
Year Built	1962	1981	1973	
Gross SqFt	227,376	195,000	133,542	
Estimated Gross Income	\$2,621,645	\$2,870,589	\$1,111,965	
Gross Income per SqFt	\$11.53	\$14.72	\$8.33	
Estimated Expense	\$1,375,625	\$1,501,311	\$587,807	
Expense SqFt	\$6.05	\$7.70	\$4.40	
Net Operating Income	\$1,246,020	\$1,369,278	\$524,158	
Full Market Value	\$7,992,000	\$6,615,000	\$3,083,000	
Market Value per SqFt	\$35.15	\$33.92	\$23.09	
Distance from Cooperative in miles		0.78	6.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-12483-0030	4-12351-0011	4-13116-0038	
Address	123 MERRICK BOULEVARD	116 169 STREET	136 222 STREET	
Neighborhood	SPRINGFIELD GARDENS	SO. JAMAICA-BAISLEY PARK	LAURELTON	
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
Total Units	80	40	24	
Year Built	1972	1951	1950	
Gross SqFt	51,300	28,116	12,680	
Estimated Gross Income	\$801,306	\$375,515	\$226,718	
Gross Income per SqFt	\$15.62	\$13.36	\$17.88	
Estimated Expense	\$334,989	\$184,562	\$113,359	
Expense SqFt	\$6.53	\$6.56	\$8.94	
Net Operating Income	\$466,317	\$190,953	\$113,359	
Full Market Value	\$3,179,000	\$1,079,000	\$817,000	
Market Value per SqFt	\$61.97	\$38.38	\$64.43	
Distance from Cooperative in miles		0.61	1.10	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-12495-0002	4-12051-0020	4-15926-0001	4-15945-0001
Address	163 BAISLEY BOULEVARD	125 SUTPHIN BOULEVARD	57 ROCKAWAY BEACH BOULEVA	3 SEAGIRT BOULEVARD
Neighborhood	SPRINGFIELD GARDENS	SO. JAMAICA-BAISLEY PARK	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	5,860	148	1,091	462
Year Built	1962	1981	1974	1975
Gross SqFt	6,940,450	195,000	1,085,148	449,000
Estimated Gross Income	\$94,875,952	\$2,870,589	\$11,714,802	\$6,137,799
Gross Income per SqFt	\$13.67	\$14.72	\$10.80	\$13.67
Estimated Expense	\$58,160,971	\$1,501,311	\$7,267,835	\$3,762,935
Expense SqFt	\$8.38	\$7.70	\$6.70	\$8.38
Net Operating Income	\$36,714,981	\$1,369,278	\$4,446,967	\$2,374,864
Full Market Value	\$242,647,000	\$6,615,000	\$27,546,000	\$15,695,000
Market Value per SqFt	\$34.96	\$33.92	\$25.38	\$34.96
Distance from Cooperative in miles		0.91	5.97	5.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-12943-0119	4-13116-0038	4-10943-0201	4-10942-0108
Address	232 131 AVENUE	136 222 STREET	203 HOLLIS AVENUE	202 HOLLIS AVENUE
Neighborhood	LAURELTON	LAURELTON	ST. ALBANS	ST. ALBANS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	24	20	20
Year Built	1950	1950	1949	1949
Gross SqFt	16,000	12,680	7,760	8,194
Estimated Gross Income	\$210,880	\$226,718	\$101,035	\$107,997
Gross Income per SqFt	\$13.18	\$17.88	\$13.02	\$13.18
Estimated Expense	\$63,200	\$113,359	\$54,553	\$57,276
Expense SqFt	\$3.95	\$8.94	\$7.03	\$6.99
Net Operating Income	\$147,680	\$113,359	\$46,482	\$50,721
Full Market Value	\$609,000	\$817,000	\$310,000	\$337,000
Market Value per SqFt	\$38.06	\$64.43	\$39.95	\$41.13
Distance from Cooperative in miles		0.71	2.16	2.17

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-12944-0036	4-10942-0108	4-11085-0001	
Address	233 233 STREET	202 HOLLIS AVENUE	212 102 AVENUE	
Neighborhood	LAURELTON	ST. ALBANS	QUEENS VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
Total Units	80	20	28	
Year Built	1950	1949	1940	
Gross SqFt	53,680	8,194	23,724	
Estimated Gross Income	\$608,194	\$107,997	\$224,724	
Gross Income per SqFt	\$11.33	\$13.18	\$9.47	
Estimated Expense	\$243,707	\$57,276	\$121,431	
Expense SqFt	\$4.54	\$6.99	\$5.12	
Net Operating Income	\$364,487	\$50,721	\$103,293	
Full Market Value	\$2,046,000	\$337,000	\$572,000	
Market Value per SqFt	\$38.11	\$41.13	\$24.11	
Distance from Cooperative in miles		2.21	2.57	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-12945-0002	4-10592-0150	4-10599-0100	
Address	131 234 STREET	210 GRND CNTRL PARKWAY SR	206 86 ROAD	
Neighborhood	LAURELTON	HOLLISWOOD	HOLLISWOOD	
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
Total Units	227	192	192	
Year Built	1950	1951	1952	
Gross SqFt	152,362	145,056	145,056	
Estimated Gross Income	\$2,142,210	\$2,365,863	\$2,365,371	
Gross Income per SqFt	\$14.06	\$16.31	\$16.31	
Estimated Expense	\$1,071,105	\$1,135,788	\$1,093,503	
Expense SqFt	\$7.03	\$7.83	\$7.54	
Net Operating Income	\$1,071,105	\$1,230,075	\$1,271,868	
Full Market Value	\$5,808,000	\$8,368,000	\$8,652,000	
Market Value per SqFt	\$38.12	\$57.69	\$59.65	
Distance from Cooperative in miles		3.50	3.65	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-12974-0023	4-12351-0011	4-10943-0201	4-10942-0101
Address	133 LAURELTON PARKWAY	116 169 STREET	203 HOLLIS AVENUE	202 HOLLIS AVENUE
Neighborhood	LAURELTON	SO. JAMAICA-BAISLEY PARK	ST. ALBANS	ST. ALBANS
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	40	20	20
Year Built	1950	1951	1949	1949
Gross SqFt	39,660	28,116	7,760	8,194
Estimated Gross Income	\$529,858	\$375,515	\$101,035	\$110,537
Gross Income per SqFt	\$13.36	\$13.36	\$13.02	\$13.49
Estimated Expense	\$260,170	\$184,562	\$54,553	\$57,440
Expense SqFt	\$6.56	\$6.56	\$7.03	\$7.01
Net Operating Income	\$269,688	\$190,953	\$46,482	\$53,097
Full Market Value	\$1,518,000	\$1,079,000	\$310,000	\$352,000
Market Value per SqFt	\$38.28	\$38.38	\$39.95	\$42.96
Distance from Cooperative in miles		2.40	2.34	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-13943-0001	4-11545-0026	4-09153-0066	4-09523-0051
Address	80 SHORE PARKWAY	94 ALBERT ROAD	105 88 STREET	104 102 STREET
Neighborhood	HOWARD BEACH	OZONE PARK	OZONE PARK	RICHMOND HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	96	36	24	32
Year Built	1960	1967	1928	1930
Gross SqFt	92,900	20,646	17,700	25,980
Estimated Gross Income	\$1,307,103	\$290,531	\$224,771	\$367,152
Gross Income per SqFt	\$14.07	\$14.07	\$12.70	\$14.13
Estimated Expense	\$504,447	\$112,049	\$114,540	\$165,179
Expense SqFt	\$5.43	\$5.43	\$6.47	\$6.36
Net Operating Income	\$802,656	\$178,482	\$110,231	\$201,973
Full Market Value	\$5,571,000	\$1,239,000	\$659,000	\$1,401,000
Market Value per SqFt	\$59.97	\$60.01	\$37.23	\$53.93
Distance from Cooperative in miles		0.79	1.19	1.50

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15507-0007	4-15572-0001	4-15555-0001	
Address	833 CENTRAL AVENUE	7 BEACH 9 STREET	10 NEILSON STREET	
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	87	104	108	
Year Built	1966	1970	1950	
Gross SqFt	91,776	83,730	87,926	
Estimated Gross Income	\$1,127,427	\$1,033,481	\$1,077,972	
Gross Income per SqFt	\$12.28	\$12.34	\$12.26	
Estimated Expense	\$443,306	\$350,738	\$484,086	
Expense SqFt	\$4.83	\$4.19	\$5.51	
Net Operating Income	\$684,121	\$682,743	\$593,886	
Full Market Value	\$3,531,000	\$4,326,000	\$3,767,000	
Market Value per SqFt	\$38.47	\$51.67	\$42.84	
Distance from Cooperative in miles		0.46	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15555-0018	4-15555-0001	4-15556-0001	4-15562-0001
Address	10 NEILSON STREET	10 NEILSON STREET	10 NAMEOKE STREET	15 MOTT AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	108	60	55
Year Built	1960	1950	1941	1931
Gross SqFt	92,956	87,926	58,800	83,900
Estimated Gross Income	\$1,139,641	\$1,077,972	\$656,466	\$1,121,707
Gross Income per SqFt	\$12.26	\$12.26	\$11.16	\$13.37
Estimated Expense	\$512,188	\$484,086	\$276,230	\$630,887
Expense SqFt	\$5.51	\$5.51	\$4.70	\$7.52
Net Operating Income	\$627,453	\$593,886	\$380,236	\$490,820
Full Market Value	\$3,980,000	\$3,767,000	\$1,804,000	\$3,256,000
Market Value per SqFt	\$42.82	\$42.84	\$30.68	\$38.81
Distance from Cooperative in miles		0.00	0.07	0.12

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15574-0048	4-15622-0100	4-15629-0062	
Address	14 MOTT AVENUE	14 NEW HAVEN AVENUE	249 HEYSON ROAD	
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	43	149	149	
Year Built	1931	1974	1974	
Gross SqFt	46,956	143,312	143,312	
Estimated Gross Income	\$653,628	\$2,029,813	\$1,956,486	
Gross Income per SqFt	\$13.92	\$14.16	\$13.65	
Estimated Expense	\$366,257	\$1,034,310	\$982,788	
Expense SqFt	\$7.80	\$7.22	\$6.86	
Net Operating Income	\$287,371	\$995,503	\$973,698	
Full Market Value	\$1,893,000	\$6,904,000	\$6,436,000	
Market Value per SqFt	\$40.31	\$48.17	\$44.91	
Distance from Cooperative in miles		0.14	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15627-0001	4-15625-0001	4-15624-0001	4-15780-0100
Address	14 SEAGIRT BOULEVARD	250 BEACH 15 STREET	2 BEACH 14 STREET	20 SEAGIRT BOULEVARD
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	114	138	196	260
Year Built	1959	1981	1980	1952
Gross SqFt	121,640	100,865	163,737	220,201
Estimated Gross Income	\$1,996,112	\$1,860,930	\$2,643,060	\$3,613,653
Gross Income per SqFt	\$16.41	\$18.45	\$16.14	\$16.41
Estimated Expense	\$779,712	\$1,165,267	\$1,405,895	\$1,412,139
Expense SqFt	\$6.41	\$11.55	\$8.59	\$6.41
Net Operating Income	\$1,216,400	\$695,663	\$1,237,165	\$2,201,514
Full Market Value	\$8,808,000	\$2,728,000	\$5,566,000	\$11,770,000
Market Value per SqFt	\$72.41	\$27.05	\$33.99	\$53.45
Distance from Cooperative in miles		0.12	0.11	0.37

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15714-0082	4-15562-0001	4-15664-0001	4-15584-0004
Address	22 MOTT AVENUE	15 MOTT AVENUE	23 MOTT AVENUE	6 BEACH 9 STREET
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	55	75	68
Year Built	1955	1931	1960	1957
Gross SqFt	77,100	83,900	60,000	63,347
Estimated Gross Income	\$1,009,786	\$1,121,707	\$834,615	\$848,001
Gross Income per SqFt	\$13.10	\$13.37	\$13.91	\$13.39
Estimated Expense	\$401,994	\$630,887	\$406,898	\$312,882
Expense SqFt	\$5.21	\$7.52	\$6.78	\$4.94
Net Operating Income	\$607,792	\$490,820	\$427,717	\$535,119
Full Market Value	\$4,044,000	\$3,256,000	\$2,817,000	\$3,015,000
Market Value per SqFt	\$52.45	\$38.81	\$46.95	\$47.59
Distance from Cooperative in miles		0.55	0.24	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15895-0050	4-15629-0062	4-15622-0100	
Address	324 BEACH 59 STREET	249 HEYSON ROAD	14 NEW HAVEN AVENUE	
Neighborhood	ARVERNE	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	342	149	149	
Year Built	1960	1974	1974	
Gross SqFt	408,288	143,312	143,312	
Estimated Gross Income	\$5,683,369	\$1,956,486	\$2,029,813	
Gross Income per SqFt	\$13.92	\$13.65	\$14.16	
Estimated Expense	\$3,184,646	\$982,788	\$1,034,310	
Expense SqFt	\$7.80	\$6.86	\$7.22	
Net Operating Income	\$2,498,723	\$973,698	\$995,503	
Full Market Value	\$16,456,000	\$6,436,000	\$6,904,000	
Market Value per SqFt	\$40.30	\$44.91	\$48.17	
Distance from Cooperative in miles		2.03	2.12	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16128-0001	4-15638-0001	4-15629-0062	
Address	7600 SHORE FRONT PARKWAY	125 SEAGIRT BOULEVARD	249 HEYSON ROAD	
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	554	602	149	
Year Built	1968	1971	1974	
Gross SqFt	545,163	837,934	143,312	
Estimated Gross Income	\$6,471,085	\$8,456,242	\$1,956,486	
Gross Income per SqFt	\$11.87	\$10.09	\$13.65	
Estimated Expense	\$3,450,882	\$4,863,388	\$982,788	
Expense SqFt	\$6.33	\$5.80	\$6.86	
Net Operating Income	\$3,020,203	\$3,592,854	\$973,698	
Full Market Value	\$19,277,000	\$22,415,000	\$6,436,000	
Market Value per SqFt	\$35.36	\$26.75	\$44.91	
Distance from Cooperative in miles		2.72	2.89	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16129-0001	4-15638-0001	4-15629-0062	
Address	1 BEACH 77 STREET	125 SEAGIRT BOULEVARD	249 HEYSON ROAD	
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	554	602	149	
Year Built	1968	1971	1974	
Gross SqFt	545,213	837,934	143,312	
Estimated Gross Income	\$6,471,678	\$8,456,242	\$1,956,486	
Gross Income per SqFt	\$11.87	\$10.09	\$13.65	
Estimated Expense	\$3,451,198	\$4,863,388	\$982,788	
Expense SqFt	\$6.33	\$5.80	\$6.86	
Net Operating Income	\$3,020,480	\$3,592,854	\$973,698	
Full Market Value	\$19,279,000	\$22,415,000	\$6,436,000	
Market Value per SqFt	\$35.36	\$26.75	\$44.91	
Distance from Cooperative in miles		2.85	3.03	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16130-0001	4-15638-0001	4-15629-0062	
Address	1 BEACH 81 STREET	125 SEAGIRT BOULEVARD	249 HEYSON ROAD	
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	458	602	149	
Year Built	1963	1971	1974	
Gross SqFt	553,520	837,934	143,312	
Estimated Gross Income	\$6,570,282	\$8,456,242	\$1,956,486	
Gross Income per SqFt	\$11.87	\$10.09	\$13.65	
Estimated Expense	\$3,503,782	\$4,863,388	\$982,788	
Expense SqFt	\$6.33	\$5.80	\$6.86	
Net Operating Income	\$3,066,500	\$3,592,854	\$973,698	
Full Market Value	\$19,573,000	\$22,415,000	\$6,436,000	
Market Value per SqFt	\$35.36	\$26.75	\$44.91	
Distance from Cooperative in miles		2.99	3.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16131-0001	4-15638-0001	4-15945-0001	
Address	1 BEACH 84 STREET	125 SEAGIRT BOULEVARD	3 SEAGIRT BOULEVARD	
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	687	602	462	
Year Built	1964	1971	1975	
Gross SqFt	830,280	837,934	449,000	
Estimated Gross Income	\$10,154,324	\$8,456,242	\$6,137,799	
Gross Income per SqFt	\$12.23	\$10.09	\$13.67	
Estimated Expense	\$5,629,298	\$4,863,388	\$3,762,935	
Expense SqFt	\$6.78	\$5.80	\$8.38	
Net Operating Income	\$4,525,026	\$3,592,854	\$2,374,864	
Full Market Value	\$28,718,000	\$22,415,000	\$15,695,000	
Market Value per SqFt	\$34.59	\$26.75	\$34.96	
Distance from Cooperative in miles		3.18	2.57	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16155-0021	4-15638-0001	4-15629-0062	
Address	320 BEACH 100 STREET	125 SEAGIRT BOULEVARD	249 HEYSON ROAD	
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	376	602	149	
Year Built	1969	1971	1974	
Gross SqFt	485,077	837,934	143,312	
Estimated Gross Income	\$5,757,864	\$8,456,242	\$1,956,486	
Gross Income per SqFt	\$11.87	\$10.09	\$13.65	
Estimated Expense	\$3,070,537	\$4,863,388	\$982,788	
Expense SqFt	\$6.33	\$5.80	\$6.86	
Net Operating Income	\$2,687,327	\$3,592,854	\$973,698	
Full Market Value	\$17,153,000	\$22,415,000	\$6,436,000	
Market Value per SqFt	\$35.36	\$26.75	\$44.91	
Distance from Cooperative in miles		3.70	3.87	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16175-0001	4-15945-0001	4-15629-0062	
Address	102 SHORE FRONT PARKWAY	3 SEAGIRT BOULEVARD	249 HEYSON ROAD	
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	651	462	149	
Year Built	1967	1975	1974	
Gross SqFt	657,345	449,000	143,312	
Estimated Gross Income	\$8,979,333	\$6,137,799	\$1,956,486	
Gross Income per SqFt	\$13.66	\$13.67	\$13.65	
Estimated Expense	\$5,008,969	\$3,762,935	\$982,788	
Expense SqFt	\$7.62	\$8.38	\$6.86	
Net Operating Income	\$3,970,364	\$2,374,864	\$973,698	
Full Market Value	\$26,243,000	\$15,695,000	\$6,436,000	
Market Value per SqFt	\$39.92	\$34.96	\$44.91	
Distance from Cooperative in miles		3.26	4.05	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16224-0001	4-15738-0033	4-15574-0028	4-15627-0021
Address	128 NEWPORT AVENUE	31 HEALY AVENUE	14 GATEWAY BOULEVARD	14 HEYSON ROAD
Neighborhood	BELLE HARBOR	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	47	40	24	30
Year Built	1949	1945	1947	1956
Gross SqFt	48,259	43,500	23,500	25,080
Estimated Gross Income	\$587,291	\$629,003	\$295,816	\$366,011
Gross Income per SqFt	\$12.17	\$14.46	\$12.59	\$14.59
Estimated Expense	\$213,221	\$332,736	\$164,435	\$159,072
Expense SqFt	\$4.42	\$7.65	\$7.00	\$6.34
Net Operating Income	\$374,070	\$296,267	\$131,381	\$206,939
Full Market Value	\$1,870,000	\$2,050,000	\$880,000	\$1,430,000
Market Value per SqFt	\$38.75	\$47.13	\$37.45	\$57.02
Distance from Cooperative in miles		4.59	5.45	5.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16226-0062	4-16226-0074	4-16229-0041	
Address	160 BEACH 117 STREET	180 BEACH 117 STREET	131 OCEAN PROMENADE	
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	61	48	
Year Built	1932	1960	1957	
Gross SqFt	67,000	50,347	35,159	
Estimated Gross Income	\$704,170	\$520,190	\$375,968	
Gross Income per SqFt	\$10.51	\$10.33	\$10.69	
Estimated Expense	\$377,880	\$312,679	\$178,087	
Expense SqFt	\$5.64	\$6.21	\$5.07	
Net Operating Income	\$326,290	\$207,511	\$197,881	
Full Market Value	\$1,760,000	\$1,291,000	\$1,122,000	
Market Value per SqFt	\$26.27	\$25.64	\$31.91	
Distance from Cooperative in miles		0.00	0.14	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16227-0037	4-16229-0041	4-15890-0030	
Address	117 OCEAN PROMENADE	131 OCEAN PROMENADE	334 BEACH 54 STREET	
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	ARVERNE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	79	48	32	
Year Built	1963	1957	2004	
Gross SqFt	81,900	35,159	32,000	
Estimated Gross Income	\$1,098,279	\$375,968	\$516,160	
Gross Income per SqFt	\$13.41	\$10.69	\$16.13	
Estimated Expense	\$459,459	\$178,087	\$247,680	
Expense SqFt	\$5.61	\$5.07	\$7.74	
Net Operating Income	\$638,820	\$197,881	\$268,480	
Full Market Value	\$4,234,000	\$1,122,000	\$1,665,000	
Market Value per SqFt	\$51.70	\$31.91	\$52.03	
Distance from Cooperative in miles		0.09	3.03	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16228-0041	4-16229-0041	4-15890-0030	
Address	129 BEACH 118 STREET	131 OCEAN PROMENADE	334 BEACH 54 STREET	
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	ARVERNE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	68	48	32	
Year Built	1961	1957	2004	
Gross SqFt	42,015	35,159	32,000	
Estimated Gross Income	\$563,421	\$375,968	\$516,160	
Gross Income per SqFt	\$13.41	\$10.69	\$16.13	
Estimated Expense	\$235,704	\$178,087	\$247,680	
Expense SqFt	\$5.61	\$5.07	\$7.74	
Net Operating Income	\$327,717	\$197,881	\$268,480	
Full Market Value	\$2,172,000	\$1,122,000	\$1,665,000	
Market Value per SqFt	\$51.70	\$31.91	\$52.03	
Distance from Cooperative in miles		0.04	3.08	

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16230-0039	4-16229-0041	4-15890-0030	4-15762-0008
Address	133 BEACH 120 STREET	131 OCEAN PROMENADE	334 BEACH 54 STREET	22 BROOKHAVEN AVENUE
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	43	48	32	68
Year Built	1959	1957	2004	1958
Gross SqFt	40,500	35,159	32,000	63,347
Estimated Gross Income	\$499,365	\$375,968	\$516,160	\$781,204
Gross Income per SqFt	\$12.33	\$10.69	\$16.13	\$12.33
Estimated Expense	\$220,320	\$178,087	\$247,680	\$344,694
Expense SqFt	\$5.44	\$5.07	\$7.74	\$5.44
Net Operating Income	\$279,045	\$197,881	\$268,480	\$436,510
Full Market Value	\$1,768,000	\$1,122,000	\$1,665,000	\$2,766,000
Market Value per SqFt	\$43.65	\$31.91	\$52.03	\$43.66
Distance from Cooperative in miles		0.05	3.17	4.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16230-0044	4-16229-0041	4-15890-0030	4-15664-0001
Address	130 BEACH 121 STREET	131 OCEAN PROMENADE	334 BEACH 54 STREET	23 MOTT AVENUE
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	48	48	32	75
Year Built	1963	1957	2004	1960
Gross SqFt	41,120	35,159	32,000	60,000
Estimated Gross Income	\$571,979	\$375,968	\$516,160	\$834,615
Gross Income per SqFt	\$13.91	\$10.69	\$16.13	\$13.91
Estimated Expense	\$278,794	\$178,087	\$247,680	\$406,898
Expense SqFt	\$6.78	\$5.07	\$7.74	\$6.78
Net Operating Income	\$293,185	\$197,881	\$268,480	\$427,717
Full Market Value	\$1,931,000	\$1,122,000	\$1,665,000	\$2,817,000
Market Value per SqFt	\$46.96	\$31.91	\$52.03	\$46.95
Distance from Cooperative in miles		0.05	3.17	4.77

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16231-0044	4-16229-0041	4-15890-0030	4-15664-0001
Address	121 OCEAN PROMENADE	131 OCEAN PROMENADE	334 BEACH 54 STREET	23 MOTT AVENUE
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	65	48	32	75
Year Built	1954	1957	2004	1960
Gross SqFt	69,504	35,159	32,000	60,000
Estimated Gross Income	\$878,531	\$375,968	\$516,160	\$834,615
Gross Income per SqFt	\$12.64	\$10.69	\$16.13	\$13.91
Estimated Expense	\$327,364	\$178,087	\$247,680	\$406,898
Expense SqFt	\$4.71	\$5.07	\$7.74	\$6.78
Net Operating Income	\$551,167	\$197,881	\$268,480	\$427,717
Full Market Value	\$3,689,000	\$1,122,000	\$1,665,000	\$2,817,000
Market Value per SqFt	\$53.08	\$31.91	\$52.03	\$46.95
Distance from Cooperative in miles		0.10	3.22	4.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16234-0044	4-16229-0041	4-15890-0030	4-15767-0001
Address	124 OCEAN PROMENADE	131 OCEAN PROMENADE	334 BEACH 54 STREET	407 ELK DRIVE
Neighborhood	BELLE HARBOR	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	68	48	32	81
Year Built	1962	1957	2004	1957
Gross SqFt	76,595	35,159	32,000	73,806
Estimated Gross Income	\$968,161	\$375,968	\$516,160	\$932,677
Gross Income per SqFt	\$12.64	\$10.69	\$16.13	\$12.64
Estimated Expense	\$360,762	\$178,087	\$247,680	\$347,782
Expense SqFt	\$4.71	\$5.07	\$7.74	\$4.71
Net Operating Income	\$607,399	\$197,881	\$268,480	\$584,895
Full Market Value	\$4,066,000	\$1,122,000	\$1,665,000	\$3,855,000
Market Value per SqFt	\$53.08	\$31.91	\$52.03	\$52.23
Distance from Cooperative in miles		0.24	3.36	4.92

BOROUGH OF QUEENS - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16250-0001	4-16216-0027	4-15625-0022	
Address	138 BEACH CHANNEL DRIVE	120 ROCKAWAY BEACH BOULEV	288 BEACH 15 STREET	
Neighborhood	BELLE HARBOR	ROCKAWAY PARK	FAR ROCKAWAY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	41	28	10	
Year Built	1950	1925	1979	
Gross SqFt	41,700	25,200	8,340	
Estimated Gross Income	\$539,598	\$244,718	\$134,849	
Gross Income per SqFt	\$12.94	\$9.71	\$16.17	
Estimated Expense	\$200,577	\$137,537	\$71,729	
Expense SqFt	\$4.81	\$5.46	\$8.60	
Net Operating Income	\$339,021	\$107,181	\$63,120	
Full Market Value	\$2,024,000	\$496,000	\$1,146,000	
Market Value per SqFt	\$48.54	\$19.68	\$137.41	
Distance from Cooperative in miles		0.89	5.94	
